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**MEETING MINUTES**  
**PLANNING COMMISSION BOARD**  
**August 14, 2025**

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MEMBERS PRESENT

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

VISITORS PRESENT

David Ronca  
James Preston, Esq., Broughal and DeVito  
Tim Kramer, Pennoni Consulting  
Earl Armitage, Pennoni Consulting  
Leigh Markovic, 1715 Calypso Avenue  
Andrew Bohl, PE Hanover Engineering  
Dave Gunia, Highview Homes  
Scott Culpepper, 2325 Santee Mill Road  
Dennis Brennan, 3834 Trent Court  
Elizabeth Culpepper, 2325 Santee Mill Road

MEMBERS ABSENT

STAFF PRESENT

Matthew Deschler, Esquire  
Cathy Fletcher, Bureau of Planning and Zoning  
Craig Peiffer, Bureau of Planning & Zoning  
Basel Yandem, Bureau of Public Works  
Geoffrey Karanja, Bureau of Public Works  
Ryan Knause, Bureau of Public Works

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The August 14, 2025, 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 May 8, 2025, and July 10, 2025**

**Motion #1:** Mr. Malozi made a motion to approve the May 8, 2025, meeting minutes as submitted.

**Second:** Mr. Melosky

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

**Motion #2:** Ms. Cohen made a motion to approve the July 10, 2025, meeting minutes as submitted.

**Second:** Mr. Malozi

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

**AGENDA ITEM #2:    PUBLIC MEETING: LINDEN STREER – TWO-WAY CONVERSION**

**Property Location:** Linden Street

**Property Owner:** City of Bethlehem

**Developer/Engineer:** City of Bethlehem

**Proposed Work:** Pursuant to MPC (PA Municipal Planning Code), Section 201.9, the Planning Agency shall hold public meetings and make recommendations to the governing body. The City of Bethlehem, Department of Public Works, proposes the conversion of Linden Street, a north/south collector street, between East Church Street and East Fairview Street from one-way traffic in a southerly direction to two-way traffic.

**Discussion:** Mr. Yandem gave a brief history of the Linden Street conversion and explanation as to why the City is converting Linden Street into a two-way street again. Mr. Armitage, Pennoni Consulting, explained the goals of the conversion of Linden Street. One of the main goals is for safer traffic, studies show that one-way streets, people typically speed on and make the roads unsafe. The City wants to minimize any effect on the on-street parking.

Mr. Kramer, Pennoni Consulting, stated it is planned to have the street repaved and ADA ramps updated and installed at all signaled intersections. Linden Street will remain 44ft wide with a 10' wide shoulder for on-street parking. Mr. Kramer explained there will be northbound signals installed at all signaled intersections as well. At the intersection of East Broad Street and Linden Street, East Broad Street will include an eastbound left turn lane. The one-way signs will also be removed. The City was rewarded a 1.8-million-dollar grant for this project, the plan is to have the project be bid and start next year.

Mr. Yandem indicated that this is in the preliminary stage and now is the time to make comments on this project.

Mr. Malozi believes that this is a great project and asked if there was any coordination with Liberty High School for safety purposes. Mr. Yandem explained there is communication with Liberty High School and the surrounding neighborhoods. Mr. Melosky agreed with Mr. Malozi that it is great idea and progress.

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

**Motion #3:** Mr. Melosky made a motion to pass along support to City Council for the two-way conversion of Linden Street.

**Second:** Ms. Cohen

**Result of Vote:** The motion carried 5-0.

### **AGENDA ITEM #3: SKETCH PLAN REVIEW**

**Property Location:** 1625 Glenwood Street

**Property Owner:** David Ronca, Macada Partners, 1625 Glenwood, LLC

**Developer/Engineer:** David Ronca, Macada Partners, 1625 Glenwood, LLC

**Proposed Work:** The applicant proposes to demolish the structure and construct a three-story structure with hipped roof, containing 18 multi-family dwellings (apartments). Other site improvements include surface off-street parking for 23 vehicles, with ingress and egress from Clermont Street; dumpster enclosure; bicycle shed; on-site stormwater management facilities and landscaping. The applicant also proposes to improve Clermont Street beneath the overhead transmission lines to accommodate seven on-street parking spaces.

**Discussion:** Attorney Preston gave a brief overview of the property information and stated that the proposed parking does not meet the parking requirements and will need to seek relief from the Zoning Hearing Board.

Mr. Ronca spoke about the current state of the property and what he proposes to do with the property. The Bethlehem City side of the street is unimproved, and Mr. Ronca plans to repave the frontage of his proposed multi-family units and create seven on-street parking spaces of which four are required to meet the parking requirements. As Mr. Ronca is proposing to widen Clermont Street it would be solely for parking. Mr. Ronca stated the City's review letter mentioned more masonry on the first floor, which he agrees with.

Mr. Peiffer spoke of the City's review letter and stated the applicant requires relief from the Zoning Hearing Board, as 23 parking spaces are proposed and 27 are required. The City encourages the masonry on first floor to be on three sides as this is a corner property and one façade faces the adjacent Wendy's. A stormwater management report must be submitted to the City, sidewalk installed to City standards, and Fire requires water supply information and the heights of the overhead electric lines. Buffer yards are strongly encouraged as well as street trees, and moving the bike shed closer to the building. Lastly, Mr. Peiffer stated the last requirement to be made is that this plan be shared with Bethlehem Township Planning Department. Mr. Melosky asked if that is something that has been done in the past. Mr. Peiffer explained it is mentioned in the MPC to notify adjacent municipalities of proposed work. Mr. Melosky asked Mr. Ronca if he is willing to and Mr. Ronca responded yes. Mr. Melosky then asked if there is an additional fee, Mr. Peiffer stated typically no extra fee is required. Attorney Preston explained a similar instance happened recently and the notification to the municipalities is to inform them of potential work being done and how it may affect them.

Mr. Melosky asked Mr. Ronca if he is willing to communicate and work with the City. Mr. Ronca stated he is open and willing. Mr. Melosky asked if the seven parking spots on the street were created, does Mr. Ronca still needs to go in front of the Zoning Hearing Board. Attorney Deschler replied they would because the on-street parking does not satisfy the off-street parking requirement. Mr. Melosky asked if Mr. Ronca would be able to speak with the Bethlehem Parking Authority to obtain signs for the on-street parking to be for tenants only during certain hours. Mr. Peiffer explained he believes it was done in the past and the City has worked with Bethlehem Parking Authority for other issues as well. Mr. Melosky then asked Mr. Ronca if he would be willing to speak with Bethlehem Parking Authority, Mr. Ronca replied yes. Mr. Yandem then stated those parking spaces would be the City's decision about how those spots would be treated, not the Bethlehem Parking Authority.

Ms. Cohen appreciates Mr. Ronca working with the City on the masonry to the façade and thinks that the bike shed location should be somewhere else instead of in front of the dumpster enclosure. Mr. Ronca stated he did take note of the comment from the review letter. He was not sure if the preferred location for the bike shed would need relief. Mr. Peiffer said the City can work with Mr. Ronca in regard to the bike shed location. Ms. Cohen also spoke about issues she saw with the dumpster location and

there being no room for a truck to empty the dumpster. Mr. Ronca stated that it is not properly represented on the plan, there will be a fence enclosure and there will be room for the truck. Mr. Ronca spoke with the disposal company he uses, and they feel that it would be the best location. Ms. Cohen asked Mr. Ronca to look at how the bike shed, and parking spaces may interfere with the dumpster location.

Mr. Malozi commented on the sidewalk along all the property and the zoning relief sought for parking.

#### **No Public Comment.**

#### **AGENDA ITEM #4: SKETCH PLAN REVIEW**

**Property Location:** 1800 & 1804 Calypso Avenue

**Property Owner:** David Ronca, Macada Partners, 1800 Calypso, LLC

**Developer/Engineer:** David Ronca, Macada Partners, 1800 Calypso, LLC

**Proposed Work:** The Applicant proposes to consolidate both vacant parcels.

Collectively, they measure 180' along Calypso Avenue by 140' in depth totaling 0.5785 acres or 25,200 square feet. The applicant proposes to construct three sets of single-family semi-detached dwellings (twins), for a total of six dwelling units. Each structure would be two stories in height with gable roofs, and each would contain two off-street parking spaces (one garage space and one driveway space). The applicant is considering creating fee-simple lots for the future sale of each dwelling. As the parcel is located within the RS – Single-Family Residential Zoning District, the proposal will require, at minimum, a Use Variance.

**Discussion:** Attorney Preston and Mr. Ronca gave a brief overview of the proposed plan. A previous plan was presented and sent to the Zoning Hearing Board for relief, which was denied. The plan presented needs relief from the Zoning Hearing Board for a use variance and dimensional variance relief. Attorney Preston explained the addresses are in the RS District (single-family residential) surrounded by RT District (High-Density Residential). The proposed plan would be a transition from single-family homes to the multi-family homes in the RT District.

Mr. Melosky asked why the Zoning Hearing Board denied the relief sought in the previous plan. Attorney Preston stated the proposed building was too dense for the area. Mr. Ronca explained the zoning had changed to RS in 2012, prior to that change the proposed plan would be a by-right use.

Mr. Peiffer spoke about the City's August 8, 2025, review letter. The previous plan submitted was a Site Plan which differs than a Sketch Plan on how the Planning Bureau and Planning Commission look at the plans. When this plan was last submitted, the Planning Bureau gave a favorable recommendation to the Commission. Mr. Peiffer continued the City recommends a masonry façade to tie into the existing neighborhood. The City is in favor of this proposed plan as this would be an appropriate transition between the two Zoning Districts.

Mr. Melosky asked if Mr. Ronca would continue dialogue with the City. Mr. Ronca stated he is willing to continue dialogue with the City.

Mr. Malozi asked Mr. Ronca if he had considered constructing two single-family homes instead of multi-family. Mr. Ronca explained there would be challenges and believes that the townhomes are a better transition.

**Public Comments:** Leigh Markovic, 1715 Calypso Avenue spoke of her concerns of the multi-family dwellings in the RS District. Ms. Markovic stated there is no storm sewers west of 15<sup>th</sup> Avenue and it floods the neighborhood; with the new construction there are fears it will make the flooding worse. Traffic in the area is already a danger as people speed on the street and adding more housing will become more of a danger. Ms. Markovic asked about side yard setbacks. Mr. Ronca explained the setback requirements for the RS District and explained there is a minimum 8ft side yard setback and he is proposing 10ft side yard setback. Ms. Markovic stated there are many in the neighborhood who are not in favor of this development.

Mr. Melosky asked Mr. Peiffer to clarify what relief is sought by Mr. Ronca for the 25ft setback. Mr. Peiffer explained that the setbacks mentioned are for the RS District single-family homes. Twin homes are currently being proposed, so the dimensional requirements are deferred to another section in the Zoning Ordinance and that is where the 25ft setback can be found.

Mr. Melosky thanked Ms. Markovic for her comments and said that there is less impervious coverage than the last submission but understands there are still concerns. Mr. Yandem stated the City has been out to the area and similar areas and is looking into solutions to stormwater management. Attorney Preston made note that the Zoning Ordinance may allow the Zoning Hearing Board to adjust setbacks if asked. Attorney Deschler will look more into it.

Mr. Melosky is in favor of this new proposed plan at 1800 and 1804 Calypso Avenue.

Mr. Malozi asked if the units will be owner-occupied or rentals. Mr. Ronca explained all three townhomes would be under one deed with the ability to subdivide later. Mr. Malozi asked if the plan does come to fruition, would the stormwater need to be maintained. Mr. Ronca answered that it is true, but he is adding less than 10,000sqft of impervious coverage, but it would be part of engineering's review.

#### **AGENDA ITEM #5: SKETCH PLAN REVIEW**

**Property Location:** Township Line Road between Route 22 and Santee Mill Road

**Property Owner:** Dayana Gold, Bethlehem Gold, LLC

**Developer/Engineer:** Andrew Bohl, PE Hanover Engineering

**Proposed Work:** The applicant proposes a major subdivision to create 68 residential lots, and a major land development for 67 single-family detached dwellings. 20 lots are located within the City of Bethlehem, and 19 dwellings proposed; lot eleven within the City is under development and will contain a sanitary sewer pump station. 48 lots/dwellings are proposed within the Township. The applicant utilizes Article 1309 Open

Space Development Option: thereby increasing their permitted number of lots from 17 to 20. A small portion of the City parcel is located within the floodway, and a significant portion is located within the Special Flood Hazard Area, Zone AE, with identified steep slopes and wetlands. No dwellings are proposed to be within Zone AE.

**Discussion:** Mr. Bohl gave a brief overview of the proposed plan. There is a proposed pump station on the property which is for the industrial complexes North of Route 22. If the proposed plan does not occur the pumping station will still be installed. This plan was also heard by the Bethlehem Township Planning Commission who had similar concerns as the City of Bethlehem. Mr. Bohl has spoken with the City's Fire Marshal, Craig Baer, and Mr. Baer does not feel that the Boulevard is multi-access. Mr. Bohl and the owner are looking into options to rectify this issue. There are 23 acres of land with the City's limit. 14 acres of the 23 would be for stormwater management and open space. Mr. Bohl believes that this plan is the best option for the land. Mr. Bohl mentioned the City's review letter highlighting the comment regarding the ownership of proposed new road.

Mr. Peiffer talked about the City's review letter and spoke about the concern of the narrowness of Township Line Road and recommended minimal disturbance around the Monocacy Creek. Lastly, the review letter recommends a buffer yard along Route 22 for the houses along the highway. Mr. Peiffer spoke of engineering, forestry, traffic and fire comments.

Mr. Melosky asked if Mr. Bohl and the applicant are willing to continue dialogue with the City. Mr. Bohl stated that he and his client are willing to speak with the City.

Ms. Choen asked about the location of the pump station. Mr. Bohl explained that Bethlehem Township is installing the pump station and will maintain it, but the location is at the opening of the newly proposed road. Ms. Cohen asked about the lot that spans across the City and the Township. Mr. Bohl answered there will be revisions to the plan to correct that property. Ms. Cohen voiced her concerns about the traffic in the surrounding area. There is a train intersection that is not monitored and could become more dangerous with heavier traffic. Flooding has occurred in the area in the past and it should be carefully looked at. Mr. Bohl explained that FEMA has examined the area.

Mr. Melosky agrees with Ms. Cohen regarding the traffic and suggests leaving the area around the creek alone to maintain the health of the creek. Mr. Bohl explained they are planning to have the stormwater management drain into the creek to maintain the creek. Mr. Bohl stated there is much less impervious coverage than the plan in 2007 and the Applicant is listening to the feedback from the municipalities and the public.

Mr. Melosky asked Mr. Gunia where he had done cluster developments previously. Mr. Gunia answered he has done these cluster neighborhoods in New Jersey. Mr. Melosky asked if he had brought any examples. Mr. Gunia stated he did not but will pass them on to City staff.

Mr. Malozi asked about the open space cluster development. Mr. Bohl said with the shrinkage of the lots allowable under section 1309 they would be able to have 19

houses instead of the initially proposed 17. Mr. Malozi asked who the open space would be dedicated to. Mr. Bohl answered the open space can be dedicated to the City, school, or County, but due to the open space abutting County land, they would recommend dedicating it to the County. Mr. Malozi asked once the open space is dedicated, it can no longer be built on, Mr. Bohl stated that was correct. Mr. Malozi asked if stormwater facilities do not count as open space. Mr. Bohl is not sure, but the stormwater basin is within 14 acres of open space.

**Public Comment:** Scott Culpepper, 2325 Santee Mill Road, asked if it is fact that Township Line Road will be widened. Mr. Bohl answered the road will be widened from property line to property line. Mr. Culpepper spoke of his concerns with traffic and the narrowness of the roads. The train tracks are also a concern as no one stops at the sign going south on Township Line Road. Mr. Culpepper talked about the fire access and there is only one entrance when two are required. Mr. Culpepper asked about the buffer yards proposed. Mr. Bohl explained there will be a 7ft to 8ft berm will be planted and will meet all requirements the City has. Mr. Culpepper spoke about the environmental importance of Monocacy Creek.

Dennis Brennan, 3834 Trent Court, stated the traffic and flooding are concerns. Fire comments are also a concern as there is only one entrance to the proposed construction. Currently many people enjoy the area for bird watching and fishing. Mr. Brennan is concerned the wildlife will go away.

Elizabeth Culpepper, 2325 Santee Mill Road, agrees with Mr. Culpepper and Mr. Brennan. Mrs. Culpepper is worried about the bubbling spring and how it will be preserved. With the new development she is concerned the spring will be depleted.

#### **AGENDA ITEM #6:    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 7:00 PM.

#### **ATTEST:**

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Craig D. Peiffer, Commission Secretary