

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, November 28, 2023 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), Jaclyn Kressler and Nicholas McGaw.

Citizens to be heard:

Jamie Shrawder – Community Development Block Grant FFY 2022 Caper Preparation Schedule

1. Approval of the minutes from the 10-31-23 meeting
2. Review of the code enforcement active status report from 10/01/2019 –11/22/2023
 - a. Update on the condemned structures- follow up from the Council meeting on 11/13/2023.
3. Review of the code enforcement permit report from 11/1/2023 –11/22/23
4. Discussion of the Bloomsburg TNR Program.
5. Review revised food vendor ordinance.
6. Recommendations from the Planning Commission:

Casa Realty, LLC – Lot Consolidation – 347 Fair Street

1. SALDO – Section 22-702. – Monuments shall be proposed to be set at all exterior corners without a found monument or marker.
 - a. A note on the Plan requests a waiver from this requirement to allow for rebar to be set.
2. The Commission recommended plan approval with the following conditions being met:
 - a. Columbia County Planning Commission review comments shall be mitigated.
 - b. The Plan shall be signed by the Plan Preparer.
 - c. The 'Certificate of Ownership and Acknowledgment of Lot Consolidation Plan' statement provided on the Plan shall be signed by Owner and notarized.

520 Kressler Ave – Minor Subdivision

1. Columbia County Planning Commission review comments shall be mitigated.
2. The 'Certificate of Ownership and Acknowledgment of Plan' statement shall be signed by the Owner and notarized.
3. Restrictions in the legal description of the lot must be added to ensure compliance requiring a building permit, financial security, and a stormwater analysis to address any future planned development onsite.

Next meeting: December 20th, 2023 @ 10:00 A.M.

Community & Economic Development Committee Meeting Minutes
Tuesday, October 31, 2023 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, Jaclyn Kressler, Jim Garman (Zoom), Vince DeMelfi (Zoom), Manager/ Secretary/ Treasurer Lisa Dooley, Director of Code Enforcement Mike Reffeor, Code Enforcement Officer Kyle Bauman and Administrative Assistant Christine Meeker (Zoom). Also present was MJ Mahon, Carolyn Yagle (Zoom), David Hill, David's I-Pad, Josh Nespoli, Eileen Chapman, Barry Thorne, Tom Doran, Ed Sabo, Dawn Moore (Zoom).

Eileen Chapman, Executive Director of Agape came before the committee to request a change to the proposed zoning map to include the Agape property in the BC district to allow for the establishment of a homeless shelter. Tom Doran from the Gate House expressed his concerns that the homeless situation in the area is increasing on numbers.

Carolyn Yagle presented an update of the proposed zoning ordinance and discussed the possible redesign of the BC district boundary lines. Ms. Yagle will do a parcel comparison of the area involved and report back to Council at a work session.

Kyle Bauman updated the committee on the rehaul of the SALDO ordinance. The planning commission has worked to streamline the ordinance to make it user friendly for both the applicant and the code office. This will be advertised at the same time as the zoning ordinance.

Committee reviewed the code enforcement active status report from 10/1/2023-10/30/23 and the permit report from 10/1/23-10/30/23.

Kyle Bauman outlined proposed changes to the food truck ordinance.

The committee reviewed the draft of the street vacation procedure and draft escrow agreement. On a motion by T. Bell, seconded by N. McGaw, and voted on unanimously, the committee recommends Council approve the street vacation procedure and associated fees.

On a motion by N. McGaw, seconded by J. Kressler, and voted on unanimously, committee approved the minutes for the 8/29/23 and the 7/25/23 meetings with no corrections or additions.

Committee reviewed the flood task force minutes. No action required.

The Committee discussed the items of old business. All items are currently at legal.

Lisa Dooley updated the committee on the buyout plan. A list of potential properties is being compiled by Charles Fritz and the Code office.

On a motion by N. McGaw, seconded by J. Kressler, and voted on unanimously, the committee adjourned the meeting at 11:26 a.m.

Notes taken by Christine Meeker and reviewed by Lisa Dooley.



Town of Bloomsburg

Case Report

11/1/2023 - 11/22/2023

Case #	Assigned To	Owner Name	Main Status	Description	Parcel Address	Case Date
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Group: Citation Issued

230322	Gregory Ash	KNAPP ALLEN MITCHELL JR	Citation Issued	Open Burning	411 WIRT ST	11/13/2023
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Group Total: 1

Group: NOV Issued

230323	Gregory Ash	KNAPP ALLEN MITCHELL JR	NOV Issued	Abandon Car	411 WIRT ST	11/13/2023
230316	Gregory Ash	WELCH GRIFFIN B	NOV Issued	Hazardous Tree	161163 E FOURTH ST	11/9/2023
230312	Gregory Ash	JAM HOUSING LLC	NOV Issued	water leak	621623 OLD BERWICK RD	11/6/2023
230311	Kyle Bauman	ZHENG QIN FEI	NOV Issued	Unlicensed Rental	1620 E MAIN ST	11/6/2023
230310	Gregory Ash	SLOTTERBACK DANIEL W	NOV Issued	Water leak	516518 E THIRD ST	11/2/2023
230309	Gregory Ash	SLOTTERBACK DANIEL W	NOV Issued	Sidewalk deviation	516518 E THIRD ST	11/2/2023

Group Total: 6

Group: Open

230325	Gregory Ash	CENTRE2 LLC	Open	Non-Livable Conditions	405 EAST ST	11/16/2023
230320	Gregory Ash	BARTON ROBERT E & ANNE L JR	Open	large tree stump needs removed	106 E FIFTH ST	11/11/2023
230319	Kyle Bauman	ROOSA MICHAEL D & SHELLI R DAVID M ROOSA	Open	Municipal Waste	355 E FIFTH ST	11/10/2023
230317	Kyle Bauman	BROBST WILLIAM C	Open	Trip Hazard	102 MARKET ST	11/10/2023
230313	Kyle Bauman	CHYKO MICHAEL A & DEBARA L	Open	Water leak/damage	556 W THIRD ST	11/7/2023

Group Total: 5



Total Records: 12

11/22/2023



Town of Bloomsburg

Permit Report

11/1/2023 - 11/22/2023

Parcel Address	Permit Date	Permit Type	Project Description	Project Cost	Total Fees	Owner Name
900 W MAIN ST	11/20/2023		Barn near 6th St gate for possible RC track: Enclose existing building with new insulated panels, walls on 4 sides, overhead doors, egress doors	70,000		COLUMBIA COUNTY H & A MECH ASSOCIATION
500 E TWELFTH ST	11/20/2023		Recruiting sign 6x12 and 25 ft from road	1,000		KAWNEER COMPANY INCORPORATED C/O ALCOA INC PROP TAX DEPT
549 FAIR ST	11/17/2023		Alteration of existing med room and office to make a sterile storage room.	18,008		BLOOMSBURG HOSPITAL
360 EAST ST	11/15/2023		SEDA-COG grant for improving house: Siding on dormer, soffit, fascia, gutters, steps, sidewalk, railings, electrical, doors, windows, chimney	0		SABO EDWARD A JR KEVIN M SABO
5860 E MAIN	11/13/2023		2nd floor	12.000		MAIN ST REAL

ST			renovations to apartments			ESTATE LLC
236 W FIRST ST	11/13/2023		Install 28 x 24 sq ft garage on rear of property by existing parking area	17,000		PHILLIPS SCOTT J & KIMBERLY R
472R E EIGHTH ST	11/15/2023		Reconstruct rear deck on property	1,600	\$344.50	LENHART RODNEY ALLENJOHN MCINTYRE LENHART
236 W FIRST ST	11/10/2023		Install 28 x 24 sq ft garage on rear of property by existing parking area	17,000		PHILLIPS SCOTT J & KIMBERLY R
549 E FIRST ST	11/8/2023		Install set of non-illuminated channel letters. Install non-illuminated wall panel sign	1,500	\$349.50	BLOOMSBURG HOSPITAL
102108 MAIN & IRON ST	11/2/2023		108 E Main St: new Thai restaurant	0		BROOKSIDE ARCES INVESTMENTS LLC
716720 CATHERINE ST	11/2/2023		720 Center St: Remove and replace service cable and meter base. All grounding	1,500	\$154.50	TARVIN MICHAEL & TINA
599 W MAIN ST	11/2/2023		Installation of a PV solar roof mount 8kw	30,000	\$774.50	PETERSEN FRANCYN SU
112 E MAIN ST	11/14/2023		Zoning request for distillery use at property.	2,000	\$100.00	112 EAST MAIN LLC

			business name "Cassus Belli"			
2426 E MAIN ST	11/2/2023		Sign on front of building above entrance 30 inch tall by 110 inch wide made of wood. Estimates 80-100 pounds. Happy is Healthy business	1,500	\$175.00	HUMMEL C CLEVELAND & KATHY A
					\$1,898.00	

Total Records: 14

11/22/2023

Christine Meeker

From: Study Bar <sjhummelinc@gmail.com>
Sent: Wednesday, October 4, 2023 6:11 PM
To: Justin Hummel
Cc: Lisa Dooley
Subject: Fwd: Bloomsburg TNR Program

This is from ARC. They would like us to apply for this grant and they would administer the program.
Sent from my iPhone

Begin forwarded message:

From: Kate Magni <kate@nokillarc.org>
Date: September 22, 2023 at 10:17:07 AM EDT
To: sjhummelinc@gmail.com
Subject: Bloomsburg TNR Program

I apologize, I thought this sent and it was sitting in my drafts.

NoNonsenseNeutering is a low-cost spay and neuter clinic with various locations. The nearest location to Bloomsburg is in Plains and ARC, Cats in Bloom and various individuals active in TNR use them on a weekly basis for low-cost spay and neuter or TNR (Trap, Neuter, Release) programs.

They have a program for boroughs in Pennsylvania. If the borough applies, they will grant 50 TNR vouchers at just \$15 each. This is a significant discount and would cover the cost of spay or neuter, rabies vaccine and FVRCP vaccine. The Berwick and Briar Creek borough have both applied and been approved for this program.

Berwick has a unique program in that they not only cover the remaining cost of the voucher but will reimburse up to \$100 per cat or kitten sterilized in the borough, including pet cats. (Cost of regular spay or neuter at NNN is \$80 for males, \$100 for females). They, however, have the program run by two town residents who have taken on the work of fundraising, trapping, transporting and returning community cats and pets. I don't recommend this method.

Briar Creek has their residents purchase the vouchers at \$15 each and the residents coordinate the trapping, transporting and releasing of cats and kittens. This is a much more streamlined method and the one I would recommend UNLESS the borough would be able and willing to cover the first 50 vouchers to get the program rolling. If that was the case, myself and ARC would be willing to provide support to the town residents in the form of guidance on trapping, loaning of traps, transporting to Plains and releasing or relocating the community cats.

I included a link with all the information for the borough to apply. If nothing else, it would be appreciated if the borough would apply so those in Bloomsburg could access significantly discounted TNR services.

Happy to come to a council meeting or answer any additional questions.

<https://www.nnnlv.org/community-cats/spay-neuter-resources/>

Part 6. VENDING

[Ord. 888, 10/10/2005, § 11]

§ 13-601. General Provisions.

[Ord. 938, 2/28/2011, § 1.00]

1. Title. This Part shall be known as the "Vending Ordinance."

2. Authority. The authority for this Part arises from the proprietary function of the Town of Bloomsburg to regulate the use of its rights-of-way.

3. Purpose. The purpose of this Part is to provide for the health, safety, and welfare of the citizens of the Town of Bloomsburg and permitted vendors and their customers.

§. 13-602. Definitions.

[Ord. 938, 2/28/2011, § 2.00]

As used in this Part, the following terms shall have the meanings indicated:

FOOD TRAILER: a mobile food business that serves food or beverages from a nonmotorized vehicle that is normally pulled behind a motorized vehicle.

FOOD TRUCK: A motorized, self-contained conveyance from which food is prepared and sold the Town of Bloomsburg.

FOOD TRUCK/TRAILER VENDING: The act of selling food by a food truck or food trailer vendor.

FOOD TRUCK VENDOR: A person who sells food from a food truck or trailer.

FOOD VENDOR: Referenced throughout the ordinance refers to both "Food Truck Vendors" and "Vending Carts" unless specifically stated otherwise.

MUNICIPAL LOT: A land surface or facility owned by the Town of Bloomsburg, providing vehicular parking spaces off of a street together with drives and maneuvering lanes so as to provide access for entrance and exit for the parking of motor vehicles.

PUBLIC RIGHT-OF-WAY: That portion of a public street or parking area located in the area where food vending is permitted which is limited to a designated parking space of such public street.

VENDING: The act of selling food, or products by a vendor.

VENDOR: A person who sells food, or products from a vending cart, tent, or table.

VENDING CART: A transportable, nonmotorized, self-contained conveyance from which food, or products is prepared or sold within the public rights of way of the Town of Bloomsburg as defined herein. A vending cart shall not have walls or a floor and cannot be occupied. Vending carts shall be quickly removable from any location in the event of an emergency. Vending carts also include tents and tables. I think we should remove the tents and tables as it is part of the vendor definition.

§13-603. Permits.

[Ord. 938, 2/28/2011, § 3.00]

1. Permit required.
 - A. It shall be unlawful for any person to engage in vending in the public right of way, on Municipal lots, or Town owned property without a permit, which shall be prominently displayed on the food vendor or vendor.

- B. A permit issued under this Part shall not be transferable.

- C. Annual Permits are available for a period of one year (365 consecutive days) for a fee, established by Town Council. Single-day, weekly, and monthly permit applications are available for a fee, established by Town Council, that will be reviewed by the Code Enforcement Office and the Bloomsburg Police Department If necessary.

- D. The food vendor shall register, and provide to the Code Office with current copies of registration with the Department of Revenue of the Commonwealth of Pennsylvania for taxing purposes, and with the Town of Bloomsburg Local Tax Administrator with regard to the Town of Bloomsburg Business Privilege/Gross Receipts Tax. Additionally, Department of Agriculture, and a Serv Safe Certificates must be submitted to the Code Office. Certificate of Liability form must list the Town as additional insured for the time period the permit issuance.

- E. Permits may be revoked by the Town of Bloomsburg for violations of this Part. A notice of revocation shall set forth the reasons for the revocation and shall be mailed to the food vendor at the address indicated on the permit application, or personally served on the food vendor, food vendor/ truck.

- F. The food vendor may appeal the notice of revocation to Town Council on a form provided by the Town of Bloomsburg within 20 days of the date of notification of the notice of revocation.

§13-604. Application Procedure.

[Ord. 938, 2/28/2011, § 4.00]

1. Application for a permit shall be submitted on a form made available by the Town of Bloomsburg.

2. No fee is required to be submitted at the time application is made for a food vendor permit. The permit fee will be collected prior to the issuance of a permit by the Code Enforcement Office.

§ 13-605. Limitation on Number of Permits and Locations for Food Vendors.

[Ord. 938, 2/28/2011, § 5.00]

1. The number of food vendor permits shall be limited to the locations as set forth by the Town Council for the Town of Bloomsburg, and as amended from time to time.

§13-606. Permitted Area.

[Ord. 938, 2/28/2011, § 6.00]

1. Vending.
 - A. Vending shall be permitted only between the hours of 9:00 p.m. and 3:00 a.m., seven days per week, in designated approved vending locations, and such time period shall include setup and cleanup time.
 - ~~B. In addition to 13-606.1.A, Vendors are also permitted to vend in approved Municipal lots, permitted for Food Truck Vendor, as stipulated in 13-606.2.A during the same hours and locations as Food Truck Vendor sales are permitted.~~
 - C. In the event that the location designated in the vending permit is occupied by a vehicle during 9:00 p.m. at 3:00 a.m., the vendor may occupy the first open parking space on either side of the permitted space. If the location designated in the permit is under repair, Town Council/ Code Enforcement/ Police Department shall permit the use of an alternate location until repairs are completed.

2. Food Truck Vendor.
 - A. Food truck vendor may be permitted on Town Property in approved Municipal metered parking spaces and shall serve food between the hours of 7:00 a.m. - 3:00 a.m. the following morning. Municipal parking spaces are not reserved or guaranteed for food truck vendors. Food truck vendors are responsible for applicable parking regulations; however, meter fees will be waived for license holders while food vendors are conducting business. No food vendor may operator or set up between 3:00 a.m. – 7:00 a.m.

 - B. Food vendors shall be permitted on commercial use lots with the expressed written consent of the property owner. Food vendors on commercial lots must not impede traffic flows, or pedestrian circulation of any type or create a hazard or nuisance. No permit is required to be obtained on commercial use lots. Food vendors must serve curbside. It is the owner's responsibility to obtain all the required documents required in 13-608. Commercial property owners are responsible for confirming that each vendor has a valid Serve Safe Certificate, Department of Agriculture Certificate, and proper insurance. Food Vendors must also register with the local taxing agency to collect Gross Receipt Taxes. No permit is required to be obtained on a commercial lot.

 - C. Food vendors shall also be permitted on private residential property for catering and similar events between the hours of 8:00 a.m. – 10:00 p.m. as amended from time to time by Town Council, with written consent of the property owner. Food vendors on private residential property shall be permitted for a maximum of two days in a month. Also, capped at 12 set up days per year. Council can vote on exceptions to these limitations. Parking or setup of

food vendors shall not impede traffic flows, or pedestrian circulation of any type. Food vendors shall not create a public nuisance to adjoining property owners. Private property owners are responsible for confirming that each vendor has a valid Serve Safe Certificate, Department of Agriculture Certificate, and Proper Insurance. Food Vendors must also register with the local taxing agency to collect Gross Receipt Taxes. No permit is required to be obtained on private residential property.

- D. Food vendors shall utilize no more than two adjacent parking spaces in Municipal parking lots.
- E. Food vendors and setup should not be greater than 28 feet in length.
- F. No more than two Food truck vendors should occupy a specific lot at any given time. Additionally, no more than two vendors may occupy the specific lot.

- 3. In the event that a special function that is approved by the Town of Bloomsburg, which is scheduled and coordinated by an organization to be held on the streets where food vendors are permitted under this Part, shall conflict with the hours that food vendors are permitted to operate their businesses, the food vendors shall not operate within 600 feet of the defined area of a permitted special function, unless the vendors shall secure permission from the event permit holder. Special Event permits may be required from the Town or the Bloomsburg Police Department.

§13-607. Limitation on Permits.

[Ord. 938, 2/28/2011, § 7.00]

- 1. The issuance of a food vendor permit under this Part shall not create a real estate interest in any permitted space as a leasehold or otherwise, and the holder of the food vendor permit shall be a licensee.

§ 13-608. Vending Requirements.

[Ord. 938, 2/28/2011, § 8.00]

- 1. All signage displayed by Food Vendors shall not display products, sales, and services other than their own products, sales, and services being provided by said food Vendor. Signage shall comply with the Zoning Sign Regulations of the Town of Bloomsburg Code of Ordinances.

- 2. Food truck vendors and vending carts shall be maintained and kept in a sanitary condition.
- 3. All food truck vendors must comply with PA Vehicle Code relative to vehicle registration inspection and insurance.
- 4. The food vendor permit issued by the Town of Bloomsburg shall be prominently displayed.
- 5. A vending cart must have at least two wheels to permit movement to another location in case of an emergency, or able to be carried away by hand.
- 6. Food vendors shall have a trash receptacle and the food vendor shall be responsible for the disposal of trash generated by its business. Food truck vendors are responsible for proper disposal of the trash whenever the container becomes full or, at a minimum, at the conclusion of the day's operation, but not in receptacles provided for by the Town of Bloomsburg,
- 7. All refuse must be recycled in accordance with the Town of Bloomsburg Solid Waste Ordinance.
- 8. All food truck vendors or vending carts shall be equipped with a serviceable fire extinguisher.
- 9. All food vendors will be required to haul away all grease and waste water. No dumping of materials will be permitted in storm drains, on Town property, or on private property within Town limits.

§ 13-609. Location of Vending Carts.

{Ord. 938, 2/28/2011, § 9.00}

1. — A vending cart shall be placed in the center of the parking place where it is permitted to operate.

2. A vending cart shall be placed as close as possible to the curb when set up in the right of way.

~~3. Sales shall take place only on the sidewalks adjacent to the permitted spaces and in the approved parking lots referenced above.~~

§ 13-610. Prohibitions.

[Ord. 938, 2/28/2011, § 10.00]

1. The following shall be prohibited:
 - A. Use of a sidewalk, or open areas of parking lots for product display, storage, or the disposal of trash.
 - B. Connection of utilities while setup or operating on Town owned properties.
 - C. Any set up on private or commercial owned lots cannot have any utility connection across a public right of way.
 - D. Advertising other than the list of food and prices set forth in § 13-608 above.
 - E. Tables, chairs, benches, stools or other items for customers to use during the consumption of food.
 - F. Fold-out shelves, awnings, or canopies that extend into the sidewalk area that interfere with pedestrian traffic. Umbrellas are permitted so long as they do not interfere with pedestrian traffic.
 - G. Propane cylinders in excess of 100 pounds.
 - H. Lighting that would cause objectionable glare or distraction. As determined by PennDOT regulations, Code Enforcement Office or Police Department.

- I. Sound-amplifying devices to attract attention, verbally hawking or soliciting product sales, and the making of loud or raucous noises.
- J. Sales to motorists.
- K. Any act that interferes with the free and open movement of persons on a sidewalk and vehicles in the street right-of-way, or parking lot.
- L. Generator use is not permitted before 7 a.m. or after 10 p.m. All generators must be operated in compliance with the Town's Nuisance and Hazard Abatement Ordinance, (i.e. Noise Ordinance).

§ 13-611. Insurance Indemnification:

[Ord. 938, 2/28/2011, § 11.00]

- 1. Each vendor shall maintain, and provide the Town of Bloomsburg with proof thereof, comprehensive liability insurance with a minimum policy limit of a \$1,000,000 listing the Town of Bloomsburg as an additional insured. The certificate must be valid during the dates of the food permit.
- 2. Vendors shall indemnify, defend, and hold the Town harmless from all claims, liabilities, obligations, damages, penalties, costs, and expenses, including reasonable attorney fees and disbursements of any kind or nature including, but not limited to, actions for personal injury or death, or the assessment of fines or penalties by any governmental agency.

§ 13-612. Penalty.

[Ord. 938, 2/28/2011, § 12.00]

- 1. Any person who violates any provision of this Part shall be sentenced to pay a fine not in excess of \$1,000 to the use of the Town of Bloomsburg, with costs of prosecution, or to be imprisoned for not more than 10 days, and each day of violation shall be considered a separate offense, and shall have their permit revoked without a refund of fees paid.