

**BOROUGH OF BRIDGEVILLE**  
**PLANNING COMMISSION**  
**Meeting Minutes**  
**May 27, 2025 – 6:00PM**

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The 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 6:00PM by Mr. Livingston.

Present included: Dale Livingston, Melissa Guiliani, Mike Tolmer, Elizabeth Bellaver and Justine Cimarolli.

Absent: Joseph Kauer, Borough Manager / Zoning Officer

**Public comment (on / off agenda) VISITORS PLEASE STATE NAME AND ADDRESS:** None.

**ADOPTION OF MINUTES:**

**April 28, 2025**

Motion to adopt the April 28, 2025, meeting minutes as submitted was made by Mrs. Bellaver, seconded by Mr. Tolmer; motion carried unanimously.

**NEW BUSINESS:** None.

**OLD BUSINESS:**

1. Comprehensive Plan Project Updates:
  - a. Baldwin Street Pollinator Garden Project Update:

Ms. Guiliani reported that the first planting was held in May, and 30-40 volunteers participated, including several girl scouts. She stated that Chartiers Valley Middle School students also planted additional native plants on May 23<sup>rd</sup> and that they will be providing several mosaic murals for the garden next week. She thanked the school for their help and participation. The 2<sup>nd</sup> Planting will be held on Saturday, June 7 (rain date June 8) starting at 10 AM, help is needed to plant.
  - b. Shade Tree Commission Ordinance has been enacted, need to establish the Commission members.

Mr. Livingston reported that the Borough is seeking citizens to serve on the Commission and that applications are being accepted through June 2, 2025.
2. Downtown Zoning District Update (Brandi Rosselli, Planner – Mackin Engineering)

Mrs. Rosselli reviewed the final draft of the Downtown Zoning District Boundary Map, Permitted Uses Chart for the Downtown Zoning District, definitions, dimensional requirements, signage requirements for the district and lastly regarding Parking Requirements, they will be eliminated for this District.

Ms. Cimarolli recommended that dark sky style lighting be required for the Downtown; Mrs. Rosselli suggested that be discussed with the Borough Solicitor.

Mr. Tolmer discussed Historical District Status for the Downtown; Mrs. Rosselli stated that the State and Federal Government have programs that could facilitate such but come with regulations.

The Commission discussed maximizing the size of a catering business in the Downtown District. It was also agreed that hotels / motels be considered conditional use in the Downtown District.

Maximum Building Height was discussed, and it was suggested that it be set at 55 feet by right and 100 feet by conditional use permit in the Downtown Zoning District. 100 feet was set as it is the maximum reach of the Borough's ladder truck. A motion was made by Mr. Tolmer, seconded by Ms. Cimarolli to table moving forward with the enactment process until these amendments could be discussed with the Borough Manager; motion carried unanimously.

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

Mr. Pat DeBlasio, 447 Washington Avenue, stated that the Baldwin St. Butterfly Garden is a nice addition and encouraged the Planning Commission to make the Northend of Washington Avenue an agenda item so that its infrastructure needs are further studied and planned for. He stated that the Baldwin Street Garden will attract butterflies, the necessary roadway widening and improvements in the Northend will attract growth in the Borough.

**ADJOURNMENT:**

Motion to adjourn was made by Ms. Cimarolli, seconded by Mr. Tolmer; meeting adjourned at 7:19PM.

Respectfully submitted,

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Joseph Kauer  
Borough Manager / Zoning Officer