
MEETING MINUTES
PLANNING COMMISSION BOARD
APRIL 9, 2026

MEMBERS PRESENT

Robert Melosky, Chairman
Matthew Malozi, Vice Chairman
Richard Pongracz

VISITORS PRESENT

Tom Serpico, Pennoni Associates, Inc.
Kate Durso, Esq. Fitzpatrick, Lentz, and Bubba
Aaron Jezzi, AIA LEED AP, DIGSAU
Joe Klocek, Lehigh University
Jim LaRose, Lehigh University

MEMBERS ABSENT

Eddie Burgos
Joy Cohen

STAFF PRESENT

Matthew Deschler, Solicitor
Cathy Fletcher, Bureau of Planning and Zoning
Craig Peiffer, Bureau of Planning and Zoning
Dylan Schlosser, Bureau of Public Works

The April 9, 2026, 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 12, 2026

Mr. Malozi noted to make the correction in the meeting minutes from the month of February to the month of March.

Motion #1: Mr. Malozi made a motion to approve the March 12, 2026, meeting minutes as amended.

Second: Mr. Pongracz

Result of Vote: The motion carried 3-0.

AGENDA ITEM #2: LAND DEVELOPMENT

Property Location: 110 University Drive

Property Owner: Lehigh University

Developer/Engineer: Joe Klocek, Lehigh University/Tom Serpico, Pennoni Associates, Inc.

Proposed Work: The Applicant proposes to construct a 23,394 SF residence hall, accommodating 371 beds in 265 dwelling units to be known as East Hill Residence Halls. The Scope of work also includes widening University Drive, installing sidewalks, improving intersections, underground stormwater management, green roofs, utilities, lighting and landscaping.

Discussion: Mr. Serpico gave a brief overview of the proposed Land Development. This plan was reviewed in December 2025, as a sketch plan review. There are still fire access concerns that the Applicant is working out with the City's Fire Marshall. There is a

reduction in parking spaces noted, and Mr. Serpico confirmed there is adequate overall campus parking and freshman residents are not permitted to bring vehicles. Bicycle parking is included and the locations are still to be determined. As part of stormwater management, it is proposed to widen University Drive and make it two-way and direct stormwater to inlets and a water tight underground pond.

Mr. Melosky asked Mr. Serpico if he could provide details of the changes made since the sketch plan discussion in December 2025. Mr. Serpico explained there were minor changes to the plan since the sketch. There is still discussion occurring with the Fire Marshall to satisfy all of their comments and there is still open discussion regarding parking. Parking is reduced on University Drive as a result in widening the road to two-way. Mr. Melosky asked if the students living in the proposed dorms were permitted to drive on campus. Mr. Serpico answered, the Freshmen are not permitted to have cars on campus. Mr. Melosky asked if any bike rack or storage area is proposed for the building. Mr. Serpico answered they are in the process of determining the most appropriate location is on the plans. Mr. Melosky asked about their use of a green roof to aid in stormwater management referenced in the EAC letter. Mr. Serpico answered green roofs help environmental regulations as well as stormwater management. Mr. Melosky asked if bird safe glass has been investigated as there are many windows on the proposed building. Mr. Serpico stated he believes there is bird glass associated with the building and they are in the process of exploring those options.

Mr. Peiffer discussed the City's review letter. A sidewalk width deferral was requested by the Applicant but as the entire project is on private property it is not required. Mr. Peiffer highlighted points from the EAC and LVPC letters and LANTA's comments. Lastly, Mr. Peiffer spoke about the ongoing discussion to satisfy all comments from the Fire Marshall.

Mr. Melosky asked if all comments in the City's review letter will be able to be satisfied. Mr. Serpico answered they are willing and are communicating with departments to address all comments.

The requirements of Act 167 were discussed by City staff and the Planning Commission. It was recommended by Mr. Peiffer that the Commission may consider approval of the land development plan conditioned upon applicant's compliance with Attachment #1, Act 167 Drainage Review and that all of the Fire Marshall's comments are satisfied. Attorney Durso stated that for her client to receive a letter of compliance requires City's acceptance of the additional stormwater flow. Mr. Peiffer directed the applicants to request from the City a letter of acceptance.

Mr. Malozi asked if the City has the ability to deviate from the Act 167 requirements to accept flow into the water system. Mr. Serpico answered that Act 167 states the property is in a conditional no detention area and the parameters are that if there is capacity you are still meeting the requirements. Mr. Schlosser stated that the email request from the Applicant will go to the stormwater engineer who will make the decision to accept the excess stormwater.

Mr. Malozi asked for more information about watertight underground pond. Mr. Serpico explained it is a large concrete chamber underground used to manage large amounts of stormwater. Mr. Malozi applauded the use of green roof at the location.

Mr. Melosky asked for more details of the exterior materials proposed. Mr. Jezzi answered there are two stone types proposed one is a full bed stone base around the perimeter and the majority of the façade would be slate shingle, both local to the area.

Mr. Pongracz asked if University Drive was a private road and if there is potential for people to use the road as a shortcut. Mr. Serpico answered that University Drive is a type of loop around campus. The widening of the road is to help alleviate traffic on other one-way only roads.

Mr. Melosky asked if the Applicant is amendable to all comments in the March 27, 2026, review letter aside from the Fire Marshall's comments. Mr. Serpico answered they are amendable to all comments, but had a question regarding a sanitary engineering comment regarding the exemption mailer submitted. Mr. Peiffer replied he will investigate the matter.

Attorney Deschler asked the Applicant if a condition for the approval of the Land Development be a submission of a consistency letter on the Act 167 from LVPC. Mr. Serpico agreed to that condition.

Mr. Malozi asked if slate shingles will be used. Mr. Jezzi stated yes.

Motion #2: Mr. Malozi made a motion to approve the Land Development Plan at 110 University Drive subject to the following conditions: all off the conditions and comments of the March 27, 2026, letter shall be met to the satisfaction of the city, the city received the corresponding consistency letter from LVPC, all requirements of Act 167 shall be met and all comments by the City's Fire Marshall are resolved to the satisfaction of the City.

Second: Mr. Pongracz

Result of Vote: The motion carried 3-0.

There were no comments from the public.

AGENDA ITEM #3: DISCUSSION ITEMS

Mr. Peiffer reviewed 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 5:57 PM.

ATTEST:

Craig D. Peiffer, Commission Secretary