

**VILLAGE OF SOUTH BLOOMING GROVE
PLANNING BOARD
Regular Meeting
January 2, 2026**

Members Present:

Chairman Solomon Weiss
Dov Frankel
Abraham Klepner
Simon Schwartz
Eli Hiller (Alternate)

Members Absent:

Yoel Unger

Also Present:

Daniel Kraushaar, Village Planning Board Counsel
Tom Shepstone, Village Planner

The meeting was called to order at 10:00 AM, followed by the pledge of the flag.

Appointment of Alternate

Chairman Solomon Weiss appointed Eli Hiller as a voting member of the Board.

Approval of Previous Minutes

Minutes of the November 28, 2025 meeting were distributed, followed by a motion made by Weiss, seconded by Hiller, and unanimously carried to approve them as presented.

Amendment of Agenda

A motion was made by Weiss, seconded by Schwartz, and unanimously carried to modify the agenda to table the project at 13 Pennsylvania.

OLD BUSINESS:

25 Lark

A motion was then made by Weiss, seconded by Hiller and unanimously carried to open the advertised hearing on this project. There was no public comment.

A motion was then made by Hiller, seconded by Schwartz, and unanimously carried to continue the public hearing to the next meeting.

39 Merriewold South

The applicant explained the project as a two (2) lot subdivision with an additional entrance. Shepstone commented that the added entrance (easement) is designed effectively. A motion was made by Weiss, seconded by Hiller and unanimously carried to open the advertised hearing on this project.

Public comments expressed concern regarding municipal sewer and water. Notwithstanding this water bills have not increased. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to close the public hearing following a period of 10 days for receipt of any additional written comments.

4 Dallas

A motion was made by Schwartz, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Josip Medic presented the project as a subdivision into two (2) adjoining lots, each with a building, each building with two (2) dwelling units with municipal sewer and water.

Public comment expressed concern regarding municipal sewer and water, and included an inquiry about a possible telephone line buried under the parcel between Dallas & Houston. Medic stated there is no telephone easement on the plans and he will check again.

A motion was then made by Schwartz, seconded by Klepner, and unanimously carried to close the public hearing following a period of 10 days for receipt of any additional written comments.

4 Sears

A motion was made by Hiller, seconded by Klepner and unanimously carried to open the advertised hearing on this project. The applicant presented the project as a subdivision into two (2) lots (including parking) and a road widening easement. Shepstone commented that the developer followed through on the Village's request for the road widening.

Several public comments were expressed, including, an error regarding a possible telephone easement at 4 Dallas, the comment was intended for this project instead. Shepstone asked the applicant to check the plans and notify the Board of any such telephone easement, to which the applicant agreed. Public comments expressed concern regarding municipal sewer and water, and effects of potholes and crowded roads on public safety.

A member of the public inquired whether the property will be a synagogue or a temple, if the windows on the building were indicative of a religious use (specifically a synagogue), and concern regarding Jewish writing on the building. Joel Stern explained that members of every religion have God-given and federally afforded rights to have a place of worship (i.e., synagogues), and the First Amendment provides that a synagogue may display Yiddish writing. A different member of the public commented that the freedom to express one's religion is an inalienable right.

A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to close the public hearing following a period of 10 days for receipt of any additional written comments.

306-310 Lake Shore Drive

A motion was made by Hiller, seconded by Klepner and unanimously carried to open the advertised hearing on this project. The applicant presented the project as two (2) lots proposing three (3) houses on them with municipal sewer and water.

Public comments expressed concern regarding municipal sewer and water, garbage removal and the proposal to remove two (2) structures to build (6) new structures. A motion was then made by Weiss, seconded by Hiller, and unanimously carried to close the public hearing following a period of 10 days for receipt of any additional written comments.

383 - 387 Lake Shore Drive

A motion was made by Schwartz, seconded by Hiller and unanimously carried to open the advertised hearing on this project. The applicant presented the project as three (3) proposed buildings with municipal water and sewer.

Public comments expressed concern regarding municipal sewer and water, and the potential lack of demand for the housing. A motion was then made by Weiss, seconded by Frankel, and unanimously carried to close the public hearing following a period of 10 days for receipt of any additional written comments.

6 & 7 Fort Worth

A motion was made by Schwartz, seconded by Hiller and unanimously carried to open the advertised hearing on this project. Shepstone explained the project as two (2) residential condominiums, each with four (4) dwelling units. A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to continue the public hearing until the next meeting.

1195 Route 208

A motion was then made by Hiller, seconded by Schwartz and unanimously carried to open the advertised hearing on this project. Josip Medic presented the project as a new septic field of 900 feet, with an expansion area, for an existing structure not using municipal sewer or water. Shepstone added the project is a site plan modification.

Joel Stern noted the property is an existing commercial structure with private sewer and water, and no new structures are proposed. Public comments included a request to address road paving impacts. Joel Stern indicated the Village has a schedule of fees to ensure developers pay for associated road impacts.

A motion was then made by Weiss, seconded by Klepner, and unanimously carried to close the public hearing following a period of 10 days for receipt of any additional written comments.

20 Dallas

A motion was made by Hiller, seconded by Schwartz and unanimously carried to open the advertised hearing on this project. Shepstone recommended the Board re-approve the project as a *multi-family dwelling*, as required by the Pennsylvania Attorney General when filing as a condominium. A motion was then made by Weiss, seconded by Klepner, and unanimously carried to close the public hearing.

Shepstone recommended classifying the project as a Type II Action under SEQRA, which was approved on a motion made by Schwartz, seconded by Hiller, and unanimously carried. A motion was then made by Weiss, seconded by Schwartz, and unanimously carried to approve the project as a multi-family dwelling.

83 Duelk

A motion was made by Hiller, seconded by Schwartz and unanimously carried to open the advertised hearing on this project. Shepstone explained the project as an existing structure, and recommended the Board re-approve the project as a *multi-family dwelling*, as required by the Pennsylvania Attorney General when filing as a condominium. Public comment clarified the structure is existing, and the proposed vote is only to revise its classification as a multi-family dwelling.

A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to close the public hearing.

Shepstone recommended classification as a Type II Action under SEQRA, which was approved on a motion made by Weiss, seconded by Schwartz, and unanimously carried. A motion was then made by Schwartz, seconded by Klepner, and unanimously carried to approve the project as a multi-family dwelling.

Valley Heights Boundary Line Adjustment Approval

The applicant was not present. A motion was then made by Schwartz, seconded by Hiller, and unanimously carried to table action on the project until the next meeting.

Shepstone provided a point of information: the Board is permitted to approve boundary line changes without going through a formal review process, as is the norm in many communities.

Set Public Meeting Schedule for 2026

Shepstone recommended Planning Board meetings in 2026 take place according to the previous schedule, namely, the last Friday of every month at 10 AM, excepting September, which would be changed to October 9th due to the holiday season. Joel Stern noted the next Planning Board meeting would be Friday, January 30th, 2026. A motion was made then by Weiss, seconded by Hiller, and unanimously carried to approve the schedule.

Public Hearings

Shepstone recommended scheduling all of the remaining projects on the agenda for public hearing together, at the next Planning Board meeting, in order to re-approve them as *multi-family dwellings*, as required by the Pennsylvania Attorney General when filing as a condominium development. The projects to be heard at that time would be as follows:

- 104 - 108 Duelk
- 12 Hawthorne
- 13 Hawthorne
- 338 Lake Shore
- 102 Duelk
- 23 Fort Worth Place
- 17 Mangin
- 7 Old Town
- 363 Lake Shore Drive
- 327 Lake Shore Drive

A motion was made by Weiss, seconded by Hiller, and unanimously carried to schedule the public hearings for said properties on January 30th, 2026 at 10:05 AM at Village Hall.

88 Peddler Hill Road

Public comment expressed opposition to continued industrial use of Section 206, Block 1, Lot 16. The comments opposed bus depot operations on the lot, expressing concern regarding the residential character of the neighborhood, idling engines, noise, neighborhood blight, light impacts and commercial vehicle traffic.

Adjournment

There being no other business to come before the Planning Board, Frankel moved to adjourn the meeting. This was seconded by Schwartz and unanimously carried.