
MEETING MINUTES
PLANNING COMMISSION BOARD
JUNE 13, 2024

MEMBERS PRESENT

Robert Melosky, Chairman
Eddie Burgos
Joy Cohen
Thomas Barker

VISITORS PRESENT

John Callahan, Peron
Richard Roseberry, Colliers

MEMBERS ABSENT

Matthew Malozi, Vice Chairman

STAFF PRESENT

Matthew Deschler, Solicitor
Darlene Heller, Bureau of Planning & Zoning
Craig Peiffer, Bureau of Planning & Zoning
Stephany Sebesta, Secretary
Basel Yandem, Public Works

The July 2, 2024 meeting of Planning Commission held at the City of Bethlehem Town Hall, was called to order by Chairperson, Robert Melosky at 5:00 PM.

AGENDA ITEM #1: APPROVAL OF MINUTES May 9, 2024

Discussion: There was no discussion. Mr. Melosky called to make a motion.

Motion #1: Ms. Cohen made a motion to approve the May 9, 2024 minutes as submitted.

Second: Mr. Barker

Result of Vote: The motion carried 3-0-1 Mr. Burgos abstained.

AGENDA ITEM #2: LAND DEVELOPMENT & SUBDIVISION PLAN REVIEW

Property Location: 702 East 3rd Street

Property Owner: Peron Pierce LLC

Developer/Engineer: Richard Roseberry, Colliers Engineering

Proposed Work: The project proposes to construct an 83-car parking lot to accommodate the new adjacent building of 610 Flats. The parking lot will be used primarily to support commercial uses.

Discussion: Representing the property was Mr. John Callahan of Peron Pierce LLC and Mr. Richard Roseberry of Colliers Engineering. Mr. Callahan explained the primary use of the parking lot will be primarily for customers of the retail units in the newly constructed buildings at 510 and 610 Flats. Mr. Roseberry then spoke of the review letter sent by the

City of Bethlehem. After their review, it was agreed they will comply with all of the letter's comments.

Mr. Roseberry spoke of the waiver sent to the City regarding to planting street trees outside of the right-of-way. Basel Yandem spoke on behalf Public Works engineering. Mr. Yandem stated that Type 1 trees are acceptable at this location and the placement of the trees do not interfere with overhead wires. Ms. Heller stated that if the Planning Commission does grant the waiver, the applicant is required to make note that the trees will remain street trees and the property owner is required to maintain the trees in the future.

Mr. Peiffer specified that if the Planning Commission considers the waiver, the applicant will then work with the City Forester to find the appropriate tree size and type. Mr. Peiffer continued to review the letter. The EAC has concerns of the storm water management. They have recommended the applicant consider additional green infrastructure to slow storm water. Zoning requires removing the proposed river rocks and replacing them with vegetation. Lastly, the letter from the EAC was referenced once more, requesting clarification of the total impervious coverage on the lot. The applicant agreed with the comments made in the letter and will adhere to them.

There were no comments from the public.

Motion #2: Ms. Cohen made the motion to approve the waiver and project as presented with the following conditions; the plans shall show the trees outside of the right-of-way, the plans be updated to reflect the restrictive covenant to maintain the street trees as if they were part of the right-of-way and the applicant shall work with the Forester to determine the type of trees and appropriate locations.

Second: Mr. Melosky

Result of Vote: The motion carried 4-0.

AGENDA ITEM #4: DISCUSSION ITEMS

Mr. Peiffer reviewed the updated list of recent development plan submissions. Ms. Heller gave an update on some of the larger land development projects and their progress.

There being no further business, the meeting was adjourned at 5:30 PM.

ATTEST:

Darlene Heller, Commission Secretary