

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
July 28, 2025 – 7:00PM

The meeting was held in Council Chambers at the Borough Building, 425 Bower Hill Road and virtually on www.zoom.us. The meeting was called to order at 7:00PM by Mr. Livingston.

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

Absent: Justine Cimarolli

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

ADOPTION OF MINUTES:

June 23, 2025

Motion to adopt the June 23, 2025, meeting minutes as submitted was made by Mr. Tolmer, seconded by Ms. Guiliani; motion carried unanimously.

OLD BUSINESS:

1. Comprehensive Plan Project Implementation Updates:

a. Downtown Zoning District

Mr. Livingston reported that Borough Council has scheduled the Public Hearing for Monday, September 8, 6:30PM. He also asked the Manager on behalf of Ms. Cimarolli on the status of the dark sky requirement and the ability to regulate the unloading of trucks on Washington Avenue within the Downtown Zoning District amendment. The Manager stated that he'll follow up with the Borough Solicitor regarding the lighting inquiry. Regarding the trucks, he stated that in the north-end an alley should be constructed to facilitate loading and unloading.

b. Sustainability Initiatives

Mr. Livingston reported that the site improvements at the McLaughlin Run Park Meadow have been completed. Manager Kauer stated that he is working to schedule a ribbon cutting for the project in September with the Rotary Club, Lions Club and Borough officials.

Baldwin Street Butterfly Garden

Ms. Guiliani reviewed the full project expense report for the project that shows over half of the costs were donated.

Garden Club / Environmental Advisory Council Discussion

Mr. Livingston questioned if another board is actually needed in the Borough?

Mr. Tolmer stated that we have had success with several environmental efforts that have resulted in the creation of the Shade Tree Commission. He suggested that we continue doing environmental initiatives as the Planning Commission and let them morph into another official board if it warrants.

Mrs. Bellaver stated that having the board official, it obligates that such environmental initiatives continue by their duty. It sends a message to the community that we take such efforts seriously.

Mr. Livingston stated that the garden club would be a separate non-profit organization outside of the Borough's prevue but works in partnership with the Borough.

Mr. Tolmer suggested that we look to see how Millvale operates their garden club as a possible example.

Ms. Guiliani stated that she is going to contact the Mt. Lebanon Conservancy to see how they operate.

Manager Kauer suggested that the Planning Commission create a standing committee / agenda section for the Environment Advisory Committee and keep such efforts continuing as a sub-committee of Planning Commission.

Northend Washington Avenue

Mr. Livingston reported that the 2026 Budget Request to Borough Council for additional traffic engineering has been provided to the Council.

2. Active Transportation Plan Implementation Updates:

Bank / Chartiers / Lesnett / Mayview Roundabout – Manager Kauer reported that PENNDOT is submitting a funding request to the SPC for the project that is estimated to cost \$2,116,056. PENNDOT is hoping to advance the roundabout concept before it considers any alternative options for the intersection.

Gregg Avenue Steps – Manager Kauer reported that the project is nearing completion. Half of the handrails were installed today, and the other half installed next week.

Bower Hill Pedestrian Crossing – Manager Kauer reported that a grant application has been submitted to State seeking \$92,000 for the warning signals and site improvements.

NEW BUSINESS: None.

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

Mr. Pat DeBlasio, 447 Washington Avenue, stated that his business partner suggested that they not be located in Bridgeville but in a business park in another community that has free parking and is more accessible. He stated that he isn't moving, but these concerns are being felt by our business community. He also stated that he is happy to see the north end project on this month's meeting agenda.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Mrs. Bellaver; meeting adjourned at 7:52PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer