
**MEETING MINUTES
PLANNING COMMISSION BOARD
OCTOBER 10, 2024**

MEMBERS PRESENT

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

VISITORS PRESENT

Joe Petrucci, J.G. Petrucci
Matthew Chartrand, Bohler Engineering
Kerry Wrobel, LVIP
Kate Durso, Fitzpatrick Lentz & Bubba
Dominick Baker, J.G. Petrucci

MEMBERS ABSENT

STAFF PRESENT

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

The October 10, 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 September 12, 2024

Motion #1: Mr. Malozi

Second: Mr. Barker

Result of Vote: The motion carried 4-0-1. Mr. Melosky abstained.

AGENDA ITEM #2: SKETCH PLAN REVIEW

Property Location: 2141 Commerce Center Blvd.

Property Owner: LVIP

Developer/Engineer: Bohler Engineering

Proposed Work: Representing the property was Mr. Petrucci of J.G. Petrucci, Mr. Wrobel of LVIP and MR. Chartrand of Bohler Engineering who discussed the proposed plan.

Discussion: Mr. Wrobel gave a brief history of LVIP VII and their objective in the Lehigh Valley. Mr. Petrucci and Mr. Chartrand gave an overview of the proposed plan.

Ms. Heller informed the Planning Commission that the Applicant is going in front of the Zoning Hearing Board for special exception relief. Ms. Heller reviewed the City's comment letter and stated the City would like to see more landscaping and screening of the warehouse building and related.

Ms. Heller spoke about the comments from LANTA. LANTA recommends the property owner/developer include an accessible concrete pad fronting the sidewalk where the existing bus stop is located.

Mr. Melosky asked which lot already has a tenant. Mr. Petrucci replied Lot A has a tenant, Lot B will be constructed as a standard warehouse for prospective tenants. Mr. Melosky inquired which lot needs parking relief. Mr. Petrucci explained that Lot B needs relief, there are 58 parking spaces proposed and 101 parking spaces required.

Attorney Durso commented that the parking spaces are based on total warehouse square footage as there is no tenant.

Ms. Cohen asked the Applicant to explain the lot consolidation. Mr. Chartrand explained there are currently 3 separate lots. Their plan is to consolidate all three parcels and then re-subdivide the land into 2 separate parcels. The ownership of each proposed building will be separate. Ms. Cohen questioned when the Applicant comes back in front of the Planning Commission, will the lot consolidation/re-subdivision and the two buildings be separate land development plans. Ms. Durso answered that one page on the plans will be the consolidation/re-subdivision and the two proposed buildings will be submitted as one plan. Ms. Cohen commented that she appreciates that the loading docks are in the rear and going forward she suggests moving some of the parking away from front. If that is not possible, include more screening in the front of the buildings. Lastly, Ms. Cohen noted that the plans submitted focus primarily on Lot A. Ms. Cohen asked that when the Applicant returns that more detail for Lot B is shown.

Mr. Malozi agreed with Ms. Cohen and appreciate the sensitivity to the gateway. Mr. Malozi asked if there would be any consideration of shared facilities (i.e., stormwater management). Mr. Chartrand explained that the two parcels will be intermingled related to utilities and stormwater management. The two access easements will be shared with both parcels as well.

There were no comments from the public.

Motion #2: Mr. Melosky made a motion to make a recommendation to the Zoning Hearing Board to grant the special exception to permit principal uses for distribution and warehouses at the two (2) proposed sites (Lot A and Lot B).

Second: Mr. Barker

Result of Vote: The motion carried 5-0.

Motion #3: Mr. Malozi made a motion to make a recommendation to the Zoning Hearing Board to grant the Applicant the parking variance for Lot B.

Second: Mr. Barker

Result of Vote: The motion carried 5-0.

AGENDA ITEM #4: DISCUSSION ITEMS

Mr. Peiffer gave an overview of upcoming items for the Planning Commission.

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 5:47 PM.

ATTEST:

Darlene Heller, Commission Secretary