
MEETING MINUTES
PLANNING COMMISSION BOARD
April 11, 2024

MEMBERS PRESENT

Robert Melosky, Chairman
Matthew Malozi, Vice Chairman
Joy Cohen
Thomas Barker

VISITORS PRESENT

Attorney Jim Preston
Richard Roseberry
Ishtiaq Ali Saaem
John Lee
Steven Fernstrom
Bruce Haines

MEMBERS ABSENT

Eddie Burgos

STAFF PRESENT

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

The April 11, 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 March 14, 2024

Motion #1: Mr. Malozi made a motion to approve the March 14, 2024 Planning Commission minutes with revisions to the information in the description of 33 W. Walnut Street.

Second: Ms. Cohen

Result of Vote: The motion carried 4-0

AGENDA ITEM #2: LAND DEVELOPMENT & SUBDIVISION PLAN REVIEW

Property Location: 33 W. Walnut Street

Property Owner: Bethlehem Parking Authority

Developer/Engineer: Richard Roseberry

Proposed Work:

Discussion: Atty. Preston spoke of the review letter and stated the developer will comply with the conditions of the letter. Mr. Roseberry took the floor and briefly gave an overview of the project.

Mr. Melosky questioned the number of elevators and number of entries and exits to the garage. Mr. Fernstrom, Executive Director of the Bethlehem Parking Authority, answered that there are two elevators and a stairwell of the building. There is an entry and an exit for cars. During the morning both lanes will be for entry and in the evening will become two exits. Mr. Rosebery also explained with the new technology, it will be more efficient for the flow of traffic.

Ms. Heller noted there will also be two (2) commercial retail units in the building.

Mr. Barker asked if there will be an option to pay with cash for the parking garage. Mr. Fernstrom explained the building will be cashless.

Mr. Malozi questioned if there are any bike racks. Mr. Fernstrom stated that there are bike racks in the Northeast corner of the building.

Public Comments: Mr. John Lee of 210 West Broad Street questioned who is the owner of the unoccupied space that is set for development of apartments. Atty. Preston explained that it to be determined and the Bethlehem Parking Authority currently owns the property.

Mr. Bruce Haines, managing partner for Hotel Bethlehem, spoke of his concerns for Phase 2. The agenda for the meeting had an outdated description, the number of tiers and number of spaces were incorrect. Mr. Haines wants this project to go in front of HARB again for fabric and façade. He has concerns as to the number of spaces in the proposed parking garage. Over two hundred (200) days in 2023 the number of cars in the garage was over the number proposed. Ms. Heller explained why it would not go back to HARB.

Mr. Barker made a motion to table the project. There was no second, the motion died.

Motion #2: Mr. Malozi made the motion to approve the plan with the inclusion of the conditions and with the correction to the letter's date from May 29, 2024 to the correct date of February 29, 2024.

Second: Ms. Cohen

Result of Vote: The motion carried 3-1 Mr. Barker voted no.

AGENDA ITEM #3: SKETCH PLAN REVIEW

Property Location: 312 Hanover St.

Property Owner: Hanover Rauch, LLC.

Developer/Engineer: John Lee, RA Phillips & Donovan Architects, LLC.

Proposed Work: Representing the property was Mr. Lee from Phillips & Donovan Architects, LLC. who discussed the proposed plan.

Discussion: Mr. Saaem, the owner of the property, brought out pictures of the site where the proposed building will be. Mr. Lee then spoke of the sketch plan and what is proposed. They would like to maximize the site by building six new units, create parking, and construct a third unit on the existing dwelling.

Mr. Peiffer reviewed the letter sent out and spoke of his concerns with traffic on Rauch Street.

Ms. Cohen asked for clarification on density, dumpster location and building. Mr. Lee explained that with the area that would be built for parking will have efficient space for a dumpster.

Mr. Malozi commented that he has reviewed the plans carefully and wanted to know about finishes, if there has been consulting with neighbors about fence and what they would like to see. There are also concerns in regard to emergency service access to the proposed building.

There was no vote but the Planning Commission requests their comments be forwarded to the Zoning Hearing Board.

There were no comments from the public.

AGENDA ITEM #4: DISCUSSION ITEMS

Ms. Heller Informed the Planning Commission that Planning and Zoning is fully staffed. There is a new Senior Planner in the bureau.

Mr. Peiffer went over the upcoming Agenda items.

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 7:00 PM.

ATTEST:

Darlene Heller, Commission Secretary