BBPC AGENDA (Monday, September 28, 2026 7PM)

(1) Call to Order
    a. Note members present and other attendees

(2) Minutes Approval (From August 31, 2026)

(3) Old Business:
    a. DGS/PennDOT FLDP – Extension granted through Dec. 18th. Next review not scheduled. No action required by Borough. Engineers and Solicitor continue to work offline with agents and applicants.
    b. Rebel's Group -- awaiting update to PLDP to allow proper reviews by Engineering.
        i. An extension will likely be needed as this would have to be updated and then reviewed at our October meeting and approved by Council prior to the November 17, 2026 deadline.
    c. Lakeside Drive – FLDP Review
        i. Engineering comments and reaction to Financial Security estimates
            1. Notes to be finalized and estimates for bonding to be discussed
        ii. County Planning notes to be addressed by agents
        iii. Solicitor Feedback about HOA and possibly Developer's Agreement
            1. Note: this is being marketed as an 'over 55' community requiring one owner to be over 55 years old. They have chosen to not permit leasing dwellings unless approved by the HOA.
            2. Bloomfield Borough needs adequate protections to not be burdened with expense to own or operate the common facilities (stormwater pond, etc.)
        iv. Determine path forward to address outstanding issues including responsible parties and timelines.

(4) New Business:
    a. Talmudic Properties (Aishel)
        i. Review: Zoning Amendment Request for R-3 District on 10.77 acres
            1. Requires: Advertisement + posting of land + Public Hearing
    b. Talmudic Properties (Aishel)
        i. Review: PRD Request including Conditional uses
            1. Condominium Community
            2. Option for On-site (public) store at former Swenson maintenance building (to include Kosher products, in walking distance)
            3. Requires: Advertisement + Public Hearing.
            4. No development yet. Land Development Plan required and expected to be in phases.

(5) Fee Schedule Amendment (Council Resolutions)
    a. 2026 Recreation Fees (in lieu of developer dedicated facilities) (under discussion)
        i. Already in ordinance, but not specified on fee schedule
    b. 2026 Updated existing fees (under discussion):
        i. Admin (where no or insufficient escrow funds) increase rate
        ii. Operational Reviews (maintenance director hours) increase rate
    c. 2027 (to be determined)

(6) Ordinance Efforts:
    a. Zoning # AND SALDO # (list sections to add or edit)
        i. Zoning: 26-xx Edit/amend related to Talmudic Properties requests
            1. Map amendment
            2. Territories add to R-3
            3. PRD (list this property as being subject to a PRD/Conditional Use)
        ii. Zoning: 26-xx Add new section for Data Centers.
            1. Solicitor provided model from other municipalities. Tri-County has model ordinance. Amend a copy using attributes that suit Bloomfield situation.
        iii. Zoning: wish list items (small) if we have time
        iv. SALDO 21-xx Edit/amend. to specify Recreation fees for all land development, not just residential, as allowed by PMPC (Pennsylvania Municipal Planning Code)
        v. For all of the above, line up:
            1. Advertisement to be placed with PC Times
            2. Attested copies of each ordinance to be placed with PC Times office, Courthouse Law Library and Borough Office
            3. PDFs of each ordinance and the advertisement text to be submitted for borough website in "NEWS" section
            4. Public Hearings – to be scheduled (may be immediately prior to 7PM Council Meeting
            5. Council Vote on each ordinance at 7PM Council meeting(s) following Public Hearings. (Signature pages are incorporated at the end of each document.)
            6. Kevin F. or Malinda will open the Public Hearings and Melanie will speak to the details. (depending on travel schedules)

(7) BBPC Housekeeping and Issues on Hold – (pending available time)
    a. Zoning Ordinance 'wish list' (for Example)
        i. Reduce 'conversion dwellings' from 4 units to 2 or 3 units?
        ii. Amend Historic district zoning permits? Perhaps keep big architectural issues with Council and empower ZO on internal renovations with no change in use or # of units?
        iii. Other items or clarifications?

(8) Next Meeting Dates
    a. ? Is it needed? : Working Session: Thursday, October 10, 2026, 5PM

    b. **YES**: Regular Meeting: Monday, October 26, 2026, 7PM

    c. **Probably**: Regular Meeting: Monday, November 30, 2026, 7PM

(9) Motion to Dismiss Meeting