

**CITY PLANNING COMMISSION  
MINUTES OF MEETING  
September 23, 2021 – 5:00 P.M.  
TOWN HALL MEETING**

Participants: Commission Members – Mr. Malozi, Mr. Burgos, and Ms. Cohen. City staff included Darlene Heller and Tracy Samuelson of the Planning and Zoning Bureau, Basel Yandem and Amy Rohrbach of the Engineering Bureau, and Attorney Edmund Healy as Solicitor to the Commission. Attending in person were Mr. Ben Guthrie, Mr. Mark Sivak, Mr. John Callahan, Mr. Mark Buchvalt, Eng. of T & M Assoc., Mr. Randy Galliotto, architect of Alloy 5, Mr. Tyler Krause, Traffic Eng. of McMann & Assoc., Mr. Scott Slingerland, Ms. Shari Wilson and Mr. Gary Madine.

**1. APPROVAL OF MINUTES – August 12, 2021.**

Ms. Cohen made a motion to approve the minutes of the August 12, 2021 Planning Commission meeting. The motion was seconded by Mr. Burgos and passed with a 3–0 vote.

**2. LAND DEVELOPMENT PLAN**

**(21-006 LD&S) – 21050001 – 250 E. Broad Street - Ward 7, Zoned CL, plan dated April 29, 2021 and revised on July 20, 2021.** The applicant proposes the construction of a four-story building with 42 residential apartments and 6,500 square foot retail space on the first floor, located on a 1.1 acre lot.

Mr. John Callahan presented the project and introduced Mr. Galliotto, architect, Mr. Mark Buchvalt, and Mr. Jason Shulter from Traffic Planning and Design. Mr. Callahan expressed how excited they are for the combined use (Food Coop and residential units) on this site. He reviewed the history and shared an overview of the project.

Mr. Randy Galliotto reviewed the architectural design of the project. Mr. Mark Buchvalt reviewed the site plan in more detail including parking, ingress / egress driveways, etc. He explained the driveway detail in response to a comment from the engineering bureau. Mr. Buchvalt addressed the EAC letter and noted that the revised plan will include electric charging stations.

Mr. Tyler Krause reviewed the traffic study. In lieu of mill and overlay as suggested in the Benchmark letter, they are willing to contribute \$10,000 to pedestrian safety improvements. The City is already incorporating mill and overlay into the Street Overlay program.

Ms. Samuelson mentioned the fees that need to be paid. Ms. Wells stated that the City will allow left turns and will give up the right turn on Linden St.

Mr. Malozi asked if they are proposing a wing type driveway. Mr. Buchvalt said yes.

Mr. Scott Slingerland, CAT – Coalition for Appropriate Transportation, 1935 W. Broad St., asked if the project would include bike racks and indoor bike storage. Mr. Callahan responded affirmatively.

Mr. Malozi made a motion to approve the land development application for 250 E. Broad Street conditioned upon meeting all the criteria outlined in the City’s August 13<sup>th</sup> letter with the following exceptions, 1) Comment #4 from the September 3<sup>rd</sup>, traffic review letter related to mill and overlay of the 200 block of Broad Street shall be revised. Instead the developer’s contribution to pedestrian and safety improvements at Broad and High Streets will be increased from \$5,000 to \$10,000 in lieu of the overlay requirement. 2) In the City’s August 13<sup>th</sup> review letter Right of Way comment #3 addressing crosswalks shall be revised to the satisfaction of the applicant and the City. The motion was seconded by Ms. Cohen and passed with a 3-0 vote.

**2. BROAD STREET ACTIVE TRANSPORTATION PLAN** – Review and consideration of “Activate Broad Street”, a comprehensive review incorporating transit pedestrian and bicycle infrastructure into the Broad Street Corridor.

Ms. Heller presented the project and introduced Ben Guthrie, Transportation Engineer of TPD (Traffic, Planning and Design). The project was possible from grant funding by the PA Department of Health through the WalkWorks program which looks at increasing community health by encouraging walking as a form of transportation. The study area included the full corridor of Broad Street within the City from Club Avenue to Stefko Boulevard, approximately 3 miles.

Mr. Guthrie provided an overview of the plan and the plan recommendations. He stated that LANTA is planning to roll out an enhanced bus service plan which means more frequent bus service along key corridors. There are six stops that LANTA is identifying as part of their plan.

Mr. Guthrie reviewed separated bike lanes proposed between 16<sup>th</sup> Avenue and Main Street.

There were community concerns at 8<sup>th</sup> Avenue & 10<sup>th</sup> Avenue from parents that have kids that walk from South of Broad Street to Nitschmann Middle School. They cross at the intersection of 8<sup>th</sup> Avenue where there’s heavy traffic or the crosswalk at 10<sup>th</sup> Avenue where there’s no traffic signal.

Mr. Guthrie stated that this project will take years to implement and will be implemented in phases.

Ms. Heller stated that she is pleased with the way the project came together.

Ms. Sheri Wilson, CAT – Coalition for Appropriate Transportation, wants to see more people biking in Bethlehem. She mentioned a traffic light that specifically allows for cyclists ahead of cars. She wants bike lanes to be the best and safest they can be.

Mr. Gary Madine noted that separated bike lanes are not a new concept. He will not ride on a protective bike lane because they are dangerous.

Mr. Scott Slingerland, CAT – Coalition for Appropriate Transportation, 1935 W. Broad St., asked if we can get the speed limit changed from 45 mph to 25 mph. He would like see folks feel comfortable to cross the street and bike along the corridor.

Ms. Cohen would like isolated pedestrian islands and likes the project.

Mr. Burgos likes the project recommendations.

Mr. Malozi made a motion to support the plan. He noted that there is general support from the public and that the City should pay particular interest in the safety aspects of each of the individual treatments as they are developed. The motion was seconded by Ms. Cohen and passed with a 3-0 vote.

**3. NON-UTILITY CAPITAL IMPROVEMENT PROGRAM – 2022-2026**

Ms. Heller presented the Capital Plan-5 year document. Mr. Mark Sivak, Business Administration, was also in attendance to answer questions.

Ms. Cohen made a motion to pass this plan to City Council with a Planning Commission recommendation for formal adoption. The motion was seconded by Mr. Malozi and passed with a 3-0 vote.

**4. DISCUSSIONS:**

Ms. Samuelson mentioned that there will be a revised SALDO sent to the Planning Commission in the next week or so. The Planning Bureau would like to continue the ongoing review of the document at the October 14<sup>th</sup> meeting.

The meeting adjourned at 6:45 p.m.

ATTEST:



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Darlene Heller, Commission Secretary