
MEETING MINUTES
PLANNING COMMISSION BOARD
JUNE 11, 2026

MEMBERS PRESENT

Robert Melosky, Chairman
Matthew Malozi, Vice Chairman
Joy Cohen
Ricard Pongracz
Eddie Burgos

VISITORS PRESENT

Kevin J. Horvath, P.E. Keystone Consulting Engineers
Joseph Piperato Esq. Eastburn and Gray, PC
Justin Massie, Terraform Engineering, LLC
Byron Anstine, Linden Street Self Storage, LLC

MEMBERS ABSENT

STAFF PRESENT

Matthew Deschler, Solicitor
Cathy Fletcher, Bureau of Planning & Zoning
Craig Peiffer, Bureau of Planning & Zoning
Dylan Schlosser, Bureau of Engineering

The June 11, 2026, meeting of Planning Commission held at the City of Bethlehem Town Hall, was called to order by Chairperson, Robert Melosky at 5:00 PM.

AGENDA ITEM #1: APPROVAL OF MINUTES May 14, 2026

Motion #1: Ms. Cohen made a motion to approve the minutes as submitted.

Second: Mr. Burgos

Result of Vote: The motion carried 5-0.

AGENDA ITEM #2:

Property Location: 1801 Elliott Avenue

Property Owner: Kevin J. Horvath, Elliot Avenue, LLC

Developer/Engineer: Kevin J. Horvath, P.E. Keystone Consulting Engineers, Inc.

Proposed Work: The Applicant proposes developing the site into five sets of single-family semi-detached dwellings and one single-family detached dwelling, each on fee-simple lots. In the RR District, only single-family detached dwellings are permitted by right. Dimensional requirements for single-family detached dwellings include 100' minimum lot width and 15,000 SF minimum lot area. The Applicant proposes to subdivide the parcel into eleven (11) lots. Lots 1-10 would front Elliott Avenue. Lot 1 would measure 45' along the front lot line by 110' in depth and total 4,950 SF or 0.1136 Acres. Lots 2-9 would measure 40' along the front lot line by 110' in depth and total 4,400 SF or 0.1010 Acres. Lot 10 would be irregular in shape and would measure 45' along the front lot line by 110' in depth; the area is unknown. Lot 11 would front Mt. Airy Avenue, would be irregular in shape and measure 124' along the front lot line; the depth varies and the area is unknown. Lots 1-10 would each contain a single-family semi-detached dwelling

with driveway and single car garage. Lot 11 would to be developed into a single-family detached dwelling.

Discussion: Mr. Piperato and Mr. Horvath gave a brief overview of the proposed plan. The Applicant is seeking zoning relief from the Zoning Hearing Board for: a use variance for multi-family dwellings in the RR District where only single-family detached dwelling units are permitted, dimensional variances to use the RG District standards for lot width, setbacks and coverage and exemption from the steep slope regulations as it was previously determined the slopes were man made in 2009 and 2010. Mr. Horvath gave details of the surrounding neighborhood and presented their stance on the property being suited more for the RG District.

Mr. Melosky asked if Mr. Horvath could explain what relief is needed from the Zoning Hearing Board. Mr. Horvath explained the relief sought from the Zoning Hearing Board.

Mr. Peiffer referenced the relief that will be sought from the Zoning Hearing Board. The Law Bureau and the Zoning Officer have determined that the steep slopes provisions do apply; therefore, the Applicant would need to include that as part of their application or an interpretation request. Mr. Peiffer spoke of the City's review letter and stated there will be a stormwater tapping fee, stormwater report and Post-Construction Water Management plans shall be submitted as the impervious coverage has increased on the property. The Engineering Department requests a legal description of the proposed, deed of dedication and recording of the Lehigh County Recorder's office. Mount Airy Avenue is not improved to the full width of the cartway, the Applicant is proposing curb and sidewalk along Mount Airy Ave to a certain point because the street is unimproved and the sidewalk would lead into the adjacent house's front yard. To resolve this issue, the Applicant proposed a crosshatch that will allow vehicles to bottleneck down into the narrower cartway. The Traffic Superintendent stated in the review letter that they do not want to see an ADA compliant curb ramp at this location because there is no safe crossing and they would like to work with the Applicant to eliminate the possibility of vehicles driving in the southern direction and into the front yard of adjacent properties. Mr. Peiffer stated the City's Forester and Zoning Officer commented that removal of trees that qualify for preservation and subsequently their replacement in the RR District is a 2:1 replacement. The Fire Marshall's comments were concerning if the fire apparatus would be able to turn around at the bottom of Elliott Avenue and the Fire Marshall would like to see a fire hydrant at the intersection of Elliott Avenue and Mount Airy Avenue. Lastly, Mr. Peiffer noted that if Elliott Avenue were to be reopened it would need to be improved to current City standards.

Mr. Horvath stated something does need to be done with Elliott Avenue in conjunction with the prior project that was already approved. Mr. Horvath suggested widening the roadway to standard width with curbing and sidewalk and mill and overlay the road.

Mr. Malozi asked if the Zoning Map provided was the most up to date, and if so, is the house just south of the proposed plan within the RR District as well. Mr. Peiffer stated that was correct. Mr. Malozi asked if the drainage easements were created by Mr. Horvath or if they were there prior. Mr. Horvath explained he created the easements as a precaution. The additional sidewalk and curbing that is proposed will create more

stormwater runoff onto Mount Airy Avenue; Mr. Horvath created the easements to circumvent that situation. The stormwater management provided on the plan does not currently exist, Mr. Horvath plans to have stormwater management on site. Mr. Malozi asked if the drainage area along Norfolk Southern boundary is heavily wooded and steep. Mr. Horvath responded that the lower portion is not wooded. Currently, all water drains down to a single cross pipe and funnels through under the railroad tracks. Mr. Malozi asked if all parcels will be built upon. Mr. Horvath answered there is one parcel that is planned for stormwater management. Mr. Malozi asked if the area labeled drainage easement is buildable as it is today. Mr. Malozi also stated there is a potential special flood area on the plans. Mr. Horvath explained that it is not a floodplain, but it is subject to inundation. The area would be left alone and used as natural drainage. Mr. Malozi asked if the area near the railroad would be left open. Mr. Horvath stated that was correct. Mr. Malozi asked if there is any City stormwater management that can be tied into. Mr. Horvath stated all water runs onto his property and down to the cross pipe. The water from the pipe drains into the canal on the other side of the railroad tracks.

Mr. Malozi asked if access for vehicles would be from Elliot Avenue and a paved driveway. Mr. Horvath responded each dwelling will have a single car garage and parking spot in the front. Mr. Malozi asked for the square footage of the dwellings. Mr. Horvath answered 1,200 SF.

Ms. Cohen asked why the RG District requirement was used for the setback instead of the RR District. Mr. Horvath responded if the dwellings are pushed back more, they will be on the slope even more, will make construction more difficult and it will have more influence on the slopes and trees. Mr. Horvath was to limit the disturbance of land and keep the dwellings as close to the street as they can. Ms. Cohen asked for clarification on the side yard setbacks. Mr. Horvath stated the setbacks shown on the plan are consistent with RG District setback lines. Mr. Horvath stated they are not proposing a 6ft setback at this time, the size of the proposed dwellings may have a setback for 10ft. Ms. Cohen asked if the proposed development across the street does not develop Elliot Avenue first, what will happen. Mr. Horvath stated he will make road improvements for access to the dwellings. The road would be 15ft and 24ft long as required. Mr. Horvath will be meeting with the Fire Marshall to discuss the turnaround of a fire apparatus.

Mr. Malozi stated the plan was thoughtfully designed to push the density up to the existing infrastructure as Elliot Avenue is today and leaving open space in the back with the storm water drainage easement. Mr. Malozi stated he believes it is reasonable to use RG District setbacks given the history of the property and the surrounding area. If granted the relief from Zoning Hearing Board, no other relief will be needed as all dimensions are compliant with the RG District.

This is a Site Plan no motion was made.

