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**MEETING MINUTES  
PLANNING COMMISSION BOARD  
SEPTEMBER 28, 2023**

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MEMBERS PRESENT

Matthew Malozi, Vice Chairman  
Eddie Burgos  
Joy Cohen

VISITORS PRESENT

Mike Simonson, Chief Code Officer  
Jim Preston, Esq.  
Philip Siebert  
Eric Evans, Business Manager

MEMBERS ABSENT

Robert Melosky, Chairman  
Thomas Barker

STAFF PRESENT

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

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The September 28, 2023 meeting of Planning Commission held at the City of Bethlehem Town Hall, was called to order by Vice Chairperson, Matthew Malozi at 5:00 PM.

**AGENDA ITEM #1:    APPROVAL OF MINUTES – August 8, 2023**

**Discussion:** Due to Mr. Eddie Burgos not attending the August meeting, Council was unable to vote. The vote will continue to the October meeting.

**AGENDA ITEM #2:    VACANT PROPERTY REVIEW**

**Property Location:** 1101 Mechanic Street

**Property Owner:** Andre Simon

**Proposed Work:** Representing the property was Mr. Simonson, from the City of Bethlehem who discussed the proposed plan. Based on his observations as inspector and the supplied photos, which confirm the above conditions exist at the property, he requested the Planning Commission to (a) approve the submitted draft resolution to declare the property blighted, (b) document its planning recommendation for future uses of the property, and (c) otherwise advance the listed property to Blighted Property Review Committee for further proceedings.

**There were no comments from the public.**

**Motion:** Ms. Joy Cohen made a motion to approve the proposed resolution determining 1101 Mechanic St as blighted and approving the planning recommendations for future

uses of the property as per the Pennsylvania Urban Redevelopment Law and various City ordinances, including Article 149 of the City Codified Ordinances, and to forward these recommendations to the Blighted Properties Review Committee and the City Redevelopment Authority.

**Second:** Mr. Eddie Burgos

**Result of Vote:** The motion carried 3-0

**Property Location:** 409 East Washington Avenue

**Property Owner:** Andre Simon

**Proposed Work:** Representing the property was Mr. Simonson, from the City of Bethlehem who discussed the proposed plan. Based on his observations as inspector and the supplied photos, which confirm the above conditions exist at the property, he requested the Planning Commission to (a) approve the submitted draft resolution to declare the property blighted, (b) document its planning recommendation for future uses of the property, and (c) otherwise advance the listed property to Blighted Property Review Committee for further proceedings.

**There were no comments from the public.**

**Motion:** Ms. Joy Cohen made a motion to approve the proposed resolution determining 409 East Washington Ave as blighted and approving the planning recommendations for future uses of the property as per the Pennsylvania Urban Redevelopment Law and various City ordinances, including Article 149 of the City Codified Ordinances, and to forward these recommendations to the Blighted Properties Review Committee and the City Redevelopment Authority.

**Second:** Mr. Eddie Burgos

**Result of Vote:** The motion carried 3-0

**Property Location:** 633 Pembroke Road

**Property Owner:** Andre Simon

**Proposed Work:** Representing the property was Mr. Simonson, from the City of Bethlehem who discussed the proposed plan. Based on his observations as inspector and the supplied photos, which confirm the above conditions exist at the property, he requested the Planning Commission to (a) approve the submitted draft resolution to declare the property blighted, (b) document its planning recommendation for future uses of the property, and (c) otherwise advance the listed property to Blighted Property Review Committee for further proceedings.

**There were no comments from the public.**

**Motion:** Ms. Joy Cohen made a motion to approve the proposed resolution determining 633 Pembroke Road as blighted and approving the planning recommendations for future uses of the property as per the Pennsylvania Urban Redevelopment Law and various City ordinances, including Article 149 of the City Codified Ordinances, and to forward these recommendations to the Blighted Properties Review Committee and the City Redevelopment Authority.

**Second:** Mr. Eddie Burgos

**Result of Vote:** The motion carried 3-0

**Property Location:** 218 West 3<sup>rd</sup> Street

**Property Owner:** Hui-Bing Wu

**Proposed Work:** Representing the property was Mr. Simonson, from the City of Bethlehem who discussed the proposed plan. Based on his observations as inspector and the supplied photos, which confirm the above conditions exist at the property, he requested the Planning Commission to (a) approve the submitted draft resolution to declare the property blighted, (b) document its planning recommendation for future uses of the property, and (c) otherwise advance the listed property to Blighted Property Review Committee for further proceedings.

**There were no comments from the public.**

**Motion:** Ms. Joy Cohen made a motion to approve the proposed resolution determining 218 West 3<sup>rd</sup> St as blighted and approving the planning recommendations for future uses of the property as per the Pennsylvania Urban Redevelopment Law and various City ordinances, including Article 149 of the City Codified Ordinances, and to forward these recommendations to the Blighted Properties Review Committee and the City Redevelopment Authority.

**Second:** Mr. Eddie Burgos

**Result of Vote:** The motion carried 3-0

### **AGENDA ITEM #3:    LAND DEVELOPMENT & SUBDIVISION PLAN REVIEW**

**(19-008LD) – 19070009- Moravia Street Apartments Land Development Plan – 968 Benner Avenue - Ward 1, Zoned RT, Plan dated June 16. 2019.**

**Property Location:** 968 Benner Avenue

**Property Owner:** Nancy & Allan Finnegan

**Developer/Engineer:** Philip Siebert, Landscape Architect

**Proposed Work:** Representing the property was Mr. Siebert, from URDC who discussed the proposed plan. The applicant proposes the construction of a three (3) unit apartment building on a 0.25-acre lot.

**Discussion:** Ms. Cohen questioned the special variance need for the sidewalk slope and who approves the variance either City or State. Mr. Malozi stated it's called a technically infeasible ADA ramp and it's filed with Public Works. Mr. Basel Yandem said it's filed with the City and stays on record.

Mr. Burgos inquired about the sanitary connection on the main line and wanted to know if it was a saddle. Mr. Siebert responded by saying they have three sanitary connections proposed and all connected on Moravia Street and he believes they are saddle connections.

Mr. Malozi wanted to know about the tie into city stormwater and how the site drains to ensure it doesn't exacerbate or create any issues. Mr. Siebert showed the plans for drainage to Moravia and Benner Streets and away from the property into existing storm drains. Mr. Yandem clarified the drainage is going through the grass area on the property, which they hope has some infiltration before it reaches the street.

Mr. Malozi said there was mention of vehicle access across the depressed curb on the two streets, and wanted to know about the unnamed alley. Mr. Siebert showed that the plan utilizes that vacated half street.

Mr. Malozi asked about the building renderings. Mr. Siebert showed an older rendering and stated the upper part of the building is stucco with a cultured stone veneer beneath.

**There were no comments from the public.**

**Motion:** Ms. Joy Cohen made a motion to approve the request, with the following condition:

1. The Applicant shall meet the requirements in the September 14, 2023 review letter.

**Second:** Mr. Eddie Burgos

**Result of Vote:** The motion carried 3-0

#### **AGENDA ITEM #4: NON-UTILITY CAPITAL IMPROVEMENT PLAN**

**Proposed Work:** Ms. Heller reviewed the spreadsheet that outlines spending timeline and funding sources for all capital projects through 2028. Mr. Evans provided information related to City financing and budgets.

**There were no comments from the public.**

**Motion:** Ms. Joy Cohen made a motion to approve the request, with the following condition:

1. Forward to City Council as presented with a positive recommendation for adoption.

**Second:** Mr. Eddie Burgos

**Result of Vote:** The motion carried 3-0

**AGENDA ITEM #5:    DISCUSSION ITEMS**

Ms. Heller reviewed possible upcoming items for the October PC meeting agenda.

There being no further business, upon a Motion by Matthew Malozi, and a unanimous vote, the meeting was adjourned at 6:30 PM.

**ATTEST:**

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Darlene Heller, Commission Secretary