

COMMUNITY & ECONOMIC DEVELOPMENT & PUBLIC SAFETY COMMITTEE

Tuesday, February 25, 2025, at 10 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: Justin Hummel (Chair), James Garman and Jessica Jordan.

Citizens to be heard:

-5K discussion- Mr. Burrell

1. Discussion of Commonwealth University-Bloomsburg Fraternity & Sorority Life Rollout- Dan Knorr.
2. Discussion of 2025 Planning- Dan Knorr.
3. Update and approval on the zoning ordinance- Solicitor, Matthew Turowski.
4. Discussion and approval of a fire hydrant change- Solicitor, Matthew Turowski.
5. Discussion of HARB and changing the ordinance to include alternates- Request from Codes.
6. Discussion of Market Street design- LIVIC Civil.
7. Update on the East Street pedestrian walk- LIVIC Civil.
8. Update on the \$15 property transfer closing costs for a special demolition fund being created.
9. Discussion of booting cars- Chief Price.
10. Discussion of parking on 7th Street- Chief Price.
11. Update on a calming room project with CSMU- Chief Price.
12. Approval of the minutes from the 1/28/2025 meeting.
13. Review of the code enforcement active status report from 10/01/2019 – 2/23/2025.
14. Review of the code enforcement permit report from 02/01/2025-02/23/2025.

Next meeting: March 25, 2025.

Community & Economic Development/Public Safety Committee Meeting Minutes

**Tuesday, January 28, 2025, 10 a.m.
Town Hall or via Zoom**

The meeting was called to order at 10:00 a.m., present were Council Members Justin Hummel, James Garman, Jessica Jordan and Maria Valentin (Zoom). Manager/ Secretary/ Treasurer Lisa Dooley, Chief of Police Scott Price (Zoom), LEAA Randi Fetterman (Zoom), Director of Public Works John Fritz (Zoom), Director of Code Enforcement Mike Reffeor (Zoom) and Code Enforcement Officer Greg Ash. Also present were MJ Mahon and Jared Fenstermacher.

On a motion by J. Garman, seconded by J. Jordan, and voted on unanimously, the Committee approved the minutes from the 12/17/2024 meeting unanimously.

The Committee reviewed the code enforcement office's monthly reports. G. Ash mentioned there were two significant water damage events due to broken pipes. The code office is working with owners to access the situation. Citations were also issued for lack of snow removal from sidewalk following the snow fall on 1/19/2025.

The Committee reviewed the Flood Task Force minutes.

The Committee discussed advertising in the Chamber 2025 Thriving Communities map. L. Dooley will gather additional information for the admin-finance meeting.

Jared Fenstermacher questioned the ruling of no winter maintenance on the BART, with snow piled up along the side of the Ft. McClure Blvd. there is no place where he can get off the road with his handicap bike or his sled dogs.

S. Price reported the pedestrian signs for East Street have been delivered. The Committee suggests that these signs be put in place around April 1st.

Being no further business, the meeting adjourned at 10:28 a.m.

Notes taken by Christine Meeker and reviewed by Lisa Dooley.

Permit Report

02/01/2025 - 02/23/2025

Permit #	Permit Date	Permit Type	Project Description	Project Cost	Parcel #	Parcel Address	Owner Name	Owner Address
2025009	2/4/2025	Building	105 W Main: Freas Farm Winery new use and sign to go on building where co-located with Thats Amore Restaurant	4,500	05W05 04200000	101109 W MAIN ST	BELLA ROSE PROPERTY MANAGEMENT LLC	128 W KLINE GROVE
2025011	2/11/2025	Building	134 E. Main St. Install 24k BTU mini split unit on upper floor of 700 sq ft, flex duct	12,252	05E04 02200000	134136 E MAIN ST	OSHBA AMIRA	2201 BENTLEY DR
2025013	2/4/2025	HARB	Remove concrete sidewalk in front, pour new ramp and add handrails. Also remove deck 5th Street side and replace with 2 smaller sets of stairs.	15,000	05E03 23000000	450452 EAST ST	LAFATA GIUSEPPE & EDITH	452 EAST STREET
2025017	2/14/2025	Building	Move 6 support posts for awning, weld supports on roof support	5,000	05E02 27200000	619623 EAST ST	MARIANO MARTIN P & BEVERLY A	PO BOX 127
2025020	2/12/2025	HARB	Demo house in historic district	25,000	05E05 00100000	5 W FIRST ST	ROSEMONT CEMETERY COMPANY	1 EAST FIRST STREET
2025021	2/20/2025	Building	Demo house in historic district. Also run electric to office across entranceway	25,000	05E05 00100000	5 W FIRST ST	ROSEMONT CEMETERY COMPANY	1 EAST FIRST STREET

Showing 1 to 6 of 6 entries

02/23/2025

10/01/2017 - 02/23/2025

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
Group: Citation Issued						
250056	Gregory Ash	VADAKIN GARY E & MICHAEL F	Citation Issued	Snow/Ice	164 W FIRST ST	2/12/2025
250055	Gregory Ash	HANAWAY JEREMY J	Citation Issued	Snow/ice	140142 W FIRST ST	2/12/2025
250054	Gregory Ash	MALIA SHANE P	Citation Issued	Snow/Ice	208 W FIRST ST	2/12/2025
250053	Gregory Ash	MALIA SHANE P & JESSICA R	Citation Issued	Snow/ice	266268 W FOURTH ST	2/12/2025
250052	Gregory Ash	HRINDA AARON M & TINA R	Citation Issued	snow/ice	220 W FIRST ST	2/12/2025
250040	Gregory Ash	KESTER ANTOINETTE	Citation Issued	Snow/Ice	290 W ELEVENTH ST	2/10/2025
250038	Gregory Ash	R M PROPERTY MANAGEMENT LLC	Citation Issued	Snow/Ice	440 RAILROAD ST	2/10/2025
250037	Gregory Ash	SACKS JOHN M IV	Citation Issued	snow/Ice	240 E FOURTH ST	2/10/2025
250025	Gregory Ash	JF HOUSING LLC	Citation Issued	Snow Removal	808 OLD BERWICK RD	1/23/2025
250024	Gregory Ash	NEY LARRY T II	Citation Issued	Snow Removal	649 OLD BERWICK RD	1/23/2025
250008	Gregory Ash	BDK Housing - Blaine Klinger	Citation Issued	Heat	115 E FOURTH ST	1/15/2025
240573	Gregory Ash	ANDRESS RONALD H JR	Citation Issued	No power	530534 CATHERINE ST	12/16/2024
240420	Gregory Ash	SHOTWELL CAROL A	Citation Issued	Soft floor, odor, green pool, Condemned	637 CATHERINE ST	9/30/2024

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
230238	Gregory Ash	MALIA SHANE P	Citation Issued	Water damage, Condemned	208 W FIRST ST	7/25/2023

Group Total: 14

Group: NOV Issued

250030	Gregory Ash	SUSQUEHANNA RENTALS INC	NOV Issued	Waterline Burst	311 LIGHTSTREET RD	1/29/2025
250026	Gregory Ash	SWINGLE MICHAEL	NOV Issued	Water Leak	350 E EIGHTH ST	1/27/2025
250012	Gregory Ash	SUTHERLAND GREER R	NOV Issued	Noise/Landlord	256258 LEONARD ST	1/22/2025
250005	Gregory Ash	JJG RENTALS LLC	NOV Issued	Floor damage	379381 STRAWBERRY AVE	1/3/2025
240576	Gregory Ash	34 E BROAD STREET LLC	NOV Issued	Ventilation	157 W MAIN ST	12/23/2024
240566	Gregory Ash	SHOTWELL CAROL A	NOV Issued	Rubbish/Smoke Alarms	637 CATHERINE ST	12/9/2024
240559	Gregory Ash	SALGUERO JAYNER ARIEL ALDANA LEILY MARILY RAMOS MILLA	NOV Issued	Red Tag: House Heater - Other	596 W MAIN STREET ST	11/22/2024
240541	Gregory Ash	MARTZ FRANK E	NOV Issued	Dilapidated car port	75 WASHINGTON AVE	11/19/2024
240480	Gregory Ash	COMREY DAVID J	NOV Issued	Sidewalk Deviation	229 E TENTH ST	11/6/2024
240475	Gregory Ash	FLEMING AARON EUGENE JO ANN HEYDENREICH	NOV Issued	3 bay garage chipping paint	29 W FOURTH ST	11/4/2024
240470	Gregory Ash	HEYDENREICH JOHN F	NOV Issued	Roof	538 Millville Rd	11/4/2024

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
240453	Gregory Ash	HUTCHISON INSURANCE AGENCY INCORPORAT ED	NOV Issued	Garage in rear chipping paint/rotted roof	443447 MARKET ST	10/24/2024
240452	Gregory Ash	CHYKO SCOTT M & LESLIE A	NOV Issued	Garage in rear chipping/flaki ng paint	420 MARKET ST	10/24/2024
240443	Gregory Ash	GENGLER CHRISTOPHE R & CHRISTY	NOV Issued	Garage in rear paint/rotting material	38 W FOURTH ST	10/21/2024
240355	Gregory Ash	CREIGHTON SHAUN LAWSON	NOV Issued	Stairs	644 E THIRD ST	8/26/2024
240344	Gregory Ash	COY ROBERT M & DENISE H JR NICOLE E COY	NOV Issued	Hazardous Tree	501 W MAIN ST	8/21/2024
240334	Gregory Ash	SUSQUEHAN NA RENTALS INC	NOV Issued	Retaining wall in disrepair	269 W FIRST ST	8/16/2024
230328	Gregory Ash	MVRN TEN LLC	NOV Issued	Broken Window	53 W MAIN ST	12/6/2023
230298	Gregory Ash	HERRITY PATRICIA V	NOV Issued	Unsanitary	349 E FOURTH ST	10/17/2023
230291	Gregory Ash	MAY WILLIAM E & SARAH G	NOV Issued	Mildew Growth	591593 W MAIN ST	10/12/2023
230120	Gregory Ash	KBK MANAGEMEN T LLC	NOV Issued	WIndows	125 W MAIN ST	5/1/2023

Group Total: 21

Group: Open

250060	Gregory Ash	SHUMAN CHARLES M	Open	broken glass/door	401409 W MAIN ST	2/20/2025
250059	Gregory Ash	PRICE DAVID M	Open	Inoperable Vehicle	916 MARKET ST	2/19/2025
250034	Gregory Ash	HEIMBACH GLENN A	Open	Fruit Flies	148 E SEVENTH ST	1/30/2025
240565	Gregory Ash	SUS PROPERTIES LLC	Open	Squirrels	138140 COLUMBIA AVE	12/6/2024

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
240517	Gregory Ash	HO TUNG PHUONG BUI	Open	Garage paint	519 W THIRD ST	11/18/2024
240508	Gregory Ash	BROWN BRIAN K	Open	Garage paint	866 RAILROAD ST	11/15/2024
240412	Gregory Ash	MELODY REALTY LLC	Open	Window/Electrical Lines	6264 E MAIN ST	9/25/2024
240255	Gregory Ash	SWISHER CHRISTAL J	Open	Camper	412 MILLVILLE RD	7/8/2024
240203	Gregory Ash	MKN PROPERTY MANAGEMENT LLC	Open	Kitchen Fire	567569 W MAIN ST	5/23/2024

Group Total: 9

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Total Records: 44

2/23/2025

10/01/2017 - 02/23/2025

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
Group: Citation Issued						
250015	Kyle Bauman	DIFEBO JAMES A	Citation Issued	Snow & Ice	643 OLD BWK RD	1/23/2025
250014	Kyle Bauman	VENTURI ENTERPRISE INC	Citation Issued	Snow & Ice	621623 OLD BERWICK RD	1/23/2025
250013	Kyle Bauman	WESSTROM MARTIN K & MARY	Citation Issued	Snow & Ice	724 PARK ST	1/23/2025
240211	Kyle Bauman	GOSCIMINSKI RONALD W & JERI G C/O PAM MORENO	Citation Issued	Condemnation	598 W MAIN ST	5/29/2024
240193	Kyle Bauman	ZOOK JOSEPH M	Citation Issued	Snow & Ice - Unlicensed Vehicle	223 E SEVENTH ST	5/15/2024
240107	Kyle Bauman	BOONE STEPHEN D DARIAN S JOHNSON	Citation Issued	Exterior Conditions (Pending Adjudication)	119 WEST ST	4/10/2024
230264	Kyle Bauman	ANDES BRIAN B & JODELL M	Citation Issued	Unlicensed Rental (Pending Adjudication)	639 W PINE AVE	8/30/2023
220089	Kyle Bauman	MALIA SHANE P	Citation Issued	Interior conditions (Units 2, 3, 4, 5 & 6 condemned)	208 W FIRST ST	4/11/2022
210223	Kyle Bauman	IVY LEA PROPERTIES LLC	Citation Issued	Roof Damage & Weeds (Condemned)	516518 OLD BERWICK RD	7/12/2021
210131	Kyle Bauman	TD CAPITAL MANAGEMENT LLC	Citation Issued	Unlicensed Rental (Pending Adjudication)	407 W NINTH ST	5/7/2021

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
190049	Kyle Bauman	FEATHERMAN BRADLEY & CHRISTINE	Citation Issued	Exterior Conditions - Several Citations Issued.	571 W THIRD ST	10/22/2019

Group Total: 11

Group: NOV Issued

250033	Kyle Bauman	OXENRIDER DENNINE R & BARRY L	NOV Issued	Prohibited Vehicles	323 W MAIN ST	1/29/2025
250032	Kyle Bauman	FRANDINO REAL ESTATE CO	NOV Issued	Rental License Transfer	211 W MAIN ST	1/29/2025
250017	Kyle Bauman	WATSON WILLIAM E	NOV Issued	Snow & Ice	159 W FOURTH ST	1/23/2025
250009	Kyle Bauman	NUNGESSER AMANDA A	NOV Issued	Exterior Rubbish	257 E NINTH ST	1/17/2025
240571	Kyle Bauman	BEAGLE MICHAEL P & KRISTY R	NOV Issued	Exterior Rubbish	319321 WEST ST	12/10/2024
240483	Kyle Bauman	DEMELFI VINCENT J	NOV Issued	Compliance Engine Request	100102 W MAIN ST	11/6/2024
240472	Kyle Bauman	KING JOSHUA	NOV Issued	Prohibited Vehicles	345347 W FIFTH ST	11/4/2024
240469	Kyle Bauman	HO DAT N	NOV Issued	Unlicensed Rental - Vacant/Remo deling	179181 RAILROAD ST	11/4/2024
240455	Kyle Bauman	MICKEL BRITTANY ROCHELLE	NOV Issued	Exterior Conditions	758 POPLAR ST	10/24/2024
240408	Kyle Bauman	ZHANG DONG	NOV Issued	Remodeling	339343 CATHERINE ST	9/24/2024
240374	Kyle Bauman	GIARDIELLO MICHAEL R	NOV Issued	Exterior Step Replacement	280 OAK LN	9/5/2024
240320	Kyle Bauman	MULLALLY KATE F	NOV Issued	Exterior violations	337339 CHESTNUT AVE	8/12/2024

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
240245	Kyle Bauman	BEAGLE DON A	NOV Issued	Exterior Conditions	228 W ANTHONY AVE	7/2/2024
240244	Kyle Bauman	BEAGLE SHARON	NOV Issued	Exterior Conditions	226 W ANTHONY AVE	7/2/2024
240238	Kyle Bauman	GEORGE and DENISE CAMERON	NOV Issued	Unsafe rear steps	594 W MAIN ST	6/28/2024
240120	Kyle Bauman	MABA Holdings LLC	NOV Issued	Exterior Conditions	681 PARK ST	4/17/2024
240110	Kyle Bauman	DIFEBO JAMES A	NOV Issued	Grass & Weeds	643 OLD BWK RD	4/16/2024
240031	Kyle Bauman	GREGORY COLBY J	NOV Issued	Unlicensed Rental	441 RAILROAD ST	1/22/2024
230134	Kyle Bauman	CARL JIMMY L & SARAH M	NOV Issued	Vacant/Condemnation	215 MILLVILLE RD	5/9/2023
210410	Kyle Bauman	DEMELFI VINCENT J	NOV Issued	Condemned	239241 W FIRST ST	11/19/2021
200510	Kyle Bauman	Heather LEE	NOV Issued	Condemnation	136 E THIRD ST	12/28/2020

Group Total: 21

Group: Open

250029	Kyle Bauman	WOLFE ERIC M & KIMBERLY	Open	Trash Hauler Pickups	137 COLUMBIA AVE	1/29/2025

Group Total: 1

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Total Records: 33

2/23/2025

10/01/2017 - 2/23/2025

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
Group: Citation Issued						
230054	Michael Reffeor	MITCHELL AUDRA I JUSTIN J HARTMAN	Citation Issued	Deck, weeds, rubbish	106 WEST ST	3/2/2023
230029	Michael Reffeor	EHRENZELLE R MORGAN	Citation Issued	Abandoned structure - exterior issues	316 WALLER AVE	2/7/2023
220415	Michael Reffeor	REIFENDIFER RICHARD & KAREN G C/O GEORGETTA WYNINGS	Citation Issued	Garbage and pets	217 SUMMIT AVE	12/13/2022
220227	Michael Reffeor	REIFENDIFER RICHARD & KAREN G C/O GEORGETTA WYNINGS	Citation Issued	Condemned - Unfit for occupancy	217 SUMMIT AVE	7/19/2022
210215	Michael Reffeor	PENMAN JANINE	Citation Issued	Siding, weeds, rubbish	161 E FIFTH ST	7/1/2021
200466	Michael Reffeor	DEMELFI VINCENT J	Citation Issued	Condemned by Officer Bauman on other case. (Plan of action completion 6- 1-21 deadline) Dilapidated structure (2 citations issued)	239241 W FIRST ST	11/5/2020

Group Total: 6

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
Group: NOV Issued						
250041	Michael Reffeor	203 W 6TH ST LLC C/O WALK IN MEDICAL CENTER	NOV Issued	Snow and ice	203 W SIXTH ST	2/10/2025
250039	Michael Reffeor	MCGINLEY JAMES P & JACQUELINE	NOV Issued	Snow and ice	214 W FOURTH ST	2/10/2025
240449	Michael Reffeor	BLOOMSBURG SCHOOLHOUSE LP	NOV Issued	Structural wall issue	50 E FIRST ST	10/23/2024
240406	Michael Reffeor	CENTRAL PA PETROLEUM LLC	NOV Issued	No UCC permit	502 W MAIN ST	9/23/2024
240145	Michael Reffeor	DILLON TIMOTHY P	NOV Issued	Condemned property - roof and floor caving in	52 WASHINGTON AVE	4/20/2024
240051	Michael Reffeor	IDDINGS TAYLOR R	NOV Issued	No UCC permit for commercial conversion to 4 unit apartments	1001 OLD BERWICK RD	2/7/2024
240050	Michael Reffeor	VADAKIN GARY	NOV Issued	Dogs and cats	164 W FIRST ST	2/6/2024
240007	Michael Reffeor	SEABRIDGE THERESA M	NOV Issued	Fire near meter base, electrical issues, possible hoarding	249 RAILROAD ST	1/8/2024
230226	Michael Reffeor	LENHART RODNEY ALLENJOHN MCINTYRE LENHART	NOV Issued	Stop work: No building permit for deck	472R E EIGHTH ST	7/13/2023
230163	Michael Reffeor	BLOOMSBURG PARKING COMPANY LLC	NOV Issued	Unsafe structure	203209 W MAIN ST	5/16/2023

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
230072	Michael Reffeor	GLOBAL SPACE DEVELOPING INC	NOV Issued	Structure fire at 10 W Main St	6-16 W MAIN ST (owner)	3/29/2023
210392	Michael Reffeor	MUELLER KENNETH A	NOV Issued	(Action plan in progress) Dilapidated structure	540542 JEFFERSON ST	11/2/2021
210391	Michael Reffeor	MAUSTELLER RANDALL J	NOV Issued	Condemned - Unfit for human occupancy	222230 BLACKBERRY AVE	10/29/2021
210347	Michael Reffeor	MAUSTELLER RANDALL J	NOV Issued	No rental license	222230 BLACKBERRY AVE	10/7/2021
210078	Michael Reffeor	SPEASE JEROME R	NOV Issued	Condemnation/ closing of vacant structure	453 RIDGE AVE	4/16/2021
200482	Michael Reffeor	KRANIG RUTH C	NOV Issued	Floodplain violations	516 FORT MCCLURE BLVD	12/11/2020

Group Total: 16

Group: Open

250050	Michael Reffeor	PETERSEN FRANCYN S	Open	HVAC and duct work issue	595597 W MAIN ST	2/11/2025
250031	Michael Reffeor	MOT EPHRAIM REALTY LLC C/O CHAIM SCHEINBAUM	Open	Leaking sprinkler pipes	211 E FIRST ST	1/29/2025
240533	Michael Reffeor	19 E 7TH LLC C/O A & B WHOLESALE LLC	Open	5-year sprinkler	19 E SEVENTH ST	11/18/2024
240530	Michael Reffeor	34 E BROAD STREET LLC	Open	Fire alarm	157 W MAIN ST	11/18/2024
240529	Michael Reffeor	MVRN ELEVEN LLC	Open	Fire alarm	225 CENTER ST	11/18/2024
240527	Michael Reffeor	SUNSET HOLDING LLC	Open	5-year sprinkler	2 W MAIN ST	11/18/2024
240526	Michael Reffeor	MORUCCI MICHAEL M	Open	Sprinkler system	169 RIDGE AVE	11/18/2024

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
240525	Michael Reffeor	KUKER INVESTMENT S LLC	Open	5-year sprinkler/fire alarm	150 EYER ST	11/18/2024
240387	Michael Reffeor	VOUGHT REAL ESTATE LLC	Open	No permits	1130 OLD BERWICK RD	9/12/2024
240386	Michael Reffeor	KEYSTONE AUTOMOTIVE OPERATIONS INC ATTN: REAL ESTATE DEPT	Open	No UCC permit	519 EAST ST	9/10/2024
240105	Michael Reffeor	KNORR EDWARD M & SUSAN KAY	Open	Front porch and exterior deterioration	36 COLUMBIA AVE	4/9/2024
230234	Michael Reffeor	CENTER STATE PROPERTIES INC	Open	Structural support of porch	303 Glenn Ave	12/5/2023
230205	Michael Reffeor	HERCZKU JOAN MARIE	Open	Foul smell in apartment	917 IRON ST	6/21/2023

Group Total: 13

Group: Stop work order

240055	Michael Reffeor	HEYDENREICH RICHARD F	Stop work order	Permit violation	625 EAST ST	2/12/2024
230255	Michael Reffeor	COLUMBIA COUNTY H & A MECHANICAL ASSOCIATION	Stop work order	Stop work: No permit	900 W MAIN ST	8/22/2023

Group Total: 2

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Total Records: 37

2/23/2025