
MEETING MINUTES
PLANNING COMMISSION BOARD
February 12, 2026

MEMBERS PRESENT

Robert Melosky, Chairman
Matthew Malozi, Vice Chairman
Joy Cohen
Eddie Burgos

VISITORS PRESENT

Kevin Horvath, Keystone Consulting Engineers

MEMBERS ABSENT

Richard Pongracz

STAFF PRESENT

Matthew Deschler, Solicitor
Cathy Fletcher, Bureau of Planning & Zoning
Craig Peiffer, Bureau of Planning & Zoning
Basel Yandem, Department of Public Works
Ryan Knause, Traffic Supervisor
Geoffrey Karanja, Bureau of Engineering
Stephany Sebesta, Bureau of Planning and Zoning

The February 12, 2026, meeting of the Planning Commission being 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 January 8, 2026

Motion #1: Ms. Cohen made a motion to approve the meeting minutes as submitted.

Second: Mr. Burgos

Result of Vote: The motion carried 3-0-1. Mr. Malozi abstained as he was absent from the meeting.

AGENDA ITEM #2: Major Land Development Plan

Property Location: 62-68 West Union Boulevard

Property Owner: Nicholas Bozakis

Developer/Engineer: Keystone Consulting Engineers

Proposed Work: The Applicant proposes to demolish the single-family detached dwelling (68 W Union Blvd, and 62 W Union Blvd has since been demolished) and construct a three-story multi-family (apartments) structure containing eight dwelling units; thirteen off-street parking spaces, with vehicle ingress and egress from Masslich Street; a dumpster pad and enclosure located at the rear of the parking lot; utilities, landscaping and other site appurtenances.

Discussion: Mr. Horvath gave a brief overview of the proposed plan.

Mr. Peiffer spoke on the City's December 31, 2025, review letter. Mr. Peiffer highlighted that there will be stormwater and tapping fee, that shall be paid as part of a Developer's Agreement, ADA curb ramps and the Applicant is encouraged to use brick veneer to make the structure more contextual to the neighborhood.

Mr. Melosky asked if the Applicant is willing to comply with all the comments in the City's review letter. Mr. Horvath stated they will comply with the letter.

Mr. Burgos asked if the 4" sewer line is in code with the number of units proposed. Mr. Horvath stated the line is sufficient after speaking with their utility engineer.

Mr. Malozi asked how the stormwater would be managed. Mr. Horvath explained the stormwater will be discharged onto Spruce Street where there are inlets. Mr. Malozi asked about the location of the ADA ramp. Mr. Horvath stated it will be in the northeast corner of the site. Mr. Horvath noted that there would be no sidewalk on Masslich Street.

Mr. Melosky asked if the Applicant has added the adequate amount of parking spaces. Mr. Peiffer stated that the Applicant has provided their required amount of parking spaces.

Ms. Cohen asked if there was a handicapped dwelling unit. Mr. Horvath explained the parking and ramp is ADA accessible and it is his understanding there will be an ADA accessible unit on the first floor. At this time it has not yet been determined if the dwelling will be fully ADA compliant.

There were no comments from the public.

Motion #2: Ms. Cohen made a motion to approve the Land Development at 62-68 West Union Boulevard contingent upon meeting all the conditions of the City's December 31, 2025, letter, the use of brick veneer in lieu of stone veneer on, at minimum the first level to match the surrounding neighborhood and a water table shall be installed around the base of the foundation.

Second: Mr. Burgos

Result of Vote: The motion carried 4-0.

AGENDA ITEM #3: DISCUSSION ITEMS

Mr. Peiffer gave an overview of upcoming Land Development submissions. Mr. Melosky announced the departure of the Deputy Director of Public Works, Basel Yandem, from the City of Bethlehem.

There being no further business, upon a Motion by Robert Melosky, a Second by Matthew Malozi and a unanimous vote, the meeting was adjourned at 5:20 PM.

ATTEST:

Craig D. Peiffer, Commission Secretary