

**Borough Council Workshop Meeting  
Minutes – September 29, 2025**

**Call to Order** – Mrs. Dekar called the meeting to order at 5:30pm.

**Roll Call** – The following members of the Borough Council were present; James Daly, Derrick Hall, Dan Wayman, and Jessie Dekar. Also present; Henry Farley, Mayor; Jonathan Foster, Jr.; Borough Solicitor, and David Jarrett, Borough Manager.

**Citizens to be Heard** – The following individuals addressed the Borough Council;

- Richard Casmus, 104 South Wilbur Avenue addressed the Borough Council regarding the proposed zoning change requested by Guthrie and asked if the proposed zoning change will cause his property to be re-assessed. Mrs. Dekar explained that Bradford County is responsible for assessing property values and Attorney Foster stated that the change will not result in a re-assessment.
- George Bizilia, 106 South Wilbur Avenue addressed the Borough Council regarding the proposed zoning change requested by Guthrie and asked if architectural plans have been submitted by Guthrie. Mrs. Dekar stated that Guthrie has not submitted any plans to the Borough. Mr. Bizilia asked if the house next door to him will be demolished and Mrs. Dekar stated that the Borough has not been notified of any demolition. Mr. Bizilia asked if the proposed zoning change has been reviewed by the Bradford County Planning Commission, and Attorney Foster stated that the map change is currently in the thirty (30) day review process by the Bradford County Planning Commission and that land development is a separate issue that is not part of this review process. Mr. Bizilia asked that if his home was zoned Medical Campus, would he be permitted to lease/rent his home to be used for a medical office. Attorney Foster stated to Mr. Bizilia that it would be a permitted use, and that the property could revert back to residential use in future if he wanted it to be. Mr. Bizilia asked for a clarification of lot coverage requirements because in one section of the code it states 30% and in another section (173-88) it states 50%.
- Richard Casmus, 104 South Wilbur Avenue asked for a clarification of the action to be taken at this meeting, and Mrs. Dekar stated that the action to be taken is to advertise the proposed zoning amendment and that a Public Hearing would be held on October 22, 2025 at 5:30pm to receive public comment before the Borough Council votes to adopt the amendment to the Ordinance. Mr. Casmus asked if single family residential homes would be allowed in the Medical Campus zoning district and Attorney Foster reiterated that they would be a permitted use and all rights of a single family residential home would be maintained.

**Vote to advertise an amendment to Chapter 173 – Zoning** – A motion was made by Mr. Daly and seconded by Mr. Hall to advertise an amendment to Chapter 173 – Zoning. **Under the question:** Mr. Jarrett explained that the revised zoning map by changing the zoning designation of nineteen (19) parcels including all parcels in the block bordered by Hospital Place (On Two Sides), West Lockhart Street, and South Wilbur Avenue as well as three parcels along South Wilbur Avenue in the block bordered by South Wilbur Avenue, West Lockhart Street, South Elmer Ave and West Packer Avenue, from a SINGLE/DOUBLE FAMILY RESIDENTIAL (RT DISTRICT) zoning designation to MEDICAL CAMPUS (MCC DISTRICT) zoning designation. Mr. Jarrett explained that the original description listed Hayden Street as the border instead of Hospital Place.

**AYES: 4 NAYS: 0 ABSTAIN: 1**

**Vote to approve the revised 2026 Minimum Municipal Obligation** – A motion was made by Mr. Daly and seconded by Mr. Hall to approve the revised 2026 Minimum Municipal Obligation. **Under the question:** Mr. Jarrett explained that the MMO changed as a result of the new police officer beginning sooner than January 1, 2026. Mr. Jarrett stated that the Borough will receive additional state aid credits as a result of the new officer being on the roster before January 1, 2026. **AYES: 5 NAYS: 0**

**Adjourn** - A motion was made by Mr. Daly and seconded by Mr. Wayman to adjourn the meeting at 5:45pm.

Respectfully submitted,



David M Jarrett  
Borough Manager/Secretary