

BOROUGH OF BRIDGEVILLE
PLANNING COMMISSION
Meeting Minutes
December 1, 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, Justine Cimarolli, Elizabeth Bellaver, and Joseph Kauer Borough Manager / Zoning Officer

Absent: None.

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

None.

ADOPTION OF MINUTES:

October 27, 2025

Motion to adopt the October 27, 2025, meeting minutes as submitted was made by Ms. Guiliani, seconded by Ms. Cimarolli; motion carried unanimously.

NEW BUSINESS:

1. May Avenue Plan of Lots, Minor Subdivision Plan of Parcel 255-E-150, corner of May Avenue and Crestvue Drive into two buildable lots. The plan has been reviewed by the Borough Engineer and Allegheny County Department of Economic Development. Consider action to recommend to the Borough Council that the May Avenue Plan of Lots be approved. The Manager reviewed the Engineer's Plan Review Letters and stated that the applicant has addressed the concerns and those of the County. Mr. Colton was in the audience and stated that he is subdividing the lots so that he can build two new homes on the new parcels. Mrs. Bellaver questioned what the homes would look like. Mr. Colton stated that he intends to build split-level homes similar to the last one he built about ten years ago on May Avenue. Motion to recommend to Borough Council that the May Avenue Plan of Lots be approved was made by Mr. Tolmer, seconded by Ms. Guiliani; motion carried unanimously.

OLD BUSINESS:

2. Comprehensive Plan Project Implementation Updates:
 - a. North-end Washington Avenue Revitalization and Traffic Improvements
 - i. Collier - Bridgeville Traffic Engineering Proposals Update
Manager Kauer reported that both he and the Collier Manager met with two traffic engineering firms we both have worked with. He stated that when proposals are received, he'll review them with the Planning Commission for their feedback.
 - ii. Downtown Zoning District Adopted
Manager Kauer reported that Council has adopted the new Downtown Zoning District amendment and now in effect. He added that the first occupancy for a new business has been issued this month for a Day Spa under this new District.
3. Active Transportation Plan Implementation Updates:
 - a. Liberty St. Pedestrian Path
Mr. Livingston stated that this project was identified as a need to improve during the Active Transportation Planning process. He reviewed pictures of the current trail conditions with the Commission. He stated that it could benefit with additional lighting and possibly an improved landing at the base of the trail at Bower Hill Road. Mr. Tolmer

stated that the trail in its current condition just terminates on Bower Hill Road without any destination or safe route from there. The Commission agreed to table this item and encouraged everyone to visit the trail and think of what improvements could be made.

- b. Chartiers Street crossing to park at Winfield Street, PENNDOT request update
Manager Kauer reported that last week he received an update from PENNDOT on the Winfield crossing proposal. They denied the request stating that it will cost more than \$900,000, add additional time to the project's construction and require additional right of way taking from the park land that they are unwilling to take. They did state that they are still going to install the alternate pedestrian route to the park from Bank Street to the driveway on the south side of Chartiers Street at no cost to the Borough.

Ms. Guiliani suggested that additional lighting be added at the park's entrance. Ms. Cimarolli asked the Manager to request from PENNDOT what their requirements are to lower the speed limit were.

4. West-side of Bridgeville Park / Playground possibilities

Mr. Tolmer suggested that a unique playground could be constructed using the natural hills for slides and climbing walls. He also suggested that a playground is needed on top of the west side of town hill near Perrett Street and another near Hickman Street as they are two separate neighborhoods.

Ms. Cimarolli stated that these parks should be small tot-lots with a couple of benches and some minor play equipment such as slides and swing set. Manager Kauer stated that he will review the suggested property with the Borough Engineer to see if it is constructable.

5. Environmental Advisory Committee:

a. Baldwin St. Pollinator Garden Improvements

Ms. Cimarolli stated that the garden has been winterized. Ms. Guiliani stated that additional edging and mulching is needed in the spring at the garden. Mr. Livingston stated that the Lions Club will have a bench for the garden as well. Ms. Guiliani will meet with the Manager in the spring at the garden to coordinate the necessary improvements.

b. Electric vehicle charging stations

Mr. Livingston suggested that the Parking Authority should consider installing Electric Vehicle Charging Stations within its public lots, especially Lot 2 in our Downtown. He stated that it would benefit the community and those patronizing our businesses. Motion by Mr. Tolmer, seconded by Ms. Cimarolli to recommend to the Parking Authority that EV Chargers be added to Lot 2 when they make improvements to the Parking Lot. Motion carried unanimously.

c. Dark Sky Lighting Regulations

- i. West Penn Street Lights
- ii. Borough Street Lights on Washington Avenue
- iii. Private properties

This item was tabled until the January Meeting.

6. 1-5 Year Plan Discussion

Mr. Livingston reviewed a list of several projects from both the Comprehensive Plan and Active Transportation Plan that should be prioritized and implemented over the next 5 years. The Commission agreed to discuss this more at the January Meeting to officially create the strategy for 2026. Ms. Cimarolli suggested that a timeline be included with each project. Mr. Tolmer suggested that Prestley Road Parking / Roadway Improvements be included in this effort.

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

Mr. Pat DeBlasio, 447 Washington Avenue, stated that both the north-end of Washington Avenue and Prestley Road are difficult issues, but parking in this area is a critical issue that needs to be addressed and studied in 2026.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tolmer, seconded by Ms. Cimarolli; meeting adjourned at 8:11PM.

Respectfully submitted,

Joseph Kauer
Borough Manager / Zoning Officer