

**BRIDGEVILLE BOROUGH  
MINUTES  
PUBLIC HEARING  
March 8, 2021  
6:30 PM**

The meeting was held virtually on the website [www.zoom.us](http://www.zoom.us) and teleconference.

**ROLL CALL** – Roll was called at 6:30 PM with the following present:

Council President, William Henderson  
Council Vice President, Nino Petrocelli, Sr.  
Councilman, Bruce Ghelarducci  
Councilman, Joseph Colosimo  
Councilman, Joseph Verduci  
Councilwoman, Virginia Schneider  
Councilman, Nicholas Ciesielski

Mayor Betty Copeland, Solicitor Thomas McDermott, Borough Engineer Kevin Brett, Borough Manager Joseph Kauer, Police Chief Chad King, and Fire Chief Ray Costain

**ABSENT:** EMS Director Dan Miller

**COMMENTS FROM THE FLOOR** – none.

**Conditional Use Application – 621 McLaughlin Run Road**

Mr. Henderson opened a review of a conditional use application submitted by Antonio Carosella of Fully Cocked Ammo, LLC for the property located at 621 McLaughlin Run Road within the Mixed-Use Zoning District. Operating under another permitted conditional use as Pittsburgh Powder Coating, the applicant proposes a second business operation at this location operating a Light Manufacturing operation within the same building, which is also a conditional use subject to section 903.23 of the Zoning Ordinance. The Light Manufacturing operation proposed includes the reloading and retail sales of ammunition. The application and plan have been reviewed by the Borough Engineer; a comment letter has been received from him noting that all requirements in section 903.23 have been addressed by the applicant. The Planning Commission has recommended consideration of this application with the following three conditions to Borough Council:

*Condition 1* - Prior to an Occupancy Permit being issued, the Bridgeville Fire Department is permitted access to the business for the development of a structure pre-plan, and the owner shall annually, or as needed, provide access to the Fire Department at reasonable times, without warning, during normal business hours, to update the building pre-plan.

*Condition 2* - At the Fire Department's request, the Building shall be placarded in accordance with current State Fire Code and /or National Fire Protection Association (NFPA) recommendations, NFPA 704 document.

*Condition 3* - Approval of the Conditional Use Permit is provided that, the owner meets all the criteria of the ordinance and meets all Federal, State, local and other regulations.

Mr. Verduci questioned if the facility would be equipped with a connected and monitored fire alarm system? The applicant, Mr. Antonio Carosella stated no as he will not have a large supply of ammunition or powder on inventory.

Mr. Verduci questioned what agency will be monitoring this operation? Mr. Carosella replied, the ATF. He stated that the ATF license will put restrictions on his business operations.

Mr. Verduci stated that his only concern with this application and proposed business use is the lack of a connected and monitored fire alarm. Mr. Carosella stated that he is ok with getting a monitored fire alarm system if it is recommended. Mr. Petrocelli stated that his insurance company may require this alarm system.

Mr. Ciesielski questioned where in the building would the reloading work be taking place if the storage and safe are on the first floor. Mr. Carosella stated that the work will be done on the second floor.

There were no other conditions proposed or discussion.

**ADJOURNMENT**

A motion was made by Mr. Ghelarducci, seconded by Mr. Ciesielski, and carried to adjourn the public hearing at 6:40 PM. All in favor, motion passed 7-0.

Respectfully submitted,

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Joseph Kauer  
Borough Manager / Secretary