



**AGENDA**  
**MONTHLY MEETING OF THE**  
**PLANNING COMMISSION**

**Monday, September 22, 2025, 7:00 pm**  
Borough Building, Council Chambers, 425 Bower Hill Road  
And virtually at: [www.zoom.us](http://www.zoom.us) / Phone: 646-558-8656  
Meeting ID: 7328600080 / Password: 032445

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The meeting is called to order.

**ROLL CALL:**

Dale Livingston, Chair

Joseph Kauer, Borough Manager / Zoning Officer

Melissa Guiliani, Vice Chair

Mike Tolmer, Secretary

Elizabeth Bellaver

Justine Cimarolli

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

**ADOPTION OF MINUTES:** August 25, 2025

**NEW BUSINESS:**

1. **PD Capital Lot Consolidation Plan**, (501-511 Washington Avenue, Parcels: 255-N-397 and 255-J-235): the plan proposes the consolidation of two existing parcels into one parcel.
  - a. Review and discussion of plan
  - b. Borough Engineer has completed the plan review, and it conforms with the Borough's Zoning Ordinance and Subdivision and Land Development Ordinance.
  - c. Recommendation to Borough Council that the PD Capital Lot Consolidation Plan be approved, pending the applicant addressing any concerns raised by Allegheny County Department of Economic Development.
  
2. **Conditional Use Permit Application**, (Mosebach Manufacturing Co., 1124 McLaughlin Run Road): application to operate a Light Manufacturing Facility within the existing building in the M-MNO Zoning District.
  - a. Review and discussion of application
  - b. Borough Engineer has completed the plan review, and it conforms with the Borough's Zoning Ordinance and Subdivision and Land Development Ordinance once the applicant addresses the noted concerns.
  - c. Recommendation to Borough Council that the Mosebach Conditional Use Permit be approved, pending the inclusion of any recommended conditions (if applicable).

**OLD BUSINESS:**

1. Comprehensive Plan Project Implementation Updates:
2. Active Transportation Plan Implementation Updates:
3. Environmental Advisory Committee:
  - a. Creation of Bridgetown Garden Club discussion
  - b. Dark Sky regulations discussion
  - c. Bridgetown Shade Tree Commission's inaugural meeting will be held, Monday, October 6, 7PM

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

**ADJOURNMENT:** A motion to adjourn.

**Next Meeting:** Monday, October 27, 2025, Starting Time: 7:00pm