
MEETING MINUTES
PLANNING COMMISSION BOARD
January 8, 2026

MEMBERS PRESENT

Robert Melosky, Chairman
Joy Cohen
Richard Pongracz
Eddie Burgos

VISITORS PRESENT

Nicholas Bozakis
Kevin Horvath, Keystone Consulting Engineers
Mary Bachert, Bohler Engineering
Keith Prem
Tracy Nelson Wescott, Highland Associates

MEMBERS ABSENT

Matthew Malozi, Vice Chairman

STAFF PRESENT

Matthew Deschler, Solicitor
Cathy Fletcher, Bureau of Planning & Zoning
Craig Peiffer, Bureau of Planning & Zoning
Basel Yandem, Public Works

The January 8, 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: ELECTION OF OFFICERS

Attorney Deschler chaired the meeting initially so that members could elect a chairperson for 2025. Ms. Cohen made the motion to re-elect Robert Melosky as the Chairperson of the Planning Commission for 2025. Mr. Pongracz seconded the motion. Being no further nomination, the motion passed 4-0

Once appointed, Mr. Melosky chaired the remainder of the meeting. Mr. Melosky made a motion to re-elect Matthew Malozi as Vice Chairperson. Ms. Cohen seconded the motion. Being no further nominations, the motion passed 4-0.

Mr. Melosky made a motion to elect Craig Peiffer as the Secretary of the Planning Commission for 2025. Mr. Pongracz seconded the motion. Being no further nominations, the motion passed 4-0.

AGENDA ITEM #2: APPROVAL OF MINUTES December 11, 2025

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

Second: Mr. Burgos

Result of Vote: The motion carried 4-0.0

AGENDA ITEM #3: 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 project.

Ms. Cohen requests the Applicant provide architectural plans that reflect the proposed building. Mr. Horvath explained the architectural plans submitted closely resemble what is being proposed at 62-68 West Union Boulevard. Ms. Cohen asked if Christian Architects was aware that their plans were being used by the Applicant. Mr. Horvath stated that he spoke with the architect earlier that day and they are aware. Mr. Melosky asked when the Applicant was made aware that new renderings are required. Mr. Peiffer explained the letter was distributed on December 31, 2025. Mr. Melosky explained that the renderings could not be used by the Planning Commission to make their decision.

Mr. Peiffer highlighted key points in the City's review letter dated, December 31, 2025.

The Applicant agreed to an extension of their MPC deadline in order for them to send in accurate architectural drawings.

There were no comments from the public.

Motion #3: Mr. Melosky made a motion to grant an extension of the MPC deadline as requested by the Applicant.

Second: Ms. Cohen

Result of Vote: The motion carried 4-0.

AGENDA ITEM #4: Major Land Development Plan

Property Location: 320 East 1st Street

Property Owner: ENC 23, LLC

Developer/Engineer: Boyle Construction, Inc. and Bohler, LLC

Proposed Work: The parcel contains the Steel Ice Center, Player's Choice Pro Shop and Steel Pub Sports Bar and Grille. The applicant proposes to construct an ~34,000 SF addition to the facility to contain a third ice rink, without spectator area, an ~6,000 SF fitness center, support facilities, a new masonry trash enclosure and stormwater management facilities meeting the water quality requirements of an NPDES permit.

Discussion: Ms. Bachert gave a brief overview of the proposed project. Mr. Melosky asked the Applicant to elaborate on the letter from LVPC. Ms. Bachert noted the drainage plan has been found to be consistent with Act 167.

Mr. Peiffer highlighted key points in the City's review letter. Mr. Melosky asked if anyone has used the new parking garage as overflow for the Ice Rink during large events. Mr. Prem answered Steel Ice has not needed to use the parking garage for overflow. The busiest time for Steel Ice is during Musikfest and there have not been issues with parking. Mr. Melosky asked if the Applicant agrees with all the comments in the City's review letter. Ms. Bachert answered they have no issues and will comply with all the comments.

Ms. Cohen asked the Applicant if there is anything from the EAC letter such as, alternative energy source and landscaping that they are proposing. Ms. Bachert answered for landscaping they will be using all native species in the area. Ms. Wescott noted energy efficient HVAC units will be utilized, LED lighting and using daylight as a source of light to conserve energy. Ms. Cohen asked if all requirements would be met for the environment. Ms. Wescott assured the Planning Commission everything will be met with environmental requirements in the EAC letter. Ms. Cohen asked if there were bike racks available and the walkability of the area. Ms. Bachert stated not at this time, but they are open to all comments.

There were no comments from the public.

Motion #3: Ms. Cohen made a motion to approve the Land Development at 320 East 1st Street contingent upon meeting All of the conditions and comments of the December 17, 2025, letter shall be met to the satisfaction of the City and reference the LVPC letter dated December 16, 2025, and the EAC letter dated December 14, 2025.

Second: Mr. Pongracz

Result of Vote: The motion carried 4-0.

AGENDA ITEM #6: DISCUSSION ITEMS

Mr. Peiffer gave an overview of upcoming Land Development submissions.

There being no further business, upon a Motion by Robert Melosky, a Second by Richard Pongracz and a unanimous vote, the meeting was adjourned at 6:30 PM.

ATTEST:

Craig D. Peiffer, Commission Secretary