

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, December 27, 2022, 10:00 A.M.

COUNCIL CHAMBERS & ZOOM MEETING

DIAL: +1 646 558 8656 US & INCLUDE THE MEETING ID: 456-920-3798 & PRESS#.

JOIN ONLINE AT: <https://us02web.zoom.us/j/4569203798>.

Committee responsibilities - Code Enforcement and Zoning, Future Zoning, Housing, Planning, Preservation/HARB, Downtown, Comprehensive Plan and Strategic Plan.

Committee Members: Toni Bell (Chair), Jim Huber and Nicholas McGaw.

Citizens to be heard:

1. Review of the code enforcement active status report from 10/01/2019- 12/25/2022.
 2. Review of the code enforcement permit report from 12/1/2022- 12/25/2022.
 3. Approval of the minutes from the 11/29/2022 meeting.
 4. Discussion of names for the Bloomsburg River Trail.
- Old business:
5. Discussion of pre-approved housing structures.

Next meeting: January 31, 2023

10/01/2019 - 12/25/2022

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address
Group: Citation Issued					
220358	Kyle Bauman	MAKUSZEWSKI ADAM C/O TADEUSZ MAKUSZEWSKI	Citation Issued	Unlicensed Rental (citation Issued)	255 E EIGHTH ST
220356	Kyle Bauman	HANAWAY JEREMY J	Citation Issued	Unlicensed Rental (Citation Issued)	140142 W FIRST ST
220335	Michael Reffeor	MORRISON HUGH E	Citation Issued	Grass and garbage	528 CLOVER AVE
220321	Kyle Bauman	COHO GEORGE DAVID	Citation Issued	Unlicensed Rental (Hearing Scheduled)	331 W MAIN ST
220088	Kyle Bauman	WHITEHAIR ROY ALLAN	Citation Issued	Tree Removal	274 E TENTH ST
210410	Kyle Bauman	DEMELFI VINCENT J	Citation Issued	Condemned	239241 W FIRST ST
210241	Michael Reffeor	COMMUNITY STRATEGIES GROUP	Citation Issued	Weeds, paint, windows	236238 W RIDGE AVE
210226	Kyle Bauman	ALL ACCESS MONTOUR LLC	Citation Issued	Structure unfit for human occupancy/ Grass and weeds (9 citations issued)	405 MILLVILLE RD
210224	Michael Reffeor	Salguero Jainer Ariel Aldana and Leily Marily Ramos Milla	Citation Issued	Grass and weeds	576 Rear Main Street
210215	Michael Reffeor	PENMAN JANINE	Citation Issued	Siding, weeds, rubbish	161 E FIFTH ST
200466	Michael Reffeor	DEMELFI VINCENT J	Citation Issued	(Plan of action completion 6-1- 21 deadline) Dilapidated structure (2 citations issued)	239241 W FIRST ST
200122	Michael Reffeor	SNYDER JASON D	Citation Issued	Structure unfit for human	254 E EIGHTH ST

				occupancy	
190049	Kyle Bauman	FEATHERMAN BRADLEY & CHRISTINE	Citation Issued	Exterior Conditions - Citation Issued.	571 W THIRD ST
190042	Kyle Bauman	GROHOWSKI TODD	Citation Issued	EXTERIOR CONDITIONS (Additional Citation Issued)	330 LEONARD ST

Group Total: 14

Group: NOV Issued

220421	Gregory Ash	DEMELFI VINCENT J	NOV Issued	Rubbish	100102 W MAIN ST
220420	Michael Reffeor	ELNASHAR NASSER AMIRA OSHBA	NOV Issued	Faulty alarm panel, rubbish	5860 E MAIN ST
220417	Michael Reffeor	MELODY REALTY LLC	NOV Issued	No zoning permit	62 E MAIN ST
220415	Michael Reffeor	REIFENDIFER RICHARD & KAREN G C/O GEORGETTA WYNINGS	NOV Issued	Unfit for occupancy	217 SUMMIT AVE
220412	Michael Reffeor	WEAVER DUSTIN	NOV Issued	Zoning violation	545 SUNSET DR
220410	Gregory Ash	CREASY ERNEST W & PATRICIA A	NOV Issued	Heating/Plumbing issues	72 IRON ST
220405	Gregory Ash	MVRN TWO LLC	NOV Issued	Failing support post	391 LIGHTSTREET RD
220404	Michael Reffeor	IRONDALE ROAD LUXURY APARTMENTS LLC C/O JOHN P & THOMAS L JANKOWSKI	NOV Issued	Disruptive conduct	124136 IRONDALE RD
220380	Gregory Ash	ALDERFER MAUREEN C	NOV Issued	Sidewalk Deviation	725 E FIFTH ST
220373	Michael Reffeor	GLD HILL RYAN & ELISE	NOV Issued	Sidewalk	202 W FOURTH ST
220367	Gregory Ash	ERNST DONALD L & CHRISTINE N JR	NOV Issued	Sidewalk Deviation	332 W FOURTH ST
220364	Michael Reffeor	CENTRE1 LLC	NOV Issued	Rain spouts	147151 E MAIN ST

220354	Michael Reffeor	KRANIG RUTH C	NOV Issued	Grease vent and roof	26REAR E MAIN ST
220319	Gregory Ash	MVRN TWELVE LLC	NOV Issued	Debris off Chimney	351 LIGHTSTREET RD
220299	Gregory Ash	HERRITY PATRICIA V	NOV Issued	Tall Grass and Weeds	349 E FOURTH ST
220294	Kyle Bauman	KING JOSHUA	NOV Issued	Grass and abandoned vehicle	345347 W FIFTH ST
220264	Michael Reffeor	MIOSI THOMAS J & ALEXANDRA	NOV Issued	sidewalk deviation and tree removal	243 E TENTH ST
220227	Michael Reffeor	REIFENDIFER RICHARD & KAREN G C/O GEORGETTA WYNINGS	NOV Issued	Unfit for occupancy	217 SUMMIT AVE
220201	Gregory Ash	SINGLEY MATTHEW	NOV Issued	Tall Grass and Weeds, Soffit/facia repair	66 LINCOLN AVE
220199	Kyle Bauman	BEAGLE MATTHEW E & ETAL TRUSTEES C/O DALE BEAGLE	NOV Issued	Sidewalk Deviation	404 MARKET ST
220170	Michael Reffeor	VENTURI ENTERPRISE INC	NOV Issued	Weeds and porch	250 W FIRST ST
220134	Michael Reffeor	TEENER BARBARA C/O THOMAS GORDON	NOV Issued	Exterior and weeds	430 EAST ST
220090	Kyle Bauman	BLOOM REAL ESTATE LP C/O KEYSTONE REAL ESTATE	NOV Issued	Parking Lot Deviations	
220089	Kyle Bauman	MALIA SHANE P	NOV Issued	Interior conditions	208 W FIRST ST
220059	Kyle Bauman	KESTER ANTOINETTE	NOV Issued	Unsafe Structure	290 W ELEVENTH ST
220032	Michael Reffeor	WATSON WILLIAM E	NOV Issued	Unsafe Structure	159 W FOURTH ST
210419	Michael Reffeor	WANDELL RENEE L	NOV Issued	Unsafe building	218220 E TENTH ST
210392	Michael Reffeor	MUELLER KENNETH A	NOV Issued	(Action plan in progress) Dilapidated	540542 JEFFERSON ST

				structure	
210391	Michael Reffeor	MAUSTELLER RANDALL J	NOV Issued	Unfit for human occupancy	222230 BLACKBERRY AVE
210347	Michael Reffeor	MAUSTELLER RANDALL J	NOV Issued	No rental license	222230 BLACKBERRY AVE
210223	Kyle Bauman	IVY LEA PROPERTIES LLC	NOV Issued	Roof Damage & Weeds (Citations Issued)	516518 OLD BERWICK RD
200510	Kyle Bauman	Heather LEE	NOV Issued	Exterior Conditions in disrepair.	136 E THIRD ST
200486	Michael Reffeor	WATTS KURT	NOV Issued	Dilapidated structure	531 CATHERINE ST

Group Total: 33

Group: Open

220419	Michael Reffeor	MELODY REALTY LLC	Open	Water leak, damage, covered fire exit	62 E MAIN ST
220411	Gregory Ash	KNAPP ELIJAH T	Open	Landing/Stair repair	7074 MILLVILLE RD
220402	Michael Reffeor	CENTRAL PENNSYLVANIA MHA ASSOCIATES LP	Open	fire alarm issues	400 RAILROAD ST
220391	Kyle Bauman	MVRN ELEVEN LLC	Open	Trip Hazard	225 CENTER ST
220195	Gregory Ash	PROPERTY MAX LLC	Open	Sidewalk Deviation	255 E TENTH ST
220191	Gregory Ash	SNYDER BRANDON M	Open	Sidewalk Deviation	1005 CATHERINE ST
220186	Gregory Ash	THOMAS PAUL L III	Open	Sidewalk Deviation	204 E TENTH ST
220156	Gregory Ash	BLOOMSBURG ALTERNATIVE POWER COMPANY LLC	Open	Shade tree	341 E SECOND ST
200482	Michael Reffeor	KRANIG RUTH C	Open	Floodplain violations	516 FORT MCCLURE BLVD



Town of Bloomsburg

Permit Report

12/1/2022 - 12/25/2022

Permit #	Permit Date	Permit Type	Project Description	Project Cost	Parcel #	Parcel Address	Owner Name	Owner Address
2022211	12/12/2022	HARB	Replaced windows	24,000	05W04 25200000	210 W THIRD ST	COLADONATO FIDELE J & BARBARA A	488 SWEET BRIAR DRIVE
2022210	12/21/2022	Building	Remove and replace deteriorated deck on townhouse on ground floor and 1st floor	0	05E11 02107000	648 E FOURTH ST	MAGNOLIA PROPERTIES AND RENTALS LLC	619 FIRST ST
2022209	12/21/2022	Building	HVAC Installation for the victim witness office (see attached plans)	19,998	05W05 03500000	35 W MAIN ST	COLUMBIA COUNTY COURTHOUSE	WEST MAIN
2022207	12/14/2022	Building	Remodel kitchen and sun porch	50,000	05E01 00800000	130 E TENTH ST	MIGLIORE JACQUELINE	130 EAST TENTH STREET
2022205	12/14/2022	Building	New deck	2,600	05E03 25000000	378-380 EAST ST	MORUCCI MICHAEL	26 N ST AUGUSTINE BLVD
2022202	12/7/2022	Building	AT&T proposes to replace 3 antennas with 6 new antennas and ancillary equipment and ground work on an existing telecommunications facility. No proposed changes to tower height or compound size.	40,000	05W03 22000100	707 RAILROAD ST	AT&T TOWER PROPERTY TAX	754 PEACHTREE STREET NE 16TH FLOOR

Total Records: 6

12/25/2022

Community & Economic Development Committee Meeting Minutes
Tuesday, November 29, 2022 10:00 a.m.
Town Hall or via Zoom

The meeting was called to order at 10:00 a.m., present were Council Members Toni Bell, Jim Huber, Nick McGaw (10:09 a.m.), Jim Garman, Justin Hummel, Vince DeMelfi, Manager/ Secretary/ Treasurer Lisa Dooley, Director of Code Enforcement Michael Reffeor, Code Enforcement Officer Kyle Bauman and Administrative Assistant Christine Meeker. Also present were Carolyn Yagle, Fred Gaffney and Dawn Moore.

Carolyn Yagle was present to update the Committee on the status of the zoning rehaul. Public input meetings are scheduled for early 2023. These meetings will be held both in person and via zoom. The first set will be January 23rd 4 p.m. to 6:30 p.m. via Zoom and January 30th 4 p.m. to 6:30 p.m. in person. A Council briefing will be held on January 30th in person and via Zoom. The second set will be held on February 13th 4 p.m. to 6:30 p.m. via Zoom and February 27th 4 p.m. to 6:30 p.m. in person and a Council briefing on February 27th in person and via zoom. The first public hearing is tentatively scheduled for April 24th.

Matt Zoppetti was present to discuss a few design flaws in the East Street reconstruction project. The last block of East Street on the east side was not finished all the way to the Main Street intersection. He also requested that Council members look at the curb cut between Good Old Days and the next building. Mr. Zoppetti also took issue with the street excavation ordinance requiring property owners to repave large areas of the street within 5 years of repaving.

The Committee reviewed the code enforcement and permit reports for the month. M. Reffeor informed the Committee of two disruptive conduct notices that have been issued to the same property, further enforcement measures will be forth coming for this property.

On a motion by N. McGaw, seconded by J. Huber, and voted on unanimously, the Committee approved the minutes from the October 25, 2022 meeting with correction to N. McGaw's name.

L. Dooley provided the Committee with a copy of the updated HOME program guidelines. These guidelines are reviewed on a yearly basis by the federal government and adjustments are made to the income levels and property evaluation schedules is deemed necessary.

J. Hummel forwarded an article to the Committee regarding the establishment of a catalog of pre-approved structures that would meet the building/zoning codes to allow for the streamlining of development in areas such as the west end of town. M. Reffeor will send this idea on to Carolyn Yagle for inclusion in the zoning rehaul discussions.

L. Dooley brought up the topic of marketing the proposed river trail and developing a permanent name for signage. Committee members suggested putting the topic on social media for input.

Discussion was held on future flood mitigation plans for the west end of town and the acquisition and demolition of properties. L. Dooley suggested a meeting with county officials to garner more information before moving ahead with any projects.

On a motion by N. McGaw, seconded by T. Bell, and voted on unanimously, the Committee approved the 2023 meeting schedule with meetings continuing to be held at 10:00 a.m. and the September meeting to be held on 9/20 and the December meeting to be held on 12/20.

On a motion by N. McGaw, seconded by J. Huber, and voted on unanimously, the meeting adjourned at 11:34 a.m.

Notes taken by Christine Meeker and reviewed by Lisa Dooley.

Trail names

“Susquehanna” may come from the Lenape (Delaware) word siskēwahane meaning “**Muddy River**”. Also, ‘Susquehanna’ is derived from the Delaware Indian name “Sisa’we’had’hanna,” which means **River Oyster**. Muddy River Oyster trail.

In recognition of the origins of the early inhabitants of the area who settled by the fertile shores of our creek and river I suggest **Susquehannock Trail** as one option; Secondly, In recognition of the man who laid out the framework for Bloomsburg **Eyers Trail** and thirdly, with tongue firmly in cheek and enjoying the alliteration, Hummel’s Hobble as we all sometimes step deeper into the potholes of life than we expect.

If we have the "Town Park" shouldn't we have the "Town Trail"? Simple and blends well with the park name...plus we are the "only town in Pa"

Blooming Scenic Trail

Henry Dildine Memorial

River walkway and Bicycle path

Henry Dildine was the original owner that sold 92.5 acres of land to Ludwig Eyer who is recognized (although) disputed as the founder of Bloomsburg. One can make the case that if Mr. Dildine didn’t agree to sell his land to Mr. Eyer, Bloomsburg, would not exist. This is why I am suggesting this name as one of many submission.

Because of Mr. Dildine’s largely obscure contribution to the history of this town he is one of my favorite picks for naming the new trail

McKelvey and Neal Memorial

River walk and Bicycle path

The iron ore industry was one of the early industries of Bloomsburg and these two took advantage of the lodes by building two furnaces, one at each end of town, the Norther end being the bigger one. The furnace was most likely the second biggest employer next to the textile industry. Not many remember, the Pursel Building (now Jag Housing) was also the company store for Mckelvey and Neal.

Iron street was the original East street, but as the town grew, East street was moved to reflect the boundries, and the current Iron street was named Irondale to reflect the importance of the industry at the end of it. Some remnants of the furnace still stand today, such is Irondale inn.

Because of the importance of these two men who go largely unrecognized by the town and the Iron ore business and community service by them, this is another submission.

Joseph Ratti Memorial

River walkway and Bicycle path

Not only did Joseph Ratti come from Italy with his European knowledge of weaving and looms, he founded Bloom Mills which went onto become one of the most successful textile factories in the area, but he was also responsible for Bloomsburg first hospital, which still stands today,

albeit rather in shabby shape. Joseph Ratti was not only generous, but a very civic minded man. Because of his contributions to Bloomsburg through industry and philanthropically, I am submitting his name for the trails name.

Milton K. Yorks Memorial

River Walkway and Bicycle Path

Milton York's 1888-1942, served the 16th congressional district. While the Yost mansion may bear a plaque with his name on it, it is a name that has been replaced by the current occupants in the minds of people. Most people now know this building as the Yost mansion and no longer as the York's mansion. For this reason I believe Milton K. York's is worthy of the distinction of having the trail named after him. It would be a small recognition of a man who gave service, and Bloomsburg one of its more famous buildings, but in my opinion since we can't name a road after him (I don't believe York road is, I think that is for Frederick York), it is about time something is and for the prominence this man held in this town I am surprised something hasn't been already.

Floodway

Bike path and Walkway

The name is apt, I couldn't resist

Sewer Plant pathway

As above, the name is apt and I couldn't resist the irony of a path that runs by the sewer plant. It was calling out to poke fun at.

Panther Pass or Susquehanna Stroll

McClure walk

Hi! I'm relatively new to Bloomsburg but would love to offer up the following name for the new trail: Tranquility Trail. In my experience with Bloom and all of its residents so far, it has been the most at home, engaging, and tranquil town I've ever resided in. Keep up the great work!

"Only Town Trail"

My apologies as I did not follow all the instructions before. I chose the name "Only Town Trail" as Bloomsburg is the "only town in Pennsylvania." I felt the name of the trail should be somewhat unique and have some reflection of the town itself. Happy trail naming! It is a wonderful addition to the town.

- Ludwig-Eyer Trail (Bloomsburg's original town streets were laid out in 1802 by Ludwig and John Adam Eyer)
- Town Trail

- Bloomsburg Railroad Trail
- Blooming boom trail. Panther Path. Get moving trail. Move your Blooming booty trail.
- Bloomsburg Rail Trail
- Town Recreation Trail
- Bloom Rec Trail
- Bloomsburg Town Park Trail
- *Susquehanna Pathway
- Town Park Trail
- *Town Park Pathway
- The Town Track
- Bloomsburg Leisure Trail (so it's BLT, for short—haha)
- River Trail
- The Town Path
- Bloomsburg Township Trail
- The Township Trail



Bill Stewart
Hell or high-water trail

Like Reply 3w



Ed Horne
One Way Avenue

Like Reply 3w



Johnetta Kashner
The money trail

Like Reply 3w



Mitch Miller
How about "wasted potential"

Like Reply 3w



Robert Slusser
"The Totally Irrational Trail".

Like Reply 3w



J-Bird Holt
"Waste of Time & Money"

Like Reply 3w



Barbara Coladonato
McClure Mile

Like Reply 3w



Like Reply 3w



Kris Samuels
Panther Path



Like Reply 3w




Shana Ann
Colby Miller

Like Reply 3w



Phil DeRose

Cool idea asking the residents to come up with trail names. I like McClure Mile .