

BOROUGH OF ROOSEVELT
PLANNING BOARD
January 14, 2025

Present: Mayor Peggy Malkin, Fred Septak, June Ord, Tim Hartley, Heidi Mendies
(arrived at 7:09 pm) Margaret Katz and Allison Petrilla

Absent: Tina Kaufman-Marut and Esther Psarakis,

Also, Present: Board Secretary April Claudio

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.

Ms. Donato administered the Oath of Office to Mayor Malkin, Ms. Mendies and Mr. Septak.

Mayor Malkin made a motion to approve the minutes of the December 17, 2024 meeting, which was seconded by Mr. Septak and approved by the following vote:

Ayes: Malkin, Septak, Hartley, Katz and Petrilla

Abstain: Ms. Ord and Ms. Mendies

Mayor & Council Update: Council meeting roof was repaired. Had a presentation on the new affordable housing requirements and will be making a decision on how to proceed at the next Council meeting. Councilman Mike Hamilton resigned.

Environmental Commission Update: No report.

Resolution establishing the 2025 newspapers: Mr. Septak made a motion to adopt the resolution, which was seconded by Ms. Katz and approved by the following vote:

Ayes: Malkin, Septak, Ord, Hartley, Mendies, Katz and Petrilla

Resolution establishing the 2025 Board professionals: Mr. Hartley made a motion to adopt the resolution, which was seconded by Ms. Ord and approved by the following vote:

Ayes: Malkin, Septak, Ord, Hartley, Mendies, Katz and Petrilla

Applications: 5 Cedar Court

Appearing for this application were attorney Marc Leckstein and engineer Mike Intile. Mr. Leckstein stated this site is part of a duplex that burned down. The other half of the property was approved for a new single family home by the Board in August. Proposed to build another 1.5 story single family home on this site with a driveway and a rear deck. Mr. Intile stated the new home is an 1830 square foot raised ranch with roof drainage to underground drywells. There will be new water/sewer installed. Seeking 3 variances: existing lot size, existing lot depth, and proposed driveway setback of 5.1 feet where 0 feet exists and 15 feet is required. The variance for the driveway is needed in order to connect the driveway to Cedar Court. There was a fourth variance for the driveway size but they have since revised the plan to comply.

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The applicant will submit the revised plans to Board Engineer Carmela Roberts for her review and confirmation it is now in compliance. A submission waiver was requested for the natural resource inventory. Mr. Intile and Mr. Leckstein felt it was not necessary given the site was previously developed. The Board had lengthy conversation with Ms. Roberts about the benefits of the inventory and agreed the inventory should be submitted. Mr. Leckstein agreed to the submission.

There were no public comment on the application.

Mr. Septak offered a motion to approve the application, which was seconded by Mr. Hartley and approved by the following vote:

Ayes: Malkin, Septak, Ord, Hartley, Mendies, Katz and Petrilla

Public: Stephen Leonardo, 18 Farm Lane, submitted a zoning application and was denied by the Zoning Officer. He had questions on how to proceed. Ms. Donato and Ms. Claudio advised him to schedule a meeting with the Zoning Officer to discuss it further and then he can decide to appeal the Zoning Officer's decision or submit a variance application.

Mayor Malkin made a motion to adjourn the meeting, which was seconded by Ms. Petrilla and approved unanimously.