

A regular meeting of Bloomsburg Town Council was held Monday, February 26, 2007, beginning at 7:50 p.m. in Council Chambers, Town Hall, 301 East Second Street, Bloomsburg, PA. Present were Mayor Claude Renninger; Council Members Don Pursel, Bill Brobst, Paul Kinney, Dan Knorr and Paul Houseknecht; Town Administrator Carol Mas; Code Enforcement/ Zoning/Planning Officer Ed Fegley; Fire Chief Bob Rupp; Recycling Administrator Charles Fritz; Superintendent of Public Works John Barton; and Solicitor Jack Mihalik. Absent was Council Member Terry Lemon.

#### PUBLIC HEARING – TRISTAR HOUSING RE-ZONING REQUEST

A Public Hearing was held at 6:30 p.m. at which time Matt Zoppetti appeared before Council to request a re-zoning of the area between North Street, East Ridge Avenue, East First Street and Knapp Avenue. He contends this would be the perfect area for a transitional zone since the site is located next to a high density zoning district. His proposal also included allowing four (4) students per unit. This would enable him to place 48 undergraduate students in his development on East First Street instead of 24 undergraduate students and 12 non-students. Due to parking restrictions of one space for each tenant he said he would only be able to add five (5) students with this proposal. He suggested the town look at concentrating students in this area rather than throughout the entire town. By eliminating the non-students and adding five additional students he claimed he could add a brick façade as well as a state-of-the-art security system. The present design without amenities is at a break-even point. His development company has done a lot throughout Bloomsburg and he deserves a crumb from the town in approving his proposal. He stated if he does not get the re-zoning he will challenge the ordinance in court. He had planner Marvin Brotter at the site and he believed the area should be high density. Mr. Zoppetti did not have Mr. Brotter's opinion in writing.

B. Brobst does not believe the town should be prohibiting students from living anywhere in the town. He stated that transition zones may work in a new community but not in a developed town such as Bloomsburg. He did not agree with Mr. Zoppetti regarding the additional students needed to build a better building. He would not settle for less than the best regardless of the number of students per unit.

Ann Beaver of 2 Pine Street wanted to know who this change would benefit other than the developer. It certainly did not benefit the residents in the affected area.

Dave Heiss of 21 Pine Street asked when the expansion of student housing would stop. By granting this request, Council would be taking away his protection from student housing. He thought he was protected years ago when this area was zoned residential-urban.

Lynda Jones of 160 East First Street lives across from the property being developed. She stated Mr. Zoppetti was a good neighbor and felt he kept his properties clean. She would feel safer with the security system there.

P. Houseknecht disagreed about the cleanliness of Mr. Zoppetti's properties as he has had a problem with litter and debris from apartments on Iron Street deposited on his mother's land.

D. Pursel mentioned that the town hired a planning consultant to review the zoning and subdivision and land development ordinances. The process should take five to six months.

D. Knorr believes the town needs to decide if we want a higher concentration of students in this area. The town needs to plug-in Mr. Zoppetti's development plans into the ordinance review as well as the comprehensive plan update.

On a motion by D. Pursel, seconded by B. Brobst and voted on unanimously, Council approved referring Mr. Zoppetti's request to planning consultant Richard Koch of Gannett Fleming Environmental Engineers, Inc. for his opinion on the proposal within a reasonable amount of time. A site visit will be scheduled which will be paid for by Mr. Zoppetti.

Hearing no further comments, the Public Hearing concluded at 7:45 p.m.

CITIZEN TO BE HEARD – ROBERT DWORSAK

Robert Dworsak owner of 21 East Main Street inquired as to the status of his damaged basement wall. He had not heard anything and asked what Council was doing about the problem. Council is not involved or responsible for this particular situation but agreed to write a letter to the general contractor regarding the status of the claim.

APPROVAL OF FEBRUARY 12, 2007 COUNCIL MEETING MINUTES

On a motion by P. Kinney, seconded by P. Houseknecht and voted on unanimously, Council approved the February 26, 2007 Council meeting minutes with no additions or corrections.

APPROVAL OF PURCHASE OF FIRE DEPARTMENT BUNKER GEAR

On a motion by B. Brobst, seconded by P. Kinney and voted on unanimously, Council approved the purchase of ten (10) sets of bunker gear for the Fire Department through the COSTARS program at a cost of \$1,700.00 per set.

APPROVAL OF RESOLUTION NO 02-26-07.01 SETTING VARIOUS FEES

On a motion by B. Brobst, seconded by P. Kinney and voted on unanimously, Council approved Resolution No. 02-26-07.01 to include the fee for services of a Planner at \$40.00 an hour to the town's various fees resolution.

APPROVAL OF SHANGRILA DEVELOPMENT ADD-ON PARCEL PLAN

On a motion by D. Knorr, seconded by P. Houseknecht and voted on unanimously, and on the recommendation of the Planning Commission, Council approved the final plan for Shangrila Development's add-on parcel located at 401-403 Lightstreet Road conditioned upon the submission of an add-on agreement to be recorded with the plan.

APPROVAL OF BID TO B E EQUIPMENT, INC. FOR BALER WITH CONVEYOR

On a motion by P. Houseknecht, seconded by P. Kinney and voted on unanimously, Council approved the bid submitted by B E Equipment, Inc. for a baler with conveyor for the Recycling Center in the amount of \$244,755.00. The bid included a purchase price of \$265,755.00 less a trade-in value on the current baler of \$21,000.00.

RECOGNITION OF STORM WORK

Mayor Renninger recognized the Public Works Department for an excellent job done during the major snowstorm over Valentine's Day despite the additional traffic caused by the closing of I-80.

With no further business, the meeting adjourned at 8:27pm.

CAROL L. MAS  
Town Administrator & Secretary