
MEETING MINUTES
PLANNING COMMISSION BOARD
AUGUST 15, 2024

MEMBERS PRESENT

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

VISITORS PRESENT

Roderick Chirumbolo, P.E.
Nicholas Bozakis

MEMBERS ABSENT

Eddie Burgos

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 August 15, 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 July 18, 2024

Motion #1: Mr. Malozi made the motion to approve the minutes as submitted.

Second: Mr. Barker

Result of Vote: The motion carried 3-0-1. Ms. Cohen abstained.

AGENDA ITEM #2: LAND DEVELOPMENT PLAN REVIEW

Property Location: 1024 Blake Street

Property Owner: Nicholas Bozakis

Developer/Engineer: Roderick Chirumbolo, P.E.

Proposed Work: Representing the property was Mr. Roderick Chirumbolo from RMC Civil Engineering, LLC discussed the proposed plan.

Discussion: Mr. Chirumbolo gave an overview of the proposed plan. The Applicant is proposing to construct a four (4) unit dwelling with eight (8) off street parking spaces, one being ADA compliant, and a bike rack. With the impervious coverage being under 10,000 square feet, there is no stormwater management proposed for this site.

Mr. Chirumbolo discussed the review letter from the City of Bethlehem, and the engineering comment requesting an inlet be installed in the rear of the parking lot to collect stormwater. He suggested there is a retention pond in the rear for a previously constructed dwelling which would be utilized for stormwater management.

Mr. Melosky asked what was on the plot of land prior to development. Mr. Chirumbolo explained there was dense vegetation no structure was ever on the plot of land. No structure was ever on the plot of land.

Mr. Malozi questioned if there is storm sewer located on Blake Street already. Mr. Chirumbolo explained that catch basins have been installed to cover the newly constructed building at 1036 Blake Street. With the new catch basins and retention pond, there is no need for an inlet in the south east corner of the parking lot. Ms. Heller stated that there needs to be an engineering determination whether that stormwater is flowing southward toward the single-family homes. Mr. Malozi agreed and suggested that a City engineer have an opportunity to review this matter further. Mr. Malozi then asked if a planning module has been submitted for sewage. Mr. Chirumbolo affirmed that they will be seeking an exemption from DEP. Mr. Malozi questioned the fire comments and asked Mr. Chirumbolo for feedback. Mr. Chirumbolo believes that a fire apparatus will not need to go into the rear of the structure. There is no space for a turnaround. If the truck came into the parking lot, the truck would have to back out. Lastly, Mr. Malozi asked if there is any plan to put sidewalk along the side for the entrance to the parking lot. Mr. Chirumbolo responded that there is no need. Furthermore, the adjacent property is laid out the same way with no sidewalk along the entrance. Overall, Mr. Malozi does like the concept and design of the proposed structure.

Ms. Cohen asked how recycling and garbage will be handled on site. Mr. Chirumbolo answered that both will be placed at the curb. Ms. Cohen stated that she did not see an ADA curb cut. Mr. Chirumbolo responded that he agrees and one will be put in place. Ms. Cohen asked Mr. Chirumbolo for clarification of the elevations. Mr. Chirumbolo explained where the front and back of the structure will be. The main entry will be facing the parking lot which is in the rear.

Mr. Chirumbolo suggested to Mr. Yandem that a depressed curb could be installed for stormwater management instead of the inlet. Mr. Yandem explained why an inlet is recommended. With the new properties being built, the surrounding neighbors are dealing with flooding. Mr. Melosky asked Mr. Yandem if an inlet in the rear is the only option. Mr. Yandem responded that the stormwater can be managed on site. The City Engineers are open to an inlet in the rear corner of parking lot or stormwater management on site.

Ms. Cohen asked about the fire turnaround inquiring if the Applicant is willing to work with City staff to come to an agreement on this matter. Mr. Chirumbolo

affirmed that he is willing to work with the City. Ms. Cohen asked if the proposed building has decks like the adjacent building. Mr. Chirumbolo replied there will be just windows.

Mr. Barker asked Mr. Yandem why there has to be stormwater management if the impervious coverage is less than 10,000 square feet. Mr. Yandem explained that a full stormwater management plan submission is not required; but the stormwater still needs to be managed, especially with water running into neighboring properties.

Ms. Cohen noted that she likes the landscaping proposed and approves of the elevations.

Attorney Deschler asked Mr. Chirumbolo if he agrees to all comments in the letter as this is binding. Mr. Chirumbolo affirmed he will comply with the letter and continue discussions with the City.

Motion #2: Mr. Malozi made the motion to approve Land Development plan for 1024 Blake Street contingent upon meeting all of the conditions of the City of Bethlehem review letter dated August 9, 2024, with the addition of the handicapped curb cut at the rear of the building.

Second: Mr. Barker

Result of Vote: The motion carried 4-0

AGENDA ITEM #3: DISCUSSION ITEMS

Mr. Peiffer reviewed the upcoming Agenda items.

There being no further business, the meeting was adjourned at 5:50 PM.

ATTEST:

Darlene Heller, Commission Secretary