

TOWN OF BLOOMSBURG
ORDINANCE NO. 1054 OF 2024

AN ORDINANCE OF TOWN OF BLOOMSBURG, COLUMBIA COUNTY,
PENNSYLVANIA, AMENDING CHAPTER 22 OF THE CODE OF ORDINANCES OF THE
TOWN OF BLOOMSBURG ENTITLED "SUBDIVISION AND LAND DEVELOPMENT"

BACKGROUND

WHEREAS, the Town of Bloomsburg has enacted an ordinance entitled "Town of Bloomsburg Subdivision and Land Development Ordinance" which is codified at Chapter 22 of the Code of the Town of Bloomsburg (the "SALDO"); and

WHEREAS, the Pennsylvania Municipalities Planning Code (the "MPC") authorizes the governing body of a municipality to enact amendments to a subdivision and land development ordinance; and

WHEREAS, on January 25, 2024, a copy of certain proposed amendments to the SALDO was provided to the Columbia County Planning Commission for review and comment pursuant to Section 505 of the MPC; and

WHEREAS, the Columbia County Planning Commission provided its comments on the proposed amendments to the SALDO on March 8, 2024; and

WHEREAS, the Bloomsburg Town Council held a public hearing with respect to the proposed SALDO amendments on March 11, 2024; and

WHEREAS, public notice of the hearing was advertised on February 25, 2024 and March 3, 2024 in the Press-Enterprise, a newspaper of general circulation in Town of Bloomsburg, Columbia County; and

WHEREAS, the public notice stated that the Town of Bloomsburg Council would consider adoption of the SALDO amendments on March 25, 2024; and

WHEREAS, the SALDO amendments were not adopted on March 25, 2024; and

WHEREAS, on March 11, 2024 public notice of the intention to adopt the SALDO amendments contained in this Ordinance was published in the Press-Enterprise, a newspaper of general circulation in Town of Bloomsburg, Columbia County on May 23, 2024; and

WHEREAS, the Bloomsburg Town Council desires to adopt the SALDO amendments contained in this Ordinance to amend the SALDO pursuant to the authority granted by the MPC.

NOW, THEREFORE, The Town Council of Town of Bloomsburg ordains as follows:

1. Part 3, Section 22-301. 2. of the SALDO entitled "Definitions", is hereby amended to add the following to the list of specific terms:

ACCESS DRIVE--An improved travelway designed and constructed to provide for vehicular movement between a street and a tract or tracts of land containing any use other than one (1) single dwelling unit or a farm.

DRIVEWAY--An improved travelway designed and constructed to provide for vehicular movement between a street and a tract of land serving one (1) single dwelling unit or a farm.

LAND DEVELOPMENT—

(A) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

- (1) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure.
- (2) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

(B) A subdivision of land.

(C) The improvement of land for the installation of parking lots, airport runways, accessory buildings, building additions, and any other structure having an impervious surface coverage area in excess of two-thousand square feet (2,000 sf). (Note: Proposed gravel areas shall be considered as impervious for this definition.)

(D) Any project which has the potential to increase the quantity of stormwater runoff from the property and/or may adversely affect existing downstream drainage conveyance facilities.

(E) Any project which has the potential to adversely affect the quality of stormwater runoff from the property and/or involves more than five-thousand square feet (5,000 sf) of earth disturbance.

2. The heading for Section 22-403 to the SALDO shall be amended to read as follows:

§22-403 Minor Subdivision/Lot Consolidation/Lot Line Adjustment Application [Ord. 759, 3/8/1993, §403; as amended by Ord. 841, 12/19/2001; as amended by Ord. 1054, 2024].

3. Section 22-403. 1. of the SALDO shall be amended to read as follows:

1. Where five (5) or fewer lots are proposed to be subdivided from a tract of land, or where land is being transferred to be combined with an existing lot, or where a lot line or line is/are being adjusted, and all lots front on an existing street and no new

streets or construction is proposed, the applicant shall submit the Minor Subdivision/Lot Consolidation/Lot Line Adjustment as a 'Final Plan' as follows:

4. Section 22-403. 1. A. of the SALDO shall be amended to read as follows, with subsections 1 and 2 to remain unchanged except as otherwise provided herein:
 - A. The final plat shall be submitted and processed as required by §22-404. A. "Preliminary Plat; Procedure" and §22-404. C. "Final Plats; Procedure", and contain the following data and plat specifications:
5. Section 22-403. 1.A.(2)(g) of the SALDO shall be amended to read as follows:
 - (g) Existing contours at vertical intervals of one foot. Where, due to steep slopes, one-foot contours will adversely affect the legibility of the Plan, contours may be shown at greater intervals if deemed appropriate by the Town Engineer/Consultant.
6. Section 22-403. 1. A.(2)(k) of the SALDO shall be amended to read as follows:
 - (k) Affected property deed reference, including book and page number or Instrument Number.
7. Section 22-403. 1.A.(2)(w) of the SALDO shall be amended to read as follows:
 - (w) When applicable, a copy of the Sewage Facilities Planning Module for land development or other equivalent documentation approved by the Department of Environmental Protection in compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code, as amended.
8. Section 22-404. A.(1) of the SALDO shall be amended to read as follows:
 - (1) The Applicant, twenty-one (21) calendar days prior to the meeting of the Town Planning Commission at which the plan is on the agenda and/or consideration is desired, shall file with the Assistant Town Administrator, or Designee, ten (10) copies of a complete Preliminary Plan of the proposed subdivision or land development, an electronic copy of the plans and other required data and maps. The applicant shall submit concurrently, with the Preliminary Plan, five (5) copies of the Sewage Facilities Planning Module, if applicable.
9. Sections 22-404. A.(1), A.(2), and A.(5) of the SALDO shall be amended to remove the word "Assistant" from these Sections.

10. Section 22-404. C.(3) shall be shall be amended to remove the word “Assistant” from this Section.

11. Section 22-404 A.(3) of the SALDO shall be amended to read as follows:

- (3) The Town’s SALDO Engineer and the Columbia County Planning Commission shall review the preliminary, preliminary/final, and/or final plat and data and shall return one copy of a written report stating their suggestions for modifications and design changes to the developer/engineer and the Town of Bloomsburg Planning Commission within 21 days of their receipt of the same. Subsequent reviews from the Town’s SALDO engineer will be returned within 21 days of their receipt.

12. Section 22-404. B.(1)(a) of the SALDO shall be amended to read as follows, with subsections 1-17 to remain unchanged except as otherwise provided herein:

- (a) Eleven copies and one reproducible sepia (or other reproducible material of equal quality) copy of a map or series of maps or sheets not larger than 24 inches by 36 inches drawn to scale of 1” = 10’, 1” = 20’, 1” = 30’, 1” = 40’ or 1” = 50’, or 1” = 60’ clearly labeled as “Preliminary Plan”. Overall Site Plans may be provided at larger scales, as long as plans at the prescribed scales as required herein are also provided within the plan set. Plans shall show the following:

13. Section 22-404. B.(1)(a)(10) of the SALDO shall be amended to read as follows:

- 10) A location map on the plat showing property location, streets and other pertinent information.

14. Section 404. B(2)(h) of the SALDO shall be amended to read as follows:

- (h) Where the proposed plan requires access to a State Route, or work within the legal right-of-way of a State Route, copies of all Plans and reports associated with that work and a copy of a Highway Occupancy Permit (HOP) obtained from the Pennsylvania Department of Transportation (PennDOT) shall be provided.

15. Section 22-404. B.(2)(j) of the SALDO shall be amended to read as follows:

- (j) A copy of a report, where deemed necessary by the Town Council or Town Engineer/Consultant, indicating an estimated volume of vehicular traffic movement and the adequacy of the proposed and existing streets and highways to carry the traffic both within and beyond the proposed development including possible solutions to such problems as may be thereby identified. Such other data may be required by the Planning Commission or Town Council in the enforcement of this Chapter.

16. Section 22-404. B.(2)(k) of the SALDO shall be deleted in its entirety.

17. Section 22-404. C.(3) of the SALDO shall be amended to read as follows:

(3) The Applicant, twenty-one (21) calendar days prior to the meeting of the Town Planning Commission at which the plan is on the Agenda and/or consideration is desired, shall file with the Assistant Town Administrator, or Designee, ten (10) copies of a complete Final Plan of the proposed subdivision or land development and other required data and maps.

18. Section 22-404. D.(1)(a)(2)a. shall be added to the SALDO and read as follows:

a. Each lot shall be balanced to an accuracy of one foot (1') in ten thousand feet (10,000'). Error of closure computations shall be provided for each existing and/or proposed lot to demonstrate this accuracy is being obtained.

19. Section 22-404. D. (1)(a) of the SALDO shall be amended to read as follows, with subsections 1-20 to remain unchanged except as otherwise provided herein:

(a) Eleven copies and one electronic copy of the final plat in the form of a map or series of maps on sheets no larger than 24 inches by 36 inches, drawn to scale not smaller than 60 feet to the inch and clearly labeled "Final Plat." When more than one sheet is required an index sheet of the entire subdivision or land development shall be shown on a sheet of the same size. The final plat shall be drawn in ink and shall show the following:

20. Section 2-404. D.(1)(a)(18) of the SALDO shall be amended to read as follows:

(18) Where the construction of driveways onto a State Route is not proposed as part of a subdivision plan, but required in the future for access to a lot or lots, the following note shall be provided on the Plan:

A Highway Occupancy Permit is required pursuant to § 402 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the State Highway Law, before driveway access to a state highway is permitted.

Furthermore, the Plan shall demonstrate that possible driveway locations are being provided for the new lots that will meet sight distance requirements as per PennDOT's design criteria. It may also be necessary to show proposed grading of possible driveways on the Plan.

21. Section 22-502.6.F of the SALDO shall be amended to read as follows, with the chart contained in said section to remain:

F. At intersections of streets, the curb or edge of pavement radii shall not be less than the following:

22. Section 22-502.7 of the SALDO shall be amended to read as follows:

Intersection Sight Distance and Clear Sight Triangles. Adequate sight distances and areas of unobstructed views shall be provided at all intersections of streets and for driveways intersecting a street, in accordance with Exhibit 6B (page 22, Attachment 7:1).

23. Section 22-502. 10.K. of the SALDO shall be deleted.

24. Section 22-502. 10.L. of the SALDO shall be shall be renumbered as Section 22-502. 10.K.

25. Section 22-510. A.(2) of the SALDO shall be amended to read as follows:

(2) A landscape plan shall be developed for a subdivision or land development consisting of proposed trees, shrubs, and ground cover. Such plan shall indicate the vegetation or plant cover which exists and, on the same or separate sheet, the vegetation or plant cover which will exist when landscaping is completed. In addition, landscaping shall be designed, installed and maintained with the aim of allowing as great a portion of the site to remain or become wooded without adversely affecting the availability of solar access to the south.

26. Section 22-504 of the SALDO shall be amended to read as follows:

Whenever a proposed subdivision (major or minor) or land development is immediately adjacent to or within 1,000 feet of any existing or recorded subdivision or land development having sidewalks, sidewalks shall be installed in accordance with specifications set forth in section 706 herein. Sidewalks shall be required when any portion of the block containing the project has sidewalks, or if anywhere on the opposite side of the street in the block containing the project has sidewalks. Under the recommendation of the Town Planning Commission and/or Town Engineer/Consultant, the Town Council may require installation of sidewalks in any subdivision or land development.

27. Section 22-604. 1. of the SALDO shall be amended to read as follows:

1. Pedestrian walkways shall be provided within all high-density single-family and multifamily residential, commercial, industrial and institutional developments in order to promote safe pedestrian circulation throughout the developed area and shall be provided in accordance with §§ 22-504 and 22-706 herein.

28. Section 22-606. 11. of the SALDO shall be amended to read as follows:

11. All off-street parking facilities shall utilize a four-foot (4') buffer yard as required within the "Town of Bloomsburg Zoning Ordinance [Chapter 27], as amended."

29. Section 22-607. 2. of the SALDO shall be amended to read as follows:

2. Size of Spaces. The size of off-street parking spaces for all uses shall be provided in accordance with the provisions set forth within the "Town of Bloomsburg Zoning Ordinance [Chapter 27], as amended.

30. Section 22-607. 3.A.(1) of the SALDO shall be amended to read as follows:

- (1) Where a parking area abuts an adjoining property a four-foot-deep landscaped buffer shall be created according to the provisions set forth within the "Town of Bloomsburg Zoning Ordinance [Chapter 27], as amended.

31. Section 22-607. 3.D.(1) of the SALDO shall be amended to read as follows, with the chart contained this this Section to remain:

- (1) Parking Facilities. The minimum dimensions of parking facilities shall be as follows:

32. Section 22-607. 3.E.(1) of the SALDO shall be amended to read as follows:

- (1) Large lot parking areas of ten (10) or more spaces shall provide a minimum of ten percent (10%) of the total interior parking area for pedestrian walkways to include buffers, setbacks and other separations to mitigate the paved area as required in the applicable provisions within the "Town of Bloomsburg Zoning Ordinance [Chapter 27], as amended.

33. Section 22-607. 3.E.(3) of the SALDO shall be amended to read as follows:

(3) Access into the parking areas shall be designed in a manner that provides for a minimum of twenty feet (20') between the entrance to the parking area and the parking stalls.

34. Section 22-607. 3.E.(4) of the SALDO shall be amended to read as follows:

(4) Large lot parking areas of ten (10) or more parking spaces shall submit a lighting plan in accordance with the provisions set forth within the "Town of Bloomsburg Zoning Ordinance [Chapter 27], as amended. Further, any lighting used to illuminate off-street parking areas shall be mounted and shielded in such a manner to effectively eliminate direct glare on adjacent properties or upon public streets.

35. The following shall be added as Section 22-702. 6 . to the SALDO:

6. Found monuments or markers do not need to be removed and replaced if they are properly located.

36. Section 22-703.E of the SALDO shall be amended to read as follows, with subsections (1)-(4) to remain:

E. Driveway entrances or aprons within the street right-of-way shall be surfaced to their full width and shall not be less than twelve feet (12') wide for residential developments and eighteen feet (18') wide for commercial or industrial developments. The type of surface to be either plain cement concrete, minimum depth of four inches (4") or the same as specified above. Where sidewalks are installed, the required driveway surfacing shall end at the street side of the sidewalk.

37. Section 22-705 of the SALDO shall be amended to read as follows, with subsections A.-H. to remain:

Curbs shall be designed in accordance with § 22-503 herein. All curbs shall be constructed to the grades and dimensions drawn on the plans, and typical sections submitted by the applicant and approved by the Town Council.

38. Section 22-706. E. of the SALDO shall be amended to read as follows:

E. Where a sidewalk abuts a curb, wall, building or any other structure, a pre-molded expansion joint, shall be placed between the sidewalk and said structure for the full length of said structure.

39. Section 22-706. F. of the SALDO shall be amended to read as follows:

F. Sidewalks shall be boxed out around light standards fire hydrants, etc., with a pre-molded expansion joint.

40. Section 22-710. of the SALDO shall be amended to read as follows:

All electric and telephone lines, including streetlighting, shall be placed underground within any subdivision or land development unless not feasible after consultation with the appropriate utility company.

41. Section 22-801. of the SALDO shall be amended to read as follows, with subsections A.-F. to remain except as otherwise provided for herein:

The drainage/stormwater management (hereafter referred to as D/SWM) Plan shall consist of maps and a narrative prepared by a registered professional engineer, registered professional land surveyor, registered landscape architect or other qualified individual according to the State Registration Board of the Commonwealth of Pennsylvania or other entity or agency. The D/SWM plan shall include the following items:

42. The following shall be added as Section 22-801. D.(4) to the SALDO:

(3) Proposed building finish floor elevations and spot grades at the corners of all buildings, parking lot areas, and other locations where necessary to provide for proper construction.

43. Section 22-802. 1. of the SALDO shall be amended to read as follows:

1. The following design criteria are presented as the minimum acceptable standards available at the time this Chapter was adopted. New and innovative procedures are encouraged, such as infiltration facilities, and shall be permitted on a case-by-case basis by the Town Engineer/Consultant.

44. The following shall be added as Section 22-802. 1.A. to the SALDO:

A. The design of infiltration facilities shall be based on a design infiltration rate as determined by on-site soil tests in accordance with the methodology and requirements as contained within the latest edition of the Pennsylvania Stormwater Best Management Practices Manual. Soil test results shall be provided to demonstrate the calculation of the design infiltration rate.

45. 22 Attachment 1 (Table 1) to the SALDO shall be amended as follows:

change all "ID-2" references to "Superpave" – change all "BCBC" references to "Superpave Base Course"- change "Binder" to "Binder Course" - add this note after the table "The course type, size (in mm), PG, and number of ESALS of all Superpave mixtures shall be indicated on the Plans.

46. This Ordinance shall be cumulative of all provisions of ordinances and the Code of Ordinances of the Town of Bloomsburg and the Town of Bloomsburg Subdivision and Land Development Ordinance, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

47. It is hereby declared to be the intention of The Bloomsburg Town Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid, such invalidity shall not affect any remaining sections, paragraphs, sentences, clauses and phrases of this Ordinance.

48. The effective date of this Ordinance shall be five (5) days after the date of adoption by the Bloomsburg Town Council.

ORDAINED AND ENACTED into law by the Bloomsburg Town Council in lawful session assembled this 3rd day of June, 2024.

Attest:

Lisa M. Dooley
Lisa M. Dooley, Secretary

TOWN OF BLOOMSBURG

Justin C. Hummel
Justin C. Hummel, Mayor