

**MINUTES**  
**Bloomfield Borough Council**  
**September 5, 2023**

Bloomfield Borough Council met this evening in a regular session in the Bloomfield Borough Council Chambers with the following council members present: President Malinda C. Anderson, John J. Patterson V., Karl L. Cless, Brenten S. Dum and Jessica L. Grindle. Vice President J. Kevin Fitzpatrick had an excused absence.

Also present: Secretary Danielle Shope, Assistant Secretaries Susanne Woolever and Kathleen Miller, Borough Employee Damon Hartman, Solicitor Luke Gibson, Mayor and Water Authority Representative Edward T. Albright Jr., HRG Representative Ryan Hostetter, Planning Commission Chair Melanie Rowlands, BEO/ZEO Becky Smiley, Bowling Alley owner Joe Gasper and residents Gary Eby, Polly Eby, Madeline Rogers, Richard Rogers, James Woods and Deloris “Jane” Rosenbury.

President Anderson called the meeting to order at 7:00 p.m.

President Anderson led the gathered assembly in the **Pledge of Allegiance**.

***MEETING OPENING***

**Recording of the Meeting** – President Anderson advised the attendees that the meeting was being recorded by the Council for the accuracy of the minutes and stated that side conversations should be conducted in the hallway so as to not disrupt the meeting or its recording and reminded everyone that talking when someone else is speaking also disrupts the meeting and affects the recording. President Anderson further requested that those individuals in the audience desiring to speak during Public Comment identify themselves prior to speaking and they have 3 minutes to present their concern. Individuals have 10 minutes to present their concern if they are on the agenda. President Anderson asked if any individuals in the audience were also recording the meeting and if so to identify themselves for the record. President Anderson stated that Council will not deviate from the agenda and any questions should be addressed during the appropriate portion of the meeting.

**Approval of Minutes** – Councilman Cless made the motion to approve the August 1, 2023 meeting minutes, seconded by Councilwoman Grindle. Motion carried.

**Approval of Financial Report** – Councilman Patterson made a motion, seconded by Councilman Dum to approve the August 2023 meeting financial report. Motion carried.

***REQUESTED PUBLIC COMMENTS AND/OR PRESENTATIONS***

There were no requested public comments.

***PUBLIC COMMENTS AND/OR PRESENTATIONS***

Mr. Joe Gasper of Perry County Lanes asked Council to look into his request to serve beer at the bowling alley. President Anderson remarked that Bloomfield Borough has always been a “dry” town. Research determined that this request would have to be done through a referendum on the ballot which is a very lengthy procedure.

President Anderson will reach out to the Solicitor to find out if there are other avenues to pursue. Mr. Gasper is not interested in BYOB. Mr. Gasper would like to keep it more “classy”. He is thinking of doing events like a “sip and paint” and/or quiz nights, etc.

Mr. Gary Eby presented Council with a letter requesting a contribution to the Union Cemetery Association. In the past, Council has contributed \$100 annually for routine maintenance and mowing of this cemetery. The last stipend received from Council was in 2020. Therefore, Mr. Eby is asking that the Council become current with contributions which would be a total of \$300 and that this contribution become part of future Borough budgets. Other Borough organizations contribute to this Association also. The Union Cemetery is the resting place for twelve Revolutionary veterans, three veterans from the War of 1812 and twenty-seven from the Civil War. President Anderson stated they will look into drafting a check for the Association. This request will also be discussed at the Budget meeting.

Mr. Richard Rogers had several questions for the Council.

1. When is Barnett Woods Road going to be fixed and when is the street in front of the new fire house going to be done? His concern being traffic control on South Carlisle Street. **Answer:** Mr. Hartman stated in June or July 2024 is when the South Carlisle Street road work is projected to begin. There will be a temporary red light for traffic control. President Anderson stated the Barnett Woods Road bridge will not be fixed by the Borough because the bridge is 18 inches too short to qualify for most fundings and it would cost \$1.2 million to fix the bridge. The Borough has gone to the County and is working with our Senators for funding. President Anderson stated they have a meeting with PennDot September 13 to discuss the Square and traffic flow and the PPL pole situation. Mr. Hartman stated they are waiting till after the street fair to deal with the PPL pole.
2. When will the firehouse open? **Answer:** President Anderson stated they have not contacted the Council and they are as much in the dark as Mr. Rogers.
3. Who enforces all these resolutions and ordinances? **Answer:** BEO Becky Smiley.

### ***MONTHLY REPORTS***

**Solicitor’s Report** – Solicitor Gibson submitted his formal report to Council and unless there were any questions, he would defer to the report. President Anderson asked him to get back to Council about the Number of BYOB issues.

**Mayor’s Report** – Mayor Albright reported the recycling program is going well. They had 33 customers. They maxed out after 3 months and it has to be dumped again. They got \$10 worth of tin which the money went into the donation jar. The illegal dumper was taken care of. Mayor Albright remarked that there is a young homeless man walking around town. The PSP told Mayor Albright nothing can be done unless the man commits a crime.

**Parking Officer Report** – There were 7 tickets issued in August with 3 still unpaid. The new PEO is Margie Grove.

**Enforcement Report** – President Anderson deferred to BEO Smiley.

**BEO Report – Becky L. Smiley** - BEO Smiley had nothing more to report than what is in her report. For the complete detailed BEO report, please see Borough Enforcement Officer Monthly Report on file in the Borough Office.

**Planning Commission Report** – Mr. Zeke Morrow provided the following report for the Planning Commission. from their August 28, 2023 meeting.

## **MEETING MINUTES**

Bloomfield Borough Planning Commission

August 28, 2023

The regularly scheduled monthly meeting of the Bloomfield Borough Planning Commission was held at the Bloomfield Borough office on August 28, 2023. Commission members present were, Melanie Rowlands, Kevin Fitzpatrick (by phone), Kevin McCarty, Suzanne Dell, and William Zeke Morrow.

Others in attendance were:

Becky Smiley, Bloomfield Borough Zoning Officer

Damon Hartman, Borough Employee

Chairman Rowlands called the meeting to order at 7:00 p.m.

**1. Meeting Minutes.** July 24, 2023 meeting minutes were presented for approval. Motion by Kevin McCarty, second by Melanie Rowlands to approve. Motion carried.

### **2. UPDATES:**

2.1 Greg Arsenault, 219 East Main Street property

a. At the July 24 meeting, Mr. Arsenault spoke to the Planning Commission to explain positive steps are being taken to address the deficiencies on the property.

b. On August 17, 2023, Becky Smiley, Zeke Morrow, a representative of BIU met with Mr. Arsenault to further review his zoning permit application.

c. Eric of BIU stated based on no building changes proposed at this time (other than needed repairs) a building permit is not required.

d. Several suggestions were discussed to further the appearance of the vehicle lots.

e. The primary remaining concern is the partially wrecked vehicles at the south side of the property. Mr. Arsenault stated 8 have been removed and steps are being take to remove others.

f. Quarterly inspections to be completed by the Zoning Officer.

### **3. PLAN SUBMISSIONS:**

3.1 Extension Request for Matthew M. Rice – Preliminary/ Final subdivision / Land Development Plan

a. By email dated August 7, 2023 Burget and Associates Stated: “We need additional time to make the revisions to the Rice plan. We will submit revisions for the 9/25/2023 Planning Commission meeting”.

b. In accordance with SALDO §46 – Final Plan Procedures, Borough Council has the authority to grant the request.

c. Motion by Melanie Rowlands, second by Suzanne Dell to recommend to Council to grant the time extension request through December 31, 2023. Motion approved.

3.2 Lakeside Drive – Phase 4. Rezone of Property to R-3

a. A request has been submitted to Borough Council to rezone the property from R-1 to R-3.

b. Letter to be provided to the owner and Agent.

c. Necessary notices will be published in the Perry County Times and notice for the rezone will be placed at the property.

d. Draft updated Ch. 26 Zoning + revised map to be posted on website, available in borough office and public library at least one week prior to the public hearing.

e. After careful consideration and review, on motion by Kevin McCarty and second by Suzanne Dell, the Bloomfield Borough Planning Commission (BBPC), voted unanimously

to recommend the requested zoning change from R1 to R3 for the parcel (3.8 Acres), Lakeside Drive Phase 4.

f. It was noted that the Perry County Planning Commission has recommended approval of the request. They will also comment on other zoning edits prior to the public hearing.

g. Public hearing to hear public comments on the request is scheduled for Thursday, September 28, 2023. Bloomfield Borough Council will review and consider for approval October 3, 2023.

**4. Zoning Updates:**

Melanie Rowlands has prepared suggested changes to the Zoning Ordinance to further clarify:

- a. Off Street Parking (Driveway parking and other permitted locations related to Building Setback Lines. Clarification of permitted parking of commercial vehicles with visible signage.)
- b. Add/Edit several definitions to conform to MPC and/or to clarify content
- c. Mobile home park clarification (modular/manufactured/mobile)
- d. Solar Energy Systems (see new section 139 in Ch. 26)
- e. Stormwater Management (edited 'design standards' wording to conform to best practices)
- f. Updated draft zoning map sent back to GIS (by Fitzpatrick) to add one missing lot (only 7 of 8 lots shown in the first draft). Necessary notices will be published in the Perry County Times (in conjunction with R-3 request)

**5. SALDO Updates:**

- a. Zeke Morrow has completed Draft SALDO (based on County Model Ordinance)
- b. Initial discussion of the Parks and Recreation Paragraph of Part 5.
- c. The draft SALDO will be further discussed at the next working group meeting.
- d. Zeke stated the need for the proposed ordinance to be thoroughly reviewed by the Borough. At a minimum the Borough Engineer input is required for overall review and input on "Stormwater" and Sanitary Sewer Facilities"; Borough Solicitor review; and forward to Water Authority for their input.
- e. Note: Fitzpatrick to address 2024 budgeting for HRG engineering reviews.

**6. Next Meetings:** The next Working Session will be September 14 at 5:00 pm and the next Monthly meeting will be on September 25 at 7:00 pm.

**7. Meeting Adjournment:** On motion by Melanie Rowlands and seconded

Planning Commission Chair Melanie Rowlands then provided the following: the Rice Memorial Land Development Plan required an extension. They have an extension through the end of this calendar year.

The solar project that is located in both Centre Township and the Borough is still pending the signature of Centre Township. Once it is signed, it will come to the Borough. The Borough conditionally approved this. The footprint is going to be substantially smaller than first reported. Of the project's 15 acres only about 4-4 ½ acres are within Bloomfield Borough.

The Planning Commission is trying to take the County's model, SALDO, and adopt the PA Municipal Plan Code for the Borough's as well. They are looking at zoning changes. They are looking at a change in the solar energy systems section. Council will be receiving an electronic copy of the newly updated Chapter 26.

The Planning Commission has scheduled and advertised a public hearing for September 28, 2023 at 7 p.m. in Council Chambers. It is just a hearing run by Borough Council, sponsored by the Planning Commission, to allow the public to ask questions about the zoning request change. This is only about single family housing. Any questions from the public coming into the Borough Secretary should be forwarded to Melanie Rowlands.

**FEMA/PEMA Report** – Councilman Cless stated he attended the annual county hazardous Mitigation projects review in the Perry County Commissioners conference room. FEMA now provides all appropriate floodplain mapping on their website since paper copies are no longer mailed to municipalities. Cancer causing PFAS chemical fire retardants have been completely removed from Perry County and replaced with “Green” acceptable substitutes. An outreach plan to news organizations has been requested for severe weather updating. National Weather Service could provide storm watcher training. A follow up discussion will be held during the County Convention at the PC Fairgrounds, Newport.

**Water Authority Report** - Mayor Edward T. Albright Jr. stated the wells are holding well even with the drought. They are doing exceptionally well with the water. They are flushing fire hydrants. They are selling water to pool companies. They may only sell 20,000 gallons a day. They have sold over a half million gallons of water so far. They are thinking of changing their pay structure. The solar people came to a meeting and want to tap into their three phase electric line. They offered \$10,000. Their solicitor is reviewing the offer.

**PCBA/COG** – Councilman Cless stated the next meeting will be September 14, 2023 at 7:00 p.m. in Council Chambers.

**Zoning/Permit Officer’s Report** – Zoning Officer Smiley issued two permits. One for new construction at 231 S. Carlisle St. and one for vehicle repair and sales at 219 East Main Street.

**Capital Tax Collection Bureau Report** – Councilman Cless had nothing to report.

### ***ANNOUNCEMENTS AND CORRESPONDENCE***

**Budget Meeting Date:** September 18 & 19, 2023, 4:00 p.m. - Mandatory

**Ordinance #365 - Amending Text of Chapter 9** - Councilman Cless made the motion to approve, seconded by Councilwoman Grindle. Motion carried.

**Ordinance #366 - Amending Text of Chapter 19** - Councilman Patterson made the motion to approve, seconded by Councilman Dum. Motion carried.

**Ordinance #367 - Display Fireworks** - Councilwoman Grindle made the motion to approve, seconded by Councilman Cless. Motion carried.

**Resolution #2023-06 - Yard Waste Pick up Policy** - Councilman Patterson made the motion to approve, seconded by Councilwoman Grindle. Motion carried.

### ***RIGHTS OF WAY & UTILITIES***

Mr. Hartman mentioned the PPL pole meeting with PennDot on September 13, 2023 and the street fair is this weekend, September 9, 2023

### ***ADMINISTRATIVE***

Councilman Cless’s administrative report is as following:

1. Contacted Robert House from Heavenly Honey to remove a yellow jacket nest from the exterior of the Borough Building. Job well done.
2. Replaced the malfunctioning door lock on the COG/BIU door with a commercial duty lock assembly and had nine keys made for the employees and staff.

3. Requested quote from Moyer's Lock to replace the upper level front door lock with a robust cylinder and keys to mimic the downstairs. The lock is \$116 and the keys are \$12.50 each. Discussion needed at the budget meeting.
4. Requested quote from Steve Gill to replace the rotted window filler panels on the exterior of the east end/upper level of the Borough Building.
5. Did some painting in the lower level men's room and rebuilt a flush valve in the upper level men's room
6. Removed the outdoor bulletin board that received damage from a recent storm. It will not be replaced. Relocating the COG drop box to this location.
7. President Anderson stated they are looking into a case of vandalism in the men's bathroom and if they find out who did it they will be prosecuted.

### ***AESTHETIC***

Councilman Dum mentioned the flowers in the Square are looking healthy, so they will remain instead of replacing them with mums. One more bench has been bought. November 26, 2023 at 5p.m. is the Christmas Tree lighting. President Anderson asked if there could be more snowflake lights for the town. Mr. Hartman stated they were purchased before his tenure. He is aware some need to be replaced, but they are very expensive. Councilman Dum will be handling the Christmas luminaries again this year.

### ***FINANCE, INSURANCE & SAFETY***

Councilman Patterson had no report.

### ***GRANTS***

Mr. Hostetter stated the DCED grant is in. There is a meeting September 19, 2023 where they may or may not announce the awards. The second grant will probably be announced at the November meeting. They are moving forward with the trail project design. The trail design is laid out with preliminary stormwater basins.

### ***PERSONNEL***

Councilwoman Grindle had no report.

**Executive session.** None

### ***CLOSING COMMENTS***

There being no further business, upon motion by Councilwoman Grindle, seconded by Councilman Dum, the regular meeting adjourned at 7:47 p.m. The next meeting is Tuesday, October 3, 2023 at 7:00 p.m. Motion carried.

Respectfully submitted,

Kathleen Miller, Assistant Secretary