

**BOROUGH OF BRIDGEVILLE  
COUNCIL MEETING MINUTES  
Monday, May 11, 2026  
7:00 PM**

**PUBLIC HEARING: 6:45PM**

**RE: Conditional Use Application, Pittsburgh Pottery, 414 Margaret Street**

1. *Review of Application by Borough Manager*

Manager Kauer reviewed the application received from Pittsburgh Pottery to operate a pottery production facility on the first floor of the former Italian Club Building at 414 Margaret Street and an educational studio on the second floor. He reported that this property is located within the Mixed-Use Zoning District, and light manufacturing is permitted by conditional use permit in this district. The Manager reported that the hearing has been advertised in the Pittsburgh Post Gazette, property posted and all property owners within 300' of this facility have been provided notice. Only feedback received was from the neighbor across the street, Mr. Dennis Orient who was in support of the permit. Manager Kauer reported that the Planning Commission reviewed the plans and recommends approval without conditions.

2. *Question / Answers with the applicant - Pittsburgh Pottery*

Mr. Blake Anthony from Pittsburgh Pottery was present and reviewed his business plan for this place that the Manager outlined. Members of Council asked him when he plans to open business? Mr. Anthony stated that he is waiting for the building permit to be issued but hopes for sometime this summer.

Engineer Heyl reported that the applicant addressed all of the concerns outlined within the plan review letters and reported that it is in compliance with the Borough's Zoning Ordinance.

3. *Public Comment / Testimony: State your full name and address for the record.*

No citizens had any comment.

4. *Adjourn Public Hearing:*

Ms. Cimarolli adjourned the hearing.

The meeting was held within the Council Chambers at the Bridgeville Borough Building, 425 Bower Hill Road and virtually livestreamed on the website [www.zoom.us](http://www.zoom.us). Council President Justine Cimarolli led a moment of silence for the recently departed members of our community and those serving in the military. Ms. Cimarolli announced that the Council met in Executive Session before the start of the meeting to discuss a legal matter, no action was taken.

**ROLL CALL** – Roll was called at 7:00 PM with the following present:

Council President Justine Cimarolli  
Council Vice President Nick Ciesielski  
Councilman Joseph Colosimo  
Councilman Jason Ferri  
Councilman Shane Franchick (participated virtually)  
Councilman Nino Petrocelli  
Councilman Jason Sarasnick

Also, present included: Mayor Betty Copeland, Solicitor Tom McDermott, Borough Engineer John Heyl, Borough Manager Joseph Kauer, Fire Chief Ray Costain and Chief of Police Gary James.

**Absent:** EMS Chief Dan Miller

**PRESENTATIONS:**

- 1) Mayor Betty Copeland recognized the youth who participated in the Earth Day Cleanup Event. Certificates of recognition were presented to Konrad Heisler, Hannah Thomas, Max Thomas and Beck Johnson.
- 2) Review of the 2025 Borough Audit, presented by Kim Turnley, CPA. Mrs. Turnley explained the Borough's 2025 financial report with the members of Council. She stated that it was a clean audit, with no comments or observations.

**COMMENTS FROM THE FLOOR:**

1. Mr. David Cercone, 953 Ridge Road, informed Council that he recently purchased this property and that he has a property dispute with his neighbors about access to the rear of his property from the Sunset Way area. He stated that Sunset Way is shown on Borough and County maps as a street up to his property and that he states he has legal access to his property. He wanted to advise the Borough Council of the matter so that he can have access to the rear of his property via Sunset Way.

**BUSINESS:**

1. A motion to approve the April 13, 2026, Regular Meeting Minutes, as submitted was made by Mr. Sarasnick, seconded by Mr. Ferri; motion carried unanimously.
2. A motion to approve the May 2026 Bill List was made by Mr. Colosimo, seconded by Mr. Ciesielski; motion carried unanimously.
3. A motion to approve the May 15, 22, 29, and June 5, 2026, payrolls was made by Mr. Petrocelli, seconded by Mr. Sarasnick; motion carried unanimously.
4. A motion to grant a Conditional Use Permit, without conditions, for Pittsburgh Pottery to operate a light manufacturing facility at 414 Margaret Street was made by Mr. Franchick, seconded by Mr. Ciesielski; motion carried unanimously.
5. A motion to accept the 2025 Borough Audit Report was made by Mr. Ferri, seconded by Mr. Franchick; motion carried unanimously.
6. A motion to adopt Resolution No. 2026-12, a Resolution of the Borough of Bridgeville, authorizing the submission of a Pennsylvania Greenways, Trails and Recreation Program Grant application for the Chartiers Park Lighting Improvements Project was made by Mr. Franchick, seconded by Mr. Petrocelli; Ms. Cimarolli questioned if the project could be scaled back? The Manager stated that the electric controls are for both fields, but the lighting and poles on each field could be done one at a time to scale it back.

7. A motion to adopt Resolution No. 2026-13, a Resolution of the Borough of Bridgeville, adopting the 2026 Allegheny County Hazard Mitigation Plan as the official Hazard Mitigation Plan of the Borough of Bridgeville was made by Mr. Colosimo, seconded by Mr. Petrocelli; motion carried unanimously.
8. A motion to adopt Resolution No. 2026-14, a Resolution of the Borough of Bridgeville, Allegheny County, Pennsylvania, authorizing the Borough Manager to file a petition with the Pennsylvania Liquor Control Board to exempt a specific area of the Borough of Bridgeville, described herein, from the Pennsylvania Liquor Control Board's regulations regarding amplified music being heard off the licensed premises in favor of enforcing the Borough's own previously adopted Noise Ordinance, Section 27-1001.3 of the Borough of Bridgeville's Code of Ordinances was made by Mr. Ciesielski, seconded by Mr. Sarasnick; Mr. Ciesielski questioned the timing of this application for the Crafty Jackalope? Solicitor McDermott stated that the LCB issued a one-year exemption, which is why it is being reapplied for. The LCB may be able to award a three-year exemption this time. Ms. Cimarolli questioned whether there have been any noise complaints over the past year? Both the Police Chief and Manager responded that there haven't been any noise complaints. The Solicitor reported that this business is very proactive to monitor its noise to avoid violations. Motion carried unanimously.
9. A motion to accept the lowest responsible bid received from Youngblood Paving, Inc. in the amount of \$81,356 for the Base Bid and Add Alternate No. 1 of the 2026 Roadway Program, Contract B (Bridgeville Parking Authority Lot No. 2) subject to the contractor obtaining the required insurance certificates, performance bond, payment bond, and review and approval of same by the Borough Solicitor prior to execution of the Agreement by the Borough. *(Note: the Bridgeville Parking Authority Board approved this contract and will pay all associated costs directly).* Motion was made by Mr. Petrocelli, seconded by Mr. Colosimo; Mr. Franchick questioned how the finances for this project will work? The Manager reported that the invoices for this portion of the contract will be billed directly to the Parking Authority. Motion carried unanimously.
10. A motion to authorize the disbursement of \$3,756.20 from the Capital Project Fund to Merit Electrical Group, Inc. for Partial Payment No. 2 of the Chartiers Park Shelter No. 1 Construction Project / Electrical Improvements was made by Mr. Franchick, seconded by Mr. Ciesielski; motion carried unanimously.
11. A motion to designate the Pittsburgh Post Gazette also as an official newspaper of general circulation to advertise official notices for the Borough was made by Mr. Ferri, seconded by Mr. Petrocelli; motion carried unanimously.
12. A motion to authorize disbursement of a Real Estate Tax Refund due to a change in assessment to the following:
  - a. Taglyz III LLC, Parcel: 255-N-80, Year 2025, Total: \$993.72

Motion was made by Mr. Colosimo, seconded by Mr. Franchick; motion carried unanimously.

13. A motion to accept the resignation from Elizabeth Bellaver from the Bridgeville Planning Commission, and to authorize advertising this vacancy that has a term that will expire the first Monday of January 2028 was made by Mr. Ferri, seconded by Mr. Saranick; motion carried unanimously. Ms. Cimarolli thanked Mrs. Bellaver for her service and all that she has done for both the Borough and the Planning Commission.
14. A motion to accept and pay any commission due – April 2026 Real Estate Tax Collector Report was made by Mr. Petrocelli, seconded by Mr. Ferri; motion carried unanimously.
15. A motion to acknowledge receipt of the April 2026 Treasurer’s Report was made by Mr. Ciesielski, seconded by Mr. Ferri; motion carried unanimously.
16. A motion to accept all submitted April 2026 official reports was made by Mr. Colosimo, seconded by Mr. Petrocelli; motion carried unanimously.

### **COMMITTEE REPORTS**

**ADMINISTRATION, JUSTINE CIMAROLLI** – Ms. Cimarolli reported that Sheryl Valentino and Cheryl Glowark have been very busy planning the upcoming Day on the Avenue that will be held on June 20<sup>th</sup>. She reported that the annual Memorial Day Parade will be held on Monday, May 25<sup>th</sup>, 10AM on Washington Avenue.

Lastly, Ms. Cimarolli reported that she attended the recent CONNECT meeting and discussion focused on shared equipment and services, including the creation of a possible trash collection service.

**FINANCE, JASON FERRI** – Mr. Ferri reported that the first quarter finances appear to be on track and look good. He thanked the staff for their work, which resulted in a positive 2025 Audit report.

**PARKS & RECREATION, SHANE FRANCHICK** – Mr. Franchick reported that he and the Manager met with the Engineer to prepare a punch list for the new shelter construction project. He stated that he’ll be having a committee meeting soon to review the parks. Lastly, Mr. Franchick reported that the crew is doing an excellent job of keeping the parks looking great.

**PUBLIC WORKS/BUILDINGS, JASON SARASNICK** – Mr. Sarasnich reported that our parks look pristine and that the crew has been busy with equipment maintenance and landscaping along Washington Avenue.

**PUBLIC SAFETY, NICHOLAS CIESIELSKI** – Mr. Ciesielski reported that a Safe Exchange Zone has been created at the Borough Building in the parking lot on the side of the Police Station. He reported that the Committee will be meeting with the Fire Chief later this week to discuss staffing concerns and that the Police Department is doing an excellent job with increased presence and traffic enforcement on Winfield Street.

**CHAR-WEST COUNCIL OF GOVERNMENTS, JOE COLOSIMO** – Mr. Colosimo reported that he and Mr. Petrocelli attended the last meeting of the COG. He stated that Representative Kulik was at the meeting to report that work on the State Budget is progressing through the Senate. Mr. Colosimo reported that several towns are looking for public works employees and that they sold the old vactor truck for \$60,000.

**MAYOR, BETTY COPELAND** – Mayor Copeland encouraged everyone to attend Coffee with the Chief on May 13<sup>th</sup>, 8:30AM at LaBella Bean Coffee Shop. She also reported that she will be a speaker during the annual Memorial Day Ceremony.

**POLICE CHIEF, GARY JAMES** – Chief James reported that he provided the written reports and could answer any questions. He also reported that the Department has responded to 798 calls in April, 3,015 for the year to-date. The Chief reported that last month, 89 citations were issued – of such 42 were traffic citations, 46 verbal warnings and 36 written warnings.

Chief James also reported that he recently met with Allegheny County Human Services who will operate a team of social workers that can assist our police officers with calls that are mental health related, including welfare checks.

**SOLICITOR, THOMAS MCDERMOTT** – Solicitor McDermott stated that he provided his written report and could answer any questions.

**BOROUGH ENGINEER, JOHN HEYL** – Engineer Heyl reported that the contractor who constructed the Gregg Avenue steps will clean, repair the spalling and seal the concrete under warranty. He also reported that he is reviewing what types of traffic calming improvements could be made on Winfield Street but suggested that a speed study be completed first. The Engineer also reported that he prepared a concept plan for a proposed park on Perrett Street and that work on the C-54 rerouting sanitary sewer project continues with design.

**FIRE CHIEF, RAY COSTAIN** – Chief Costain reported that in April, the Fire Department responded to 28 calls for service, 159 calls to-date. He reported that last week there was a fire on the 8<sup>th</sup> floor of Bridgeville Towers where two residents had to be rescued. The Chief reported that the fire was caused by a resident smoking while on oxygen. He stated that the Department will be making fire prevention classes for those in apartment buildings, specifically on the dangers of smoking while on oxygen.

**SOUTHBRIDGE EMS, DAN MILLER** – No report.

**BRIDGEVILLE HISTORICAL SOCIETY, LEESA SHADY** – Ms. Shady reported that Bridgeville 125<sup>th</sup> Anniversary Cookbooks and 1920's Banquet Tickets are for sale. She also reported that during Day on the Avenue the History Center will be open for an open house. Ms. Shady stated that this month's Speakers Program will be about "Brackenridge" presented by Dr. John Oyler.

**BRIDGEVILLE LIBRARY REPRESENTATIVE** – Director Weaver reported that the library has partnered with the Shade Tree Commission to complete a project to remove invasive species from the woods behind the Library on May 18. She also stated that the Summer Programs start on May 26<sup>th</sup>

and that on May 30<sup>th</sup> there is an Adult with Books Event at Dee Jay's BBQ.

BRIDGEVILLE PARKING AUTHORITY REPRESENTATIVE – Mrs. Colosimo reported that the Board will meet on May 18<sup>th</sup>, 7PM. She stated that lot clean up is underway and is still waiting to hear back from the District Attorney if they will fund security camera upgrades. Mrs. Colosimo reported that the Authority will be discussing tree trimming in Lot 2 and also recently approved resurfacing half of Lot 2 at a cost of \$81,000.

BRIDGEVILLE PLANNING COMMISSION REPRESENTATIVE – Mr. Livingston thanked Mrs. Bellaver for her service on the Planning Commission and that at the last meeting, they discussed prioritizing project recommendations from the Comprehensive and Active Transportation Plans.

BOROUGH MANAGER, JOSEPH KAUER – Manager Kauer reported on the following:

- Bower Hill at Commercial Street Crossing Project – we are working on securing the necessary easements and the Engineer submitted the traffic signal permit application to PENNDOT. The plan is to bid the project over the summer with fall construction.
- Northend Washington Avenue Traffic Planning – work continues. Traffic count and modeling have been completed. The concept only works if the plan is to widen Washington Avenue from Bower Hill Road, under the trestle, all the way to Mayer Street. The model supports that if this is done, the typical traffic bottleneck on the hill above Mayer Street is eliminated. TPD will next prepare an updated concept plan, project estimate and construction rendering.
- Safe Exchange Zone for internet sales, child custody exchanges and other interactions have been created in the side parking lot, adjacent to the Police Station. It has been promoted on social media, receiving lots of positive feedback.
- Construction of the new Chartiers Park Shelter No.1 has been completed. Met with Engineer on May 6th for the punch list walk, several small issues noted that the contractor will address before the contract is finalized. The first rental of the new shelter is scheduled for Saturday, May 16th.
- 2026 DCNR Grant for the Chartiers Park Field Lighting Project: submitted application that is seeking \$290,050; project cost estimates have increased to \$580,100. Support letters received from Representative Kulik, Senator Fontana, BAA, Police Department, and County Councilman Bob Palmosina.
- 2026 DCED GTRP Application underway also seeking funding for the Chartiers Park Lighting Project.
- Received a \$5,000 contribution from County Hauling for a permanent sculpture to commemorate the Borough's 125th anniversary to be displayed on Washington Ave.

NEW BUSINESS: None.

### ADJOURNMENT

A motion to adjourn was made by Mr. Ciesielski, seconded by Mr. Franchick, the motion carried unanimously. The meeting was adjourned at 8:08PM.

Respectfully submitted,

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Joseph Kauer  
Borough Manager / Secretary