

**BOROUGH OF ROOSEVELT  
PLANNING BOARD  
DECEMBER 17, 2024**

Present: Mayor Peggy Malkin, Allison Petrilla, Margaret Katz, Tim Hartley and Tina Kaufman-Marut

Absent: Michael Hamilton, Esther Psarakis, Fred Septak, and June Ord

Also Present: Board Secretary April Claudio and Board Planner Andy Thomas

Pursuant to the Sunshine Law, adequate notice in accordance with the Open Public Meeting Act was provided to this meeting's date, time, place and agenda was mailed to the news media, posted on the Borough bulletin board, mailed to those requesting personal notice, and filed with the Municipal Clerk.

Mr. Hartley made a motion to approve the minutes of the November 11, 2024 meeting, which was seconded by Ms. Petrilla and approved by the following vote:

Ayes: Malkin, Petrilla, Katz, Kaufman-Marut and Hartley

Environmental Commission Update: No report.

Mayor and Council report: Ceiling in the meeting room collapsed and is being repaired. Council meetings are being held in the first aid bays temporarily. There's an issue with P.O. Boxes being used for government documents. Several residents were advised their vote by mail ballots did not get counted. The town will be offering free Christmas tree disposal.

Mr. Thomas gave an update on the new affordable housing regulations for the fourth round. The Mayor and Council will have to adopt a resolution by January 31st. He will work with the Borough Attorney on this. He explained new vs. rehab units and answered the Board's questions on how the affordable housing program works. The Board was concerned there is no vacant land to build new. He explained how the numbers can be adjusted by doing a vacant land adjustment. The Board may need to update the Housing Plan in the future only to reflect the new obligations. There are two court cases opposing the new rules which could put a stay on the matter but no decision has been made yet.

Public: None

Mr. Hartley offered a motion to adjourn the meeting, which was seconded by Ms. Petrilla and approved unanimously.