

**BOROUGH OF BRIDGEVILLE**  
**PLANNING COMMISSION**  
**Meeting Minutes**  
**October 23, 2023 – 7:00PM**

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Meeting was held in Council Chambers at the Borough Building, 425 Bower Hill Road and virtually on [www.zoom.us](http://www.zoom.us). The meeting was called to order at 7:00PM by Ms. Cimarolli.

Present included: Justine Cimarolli, Michael Tolmer, Dale Livingston, Melissa Guiliani, Elizabeth Bellaver and Joseph Kauer, Borough Manager / Zoning Officer

Absent:

**Public comment (on / off agenda) VISITORS PLEASE STATE NAME AND ADDRESS:**

Mr. Pat DeBlasio, 447 Washington Avenue, encouraged the Planning Commission to seek the assistance of a traffic engineer to start studying the traffic impacts that Phase 2 of the McLaughlin Run Flood Control Project will cause in the area of Bower Hill Road between Painters Run Road and Washington Avenue. He estimated that this work would cost approximately \$20,000 and stated that this area is very complex and should be studied more.

**ADOPTION OF MINUTES:**

**September 25, 2023**

Motion to adopt the September 25, 2023, meeting minutes as submitted was made by Mr. Tolmer, seconded by Ms. Guiliani; motion carried unanimously.

**NEW BUSINESS:**

1. 2024 Comprehensive Plan  
Ms. Cimarolli thanked the members of the Planning Commission and Steering Committee for their edits and asked if everyone was satisfied with the final draft. Mr. Livingston stated that the investment priority map is hard to read and should be made of different colors versus hashes. The Manager stated that he'll get with Macken Engineers to have it improved. There were no other concerns raised by the Commission. Motion to approve the draft Bridgeville Comprehensive Plan and to initiate the adoption phase that includes the 45-day public review and comment period was made by Mr. Livingston, seconded by Mrs. Bellaver; motion carried unanimously.
2. Small Business Saturday, November 25, 2023  
Ms. Cimarolli stated that this is the second year that Small Business Saturday will be promoted in Bridgeville. She reported that the Parking Authority is going to be offering free public parking that day and has a letter that will be distributed to all the businesses in the Borough asking for their participation as well.

**OLD BUSINESS:**

3. 2024 Borough Budget  
Ms. Cimarolli reported that the Commission is still working on identifying projects next year, adding that funding has been included in next year's budget for Planning Commission work.
4. Discussion Goals for 2024 (Identifying and Prioritizing: Comprehensive Plan Implementation / 2023 unfinished business / new objectives)

Mr. Tolmer stated that in 2024 he'd like to see unfinished business from this year addressed including rental property inspections and parking pads.

Councilman Ciesielski stated that the Council had a goal that a larger committee made up of Planning Commissioners, Councilmembers, tenants, landlords, etc. study the rental property inspection program.

Ms. Bellaver stated that she'd like to see rental inspections discussed more next year.

Ms. Cimarolli stated that she'd like to see the downtown zoning recommendation of the Comprehensive Plan advanced next year.

Ms. Guiliani stated that she'd like to see some of the Quality-of-Life aspects of the new Comprehensive Plan discussed and advanced next year, including the Baldwin Street Lot Redevelopment, monarch butterfly projects, sustainability projects, market sustainability more in the Borough, animal related ordinances such as feral cat management, recycling projects and reuse of the Chartier Park Soccer field.

Mr. Livingston suggested that more stormwater management efforts be advanced.

Ms. Cimarolli recommended that rain garden and composting classes be hosted next year at the library. She also suggested that the Commission study Shade Tree Commissions to see what is involved in creating one for Bridgeville.

5. 646 Baldwin Street Improvements: Review of the Tree-Pittsburgh Planting Day, Saturday, October 21, 2023

Ms. Cimarolli stated that the event went well and looks forward to the next time we do a similar tree planting effort.

6. Active Transportation Plan – quarterly implementation discussion  
Manager Kauer updated the Planning Commission on the following projects from the Active Transportation Plan:  
Projects Completed:

1. Murray Avenue, Sarah Street and Station Street additional streetlights that were authorized earlier in 2023 were installed by West Penn Power last week.
2. Romano Drive to McLaughlin Run Park – Public Works staff are installing the necessary water bars this week. Trail will be mulched in those areas and signage will be installed. Project should be completed within the next week.

Projects Committed:

1. Bank Street bump outs are under agreement with PENNDOT for construction next year at Gregg Avenue and Winfield Drive. 2024 Budget has \$100,000 allocated for this project.
2. Chartiers Street PENNDOT sidewalk project – draft agreements presented to Borough Council from PENNDOT for 2024/25 construction. A \$32,000 estimate has been provided to the Borough from PENNDOT and is included in the 2024 budget.

Projects in development:

1. Gregg Avenue Steps: Engineer has prepared a conceptual design and estimate, multiple grant applications submitted for this project. Project estimated at \$355,400.

2. Washington Avenue Pedestrian Island / Gateway Project: Engineer has prepared a conceptual design and estimate, Manager is working on a state grant right now for it. Project estimated to cost \$355,328.
3. Chartiers Park Trail: Engineer has prepared a conceptual design and estimate, multiple grant applications submitted for this project. Project is estimated to cost \$397,757.
4. Bank St. / Lesnett / Chartiers / Mayview Road Roundabout – Borough Council voted unanimously to advance the project in partnership with USC. USC is in support of the project also. We are working right now to set up a meeting with the PENNDOT District Executive to get their support. He reported that PENNDOT also recently submitted a funding request for this project too.

**PUBLIC COMMENT (GENERAL ITEMS) VISITORS PLEASE STATE NAME AND ADDRESS:**

None.

**ADJOURNMENT:**

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Guiliani; meeting adjourned at 8:08PM.

Respectfully submitted,

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Joseph Kauer  
Borough Manager / Zoning Officer