

**BOROUGH OF BRIDGEVILLE**  
**PLANNING COMMISSION**  
**Meeting Minutes**  
**April 29, 2026 – 7:00PM**

---

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 7:00PM by Mr. Livingston.

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

Absent: Justine Cimarolli and Elizabeth Bellaver

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

None.

**ADOPTION OF MINUTES:**

**March 23, 2026**

Motion to adopt the March 23, 2026, meeting minutes as submitted was made by Mr. Tolmer, seconded by Ms. Guiliani; motion carried unanimously.

**NEW BUSINESS:**

1. Minor Land Development Plan: Applicant is PD Capital who proposes the construction of a paved parking lot at 501-509 Washington Avenue. Mr. Livingston reported that the Engineer has completed a plan review of this application and issued a plan review letter that raised several comments that need to be addressed before the plan is in compliance with the Borough's Stormwater Ordinance, Zoning Ordinance and SALDO. Mr. Livingston stated that he is happy to see the stormwater controls that are proposed for the site to control the water on the lot.

Mr. Tolmer questioned if the Commission could recommend approval pending the applicant's addressing the Engineer's comments. The Borough Manager confirmed that it is an acceptable approach. Ms. Guiliani questioned if all of the existing lawn will be converted to paved parking? Mr. Doddato, property owner and applicant, replied that no, not all of the current lawn will be converted. Mr. Tolmer added that the proposed dumpster enclosure will be a great improvement.

Motion to recommend permit approval to the Borough Council, pending the applicant, satisfying all the comments raised by the Borough Engineer in their plan review letter was made by Mr. Tolmer, seconded by Ms. Guiliani; motion carried unanimously.

**OLD BUSINESS:**

2. 5-10 Year Planning Discussion  
Mr. Livingston led a discussion that outlined the graphing of implementation priorities of projects from the Comprehensive Plan and Active Transportation Plan. The Manager gave project updates for each project.

Mr. Livingston for next month's meeting will prepare two lists of projects, one list that will include projects that are actively being implemented, and the other will be a list of projects to be discussed and considered further.

3. Comprehensive Plan – Downtown Business Development

The Commission led a discussion that focused on concepts that the Borough could be doing to help advance economic development within our business district. The Commission discussed the need for more retail establishments. Ideas proposed included ways to promote Bridgeville more and also host more events that can attract more consumers to the businesses such as popup music and vendor events in the business district, while leading patrons to our existing restaurants for meals.

It was also discussed that vacant spaces be identified to help market. Redevelopment of the Northend remains a priority. The Manager gave an update on the Northend traffic improvements design. He stated that the concept only works if Washington Avenue is improved to Bower Hill Road, the area under the railroad trestle needs to be widened to allow four lanes of traffic to mitigate the bottleneck of traffic into Bridgeville.

4. Environmental Advisory Committee:

a. Earth Day 2026 Community Clean Up Day, Saturday, April 18, recap

Ms. Guiliani reported that the event was well attended. She stated that the group would like to do another clean up before July's Bridgeville 125 celebrations. She added that brooms and trash cans will be needed, pointing out a need to clean up dirt piled up under the railroad trestle. Ms. Guiliani proposed creating a Bridgeville volunteer database that can be kept informed of volunteer opportunities in the Borough, such as an email blast. Lastly, she recommended recognizing children who participated in the clean up day, by giving them a Mayoral certificate recognizing their efforts and good citizenship.

b. Bank Street Bump-out Plantings

Ms. Guiliani recommended that we develop a plan to plant the bump-outs in the fall. She stated that the area to be planted within them is large and the plants need to remain low and be drought resistant.

**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 8:11PM.

Respectfully submitted,

---

Joseph Kauer  
Borough Manager / Zoning Officer