

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, June 28, 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.

Dawn Moore.

Carolyn Yagle (10 a.m.- 10:45 a.m.) Environmental Planning and Design - Zoning rehaul

1. Review of the code enforcement active status report thru 06/27/2022.
2. Review of the code enforcement permit report from 6/1/2022- 6/27/2022.
3. Approval of the minutes from the 5/31/2022 meeting.
4. Update on the sound measuring on 6/19/2022- Kyle Bauman.
-Results sent to Ostergaard Acoustical Associates.

Old business:

5. Grass maintenance: Oman's Lawn Service- \$90 an hour for 2 workers mowing.
6. Community yard sale- LIVIC Civil will have something by mid-July.

Next meeting: July 26, 2022

10/01/2019 - 06/27/2022

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address
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Group: Open

220171	Kyle Bauman	BS2 PROPERTIES LLC ROBERT BARTON/ERIC SORG	Open	Grass & Weeds	246248 W FIRST ST
220168	Gregory Ash	BROBST WILLIAM C	Open	Damaged corner of house	139 WEST ST
220166	Gregory Ash	KNAPP ELIJAH T	Open		6466 MILLVILLE RD
220158	Gregory Ash	LINDENMUTH DERRICK A	Open		131 WEST ST
220156	Gregory Ash	BLOOMSBURG ALTERNATIVE POWER COMPANY LLC	Open	Shade tree	341 E SECOND ST
220147	Kyle Bauman	MCHALE JAMES J & JANE M	Open	Stairs in disrepair	2224 COLUMBIA AVE
220146	Gregory Ash	M & K REALTY HOLDINGS LLC	Open	Safety issue with tree	385 E FIFTH ST
220129	Gregory Ash	THOMAS PAUL & NAOMA E JR	Open	Exterior walls	203 W FOURTH ST
210364	Kyle Bauman	ANDES BRIAN & JODELL	Open	Exterior conditions	644646 W MAIN ST
210271	Michael Reffeor	KBK MANAGEMENT LLC	Open	Unsafe structure	125 W MAIN ST
210270	Michael Reffeor	KBK MANAGEMENT LLC	Open	Unsafe structure	117 W MAIN ST
210208		ROOT CLARENCE E II	Open		328 E FOURTH ST
210009	Charlie Fritz	TOWN OF BLOOMSBURG	Open	Credit card processing	

210006	Charlie Fritz	MUNICIPAL AUTHORITY OF THE TOWN OF BLOOMSBURG	Open	Compost site	CREDIT CARDS TRANSACTIONS
200510	Kyle Bauman	LEE CHESTER A	Open	Exterior Conditions in disrepair.	136 E THIRD ST

Group Total: 15

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Total Records: 15

6/27/2022

6/1/2022 - 6/27/2022

Parcel Address	Permit Date	Permit Type	Project Description	Project Cost	Total Fees	Owner Name
227 FAIR ST	6/15/2022		Fence	7,000	\$50.00	HENDERSON JULIE A
98 W TENTH ST	6/22/2022		Addition to the rear of the existing house. Approx. 272 sq. ft.	65,000	\$946.10	LITTLEWOOD JONATHAN R
312 GLEN AVE	6/15/2022		Addition of deck to the back of the house. 24" high off the ground.	0	\$50.00	LEHMAN BOBBY A & DEBORAH A
595-597 W MAIN ST	6/22/2022		Garage repair	6,000	\$0.00	PETERSEN FRANCCYN S
1100 OLD BERWICK RD	6/22/2022		Repair holes in the roof due to rubber roof degrading. Planning on removing rotten wood, replace with new wood and rubber.	1,000	\$184.50	FRIEDMAN ROBERT C LILI & DAVID GLAUBER
262 WEST ST	6/8/2022		Roof, windows, porch floor	25,000		Theresa Huff
136 E THIRD ST	6/8/2022		Porch, windows, roof	0		LEE CHESTER A
250 JEFFERSON ST	6/8/2022		Replacing existing fence in back yard with 6' privacy fence in same location	2,000	\$50.00	FREEMAN JEREMY J & MCKENNA
549 FAIR ST	6/15/2022		100 amp overhead electrical service	1,500	\$124.50	BLOOMSBURG HOSPITAL PROP INC
256 W TWELFTH ST	6/1/2022		remove, replace & expand existing side door deck	5,000	\$384.50	GRAU EDWARD S & KATHLEEN
101 E MAIN ST	6/1/2022		Cellular Equipment Swap (modifications)	10,000	\$1,004.50	ST PAULS EPISCOPAL PARSONAGE
226 CENTER	6/8/2022		Replace HVAC	200.000	\$3.904.50	BLOOMSBURG

ST			system			THEATRE ENSEMBLE INCORPORATED
202 E TENTH ST	6/1/2022		Enclose deck	17,450	\$594.60	DROGAN ROBERT J & ROBIN R
150 E FIRST ST	6/15/2022		Convert a single family home into a two unit dwelling	20,000	\$1,004.50	VANI HOUSING LLC
1002 CATHERINE ST	6/15/2022		Remove and replace rear closed-in porch; floor, framing, walls, windows, etc. (roof to remain)	10,000	\$364.50	QUICK MARILYN E
140 Arbutus Park Drive	6/8/2022		Single-Family Dwelling	200,000	\$3,245.30	Cristian Foust
334 E NINTH ST	6/15/2022		The single-family, 2 1/2 story dwelling is within the 100-year flood plain. We are proposing to elevate the existing dwelling 4.0' above the Base Flood Elevation with the construction of reinforced, CMU foundation walls creating an unoccupied enclosure beneath the existing dwelling. The existing rear deck and ramp will be removed and a new 16' x 22' pressure treated wooden deck will be construction with a ramp and 5' x 8' landings built adjacent to the new stairs. Guardrails/pickets will be installed consisting of two horizontal 2" x 4"	265,000	\$2,019.50	PROCOPIO ANGELENE M

			members, a minimum of 36" in height from the top of deck surface, with a maximum spacing of pickets <4". A vinyl clad aluminum easy handrail a 1 side of steps shall be installed. 35" in height from the nose of the steps. Returns shall be required on all ends. The front and side porch floors will be raised with the house. A new pressure treated 5' x 4' upper landing will be constructed, with guardrails/handrail and steps going to grade at the existing driveway. Same applies as above.			
122 E TWELFTH ST	6/8/2022		The single-family, 1 story dwelling is within the 100-year floodplain. We are proposing to elevate the existing dwelling 4.0' above the Base Flood Elevation with the construction of reinforced, CMU foundation walls creating an unoccupied enclosure beneath the existing dwelling. The front and side porch floors will be raised with the house. New	194,000	\$2,143.50	RUSSELL SEAN B & GAIL A

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			pressure treated set of stairs will be constructed with handrail and steps going to grade at the existing walkways. Returns shall be required on all ends.			
					\$16,070.50	

Total Records: 18

6/27/2022

Community & Economic Development Committee Meeting Minutes
Tuesday, May 31, 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, Nick McGaw, and Jim Huber (via Zoom). Also present were Justin Hummel, James Garman, Vince DeMelfi, Town Manager/ Secretary/ Treasurer Lisa Dooley, Director of Code Enforcement Mike Reffeor, Director of Public Works John Fritz and Administrative Assistant Christine Meeker. Also present were Carolyn Yagle, Michael Weaver, David Hill and MJ Mahon (10:48 p.m.).

Carolyn Yagle from Environmental Planning & Design was present to discuss the zoning ordinance overhaul project. Ms. Yagle reported that the result of the questionnaire reflected requested changes in the classification and definitions needed updating. Secondly, was dimensional regulations and parking and third was accessory uses and signage. Carolyn had asked if the number of zoning districts in the town is a point of concern, what three districts should garner the most attention, what's working and what's not working. An additional questionnaire will be sent out.

The Committee reviewed the code enforcement and building permit monthly reports, no action was required.

The Committee reviewed the flood task minutes from the April 13, 2022 meeting. No action was required.

On a motion by N. McGaw, seconded by J. Huber, and voted on unanimously, the Committee approved the minutes from the March 29, 2022 meeting with no corrections or additions.

The Committee discussed the August 13th community wide yard sale event. L. Dooley will reach out to LIVIC Civil in regards to a possible form to register their location online.

The Committee discussed the spelling of Glen(n) Avenue. The Committee decided to do a resolution for the spelling correction.

The Committee discussed buy-out options for properties in the flood plain. On a motion by N. McGaw, seconded by T. Bell, and voted on unanimously, the Committee recommends Council hold off on any buy out applications until later in the summer per SEDA-COG's recommendation.

The Committee reviewed the proposed complaint form. L. Dooley will upload the form to the website.

M. Reffeor updated the Committee on the Boots on the ground initiative. As of this date, the code office has five people that responded to the request.

Town staff will be gathering acoustical data on June 7th and August 18th for Ostergaard acoustical for their interpretation for the racetrack at the Bloomsburg Fair.

M. Reffeor requested direction from the Committee for grass maintenance issues for property that the owners have not responded to notices. J. Fritz stated that although the Public Works department has mowed the properties in the past, it is quite burdensome and suggests that a third party be hired. Staff will contact third party mowing services for quotes.

The Committee discussed the opening day of the dog park. J. Hummel will reach out to animal related organizations for possible grand opening dedication on June 18th from 10 a.m. to 2 p.m. with the ribbon cutting picture being taken at 10:00 a.m.

Mike Weaver with the Columbia Montour Stem foundation presented an idea for a Wi-Fi network at the Town Park using Vo-Tech students for the various steps throughout the project. Mr. Weaver will be in contact with L. Dooley and return at a future meeting with more information.

J. Garman requests that the audio system in council chambers needs to be updated to include microphones in multi locations to allow everyone to be heard during meetings.

On a motion by J. Huber, seconded by N. McGaw, and voted on unanimously, the meeting adjourned at 12:27 p.m. The Committee adjourned into executive session at 12:35 p.m. upon Mayor Hummel's request and adjourned at 12:47 p.m. regarding a potential legal matter regarding Town Hall employees and Council.

Notes taken by Christine Meeker & reviewed by Lisa Dooley.