Meeting Minutes

Bloomfield Borough Planning Commission

June 22, 2026

The regularly scheduled monthly meeting of the Bloomfield Borough Planning Commission was held at the Bloomfield Borough office on June 22, 2026.

Commission members present: Melanie Rowlands, Kevin Fitzpatrick, Suzanne Dell, Roger Watson and Kevin McCarty

Others in attendance: Damon Hartman; Borough Public Works Director, Becky Smiley; Bloomfield Codes Enforcement Officer, Issac Underhill; HRG, Cindy Carola; Hunt Engineering, Gerard Mangieri; DGS and Samuel Williams; Blakney Hayes

Chairman Rowlands called the meeting to order at 19:00.

Meeting Minutes. The May 18, 2026 meeting minutes were presented for approval. Suzanne D. motioned to accept seconded by Roger W. Motion approved.

Old Business:

PennDot

- Melanie R. summarized her interaction with Cindy C. of Hunt Engineering earlier in the week of the 15th of June.
- The Commission undertook a 2nd Review of the Final Land Development Plan (FLDP) for DGS/PennDOT (state shed)
- It was determined that various open issues will be worked offline between agents and Borough reps and agents (Plan notes, engineering, maintenance, legal).
- Issac Underhill stated the need for HRG and Hunt Engineering to verify, share and compare storm water retention and run-off calculations.
- ADA upgrades and concerns were discussed. Further information on applicable state requirements is pending.
- And related, is the possible need to extend the sidewalk on the West side of the driveway to meet and match the existing Rice property sidewalk.
- Damon Hartman brought up concerns on roadside curbing upgrades, ADA accommodations and sewer tie-in location and manhole requirement. A concise list of concerns will be re-submitted to Cind Corola with resolution to the same, addressed in a timely fashion.
- Suzanne Dell voiced her concern and dislike for the unsightly fence bordering the State property.
- An on-site visit will be scheduled to compare paved surfaces and green space represented on the plans to actual conditions for stormwater calculations and for finalization of buffer and landscaping treatment.

- Our respective Solicitors are to complete 'developer's agreement' specific to a government funded project and related inspections.
- The Borough stated their expectations (such as buffers, ADA crosswalks, and manhole access)
- The 3rd review is expected at 8/31/2026 BBPC meeting
- The Planning Commission Chair will work with the Borough Secretary on the next invoice to DGS to recoup expenses.

Rebel's Group

- No Land Development Plan has been submitted to date, despite prior assurance that this would happen in mid-June.
- The Planning Commission Chair and Zoning Officer are communicating with agents to facilitate progress given that owner wants to complete upgrades and move both employees and materials to the Bloomfield site.
- Rebel's Groups existing lease is up at year end 2026, so they should be motivated to make progress on requirements with accommodations by the Borough to assist.

Next Meeting: The next monthly meeting will be on August 31st at 19:00.

Meeting Adjournment: at 21:05. Suzanne D. motioned to adjourn and was seconded by Kevin M.

Respectfully submitted,

Kevin McCarty