

**BOROUGH OF ROOSEVELT  
PLANNING BOARD  
JUNE 19, 2025**

Present: June Ord, Margaret Katz, Tina Kaufman-Marut, Mayor Peggy Malkin, Fred Septak, Tim Hartley, Heidi Mendies and Allison Petrilla

Absent: Esther Psarakis

Also, Present: Board Attorney Michele Donato and 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.

Mayor Malkin made a motion to approve the minutes of the March 18, 2025 meeting, which was seconded by Ms. Petrilla and approved by the following vote:

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

Abstain: Ord

Mayor & Council Update: Council working on ordinances regarding cannabis farming and limiting chickens. There is also a feral cat problem. Working on an ordinance regarding feeding of cats.

Environmental Commission Update: No report. Ms. Mendies' husband is on the Environmental Commission and she will ask him to inform her of any matters she could present to the Board at future meetings.

Ordinance 2025-10: This ordinance limits a property to owning only 12 chickens and no roosters. There was discussion about whether or not there is a concern regarding avian flu. Mr. Hartley offered a motion to endorse the ordinance, which was seconded by Mayor Malkin. All members were in favor except for Mr. Septak who opposed the ordinance.

Ordinance 2025-11: This ordinance permitted the use of cannabis farming. Mr. Hartley presented a PowerPoint presentation he prepared on this matter. The ordinance permits one micro business, sets a maximum size for a greenhouse of 2500 square feet, a maximum height of 15 feet, and a setback of 80 feet from the road. Mr. Hartley suggested 80 feet was not enough. Mayor Malkin stated the current permitted uses for this zone would be larger and create more traffic than a cannabis farm. She spoke to an officer of the State Police Department and they have had no issues with any cannabis farms statewide. It helps the farmers, brings money into town and keeps the area green. He also told her there were no issues with odor and noise. Mr. Septak disagreed about increasing the setback as it could put a burden on the owner and increase utility costs. He suggested a natural buffer instead. Ms. Donato was concerned about only limiting it to one business. The Board had a lot of discussion on whether or not to endorse the ordinance or continue the discussion at the July 15<sup>th</sup> meeting.

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Mayor Malkin offered a motion to endorse the ordinance as is, which was seconded by Mr. Septak and approved by the following vote:

Ayes: Septak, Mendies, Malkin, Ord, Katz and Kaufman-Marut

Nays: Hartley and Petrilla

Public Comment: None

Ms. Petrilla felt there still needed to be more discussion about the agricultural zone ordinance. Ms. Donato suggested she establish a sub committee to review the ordinance. Mr. Hartley and Mayor Malkin offered to join the committee with Ms. Petrilla.

Ms. Donato advised JCP&L will be coming before the Board with an application soon.

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

# Cannabis Zoning Study

2025 Roosevelt Planning Board Meetings  
(initial Presentation June 19)

Prepared by Tim Hartley

# Ordinance 2025-11 Extracts

g. No more than one (1) cannabis cultivator license for a Microbusiness Cannabis Cultivator or Microbusiness Medical Cannabis Cultivator shall be issued within the limits of the Borough.

← Only One Microbusiness

## **MICROBUSINESS CANNABIS CULTIVATOR**

A cannabis cultivator operating in a greenhouse structure containing no more than 2500 square feet of gross floor area measured from the outside of the exterior walls of the structure and meeting the requirements of N.J.A.C. 17:30-6.7.

← Maximum greenhouse  
Size = 2,500 sf

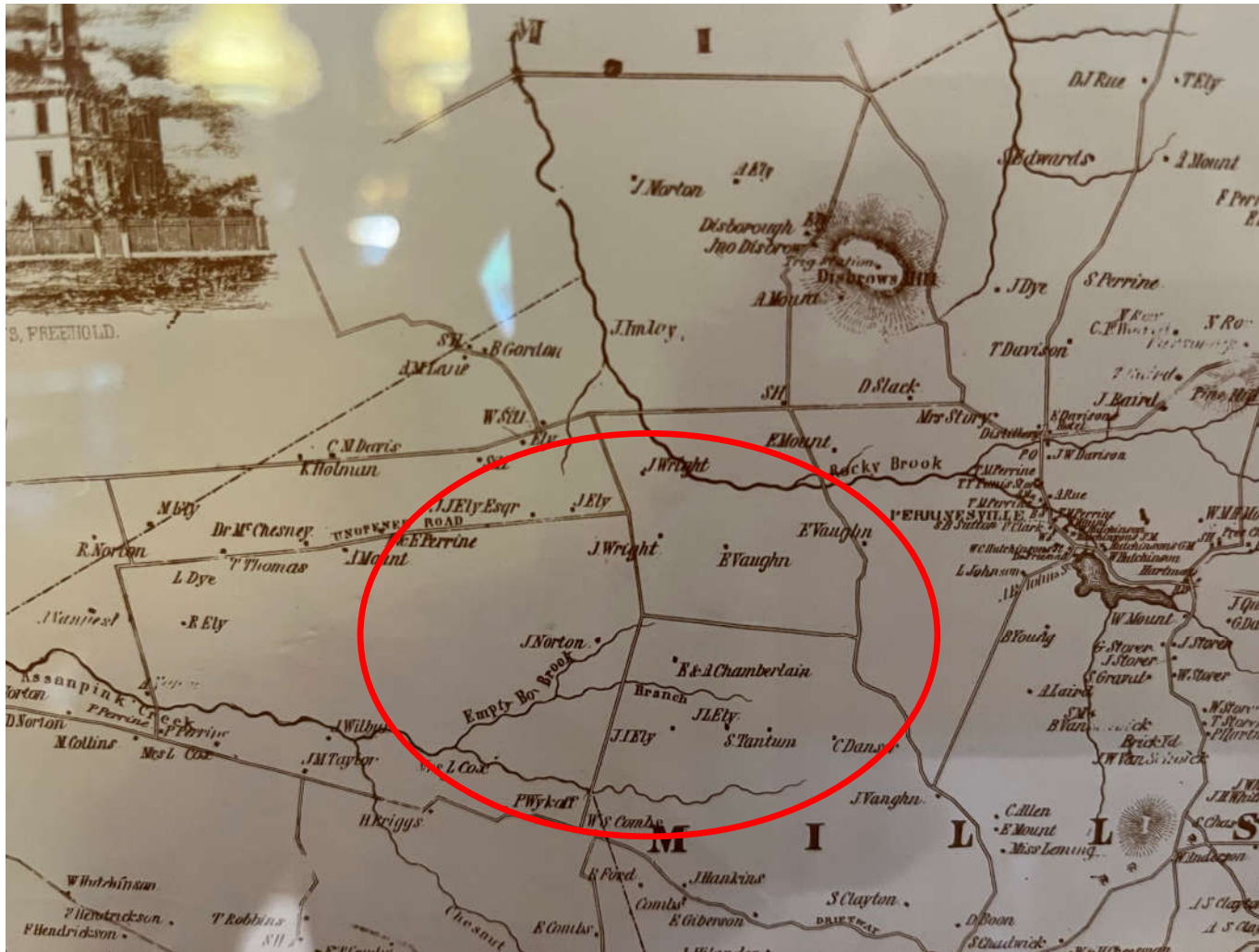
- a. All structures shall be one-story greenhouse structures with a total floor area measured from the outside of the exterior walls no greater than 2,500 square feet.
- b. The maximum height of the structure at its highest point shall be no more than fifteen (15) feet, and the vertical walls of any structure shall be no more than ten (10) feet.
- c. The structure shall be constructed primarily of transparent or translucent glass or plastic material.
- d. The structure shall be set back a minimum of eighty (80) feet from all public roads and public rights-of-way abutting the property.

← Maximum Height = 15 feet  
Setback from Road = 80 feet

# Current Zoning and Land Use

Prior to Enactment of Ordinance 2025-11

# Map of Roosevelt Area (c. 1880)



# Aerial View of Jersey Homesteads - 1937

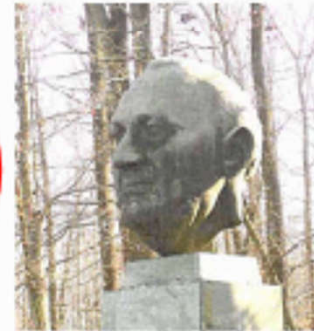


*2001 Master Plan*  
**BOROUGH OF ROOSEVELT**

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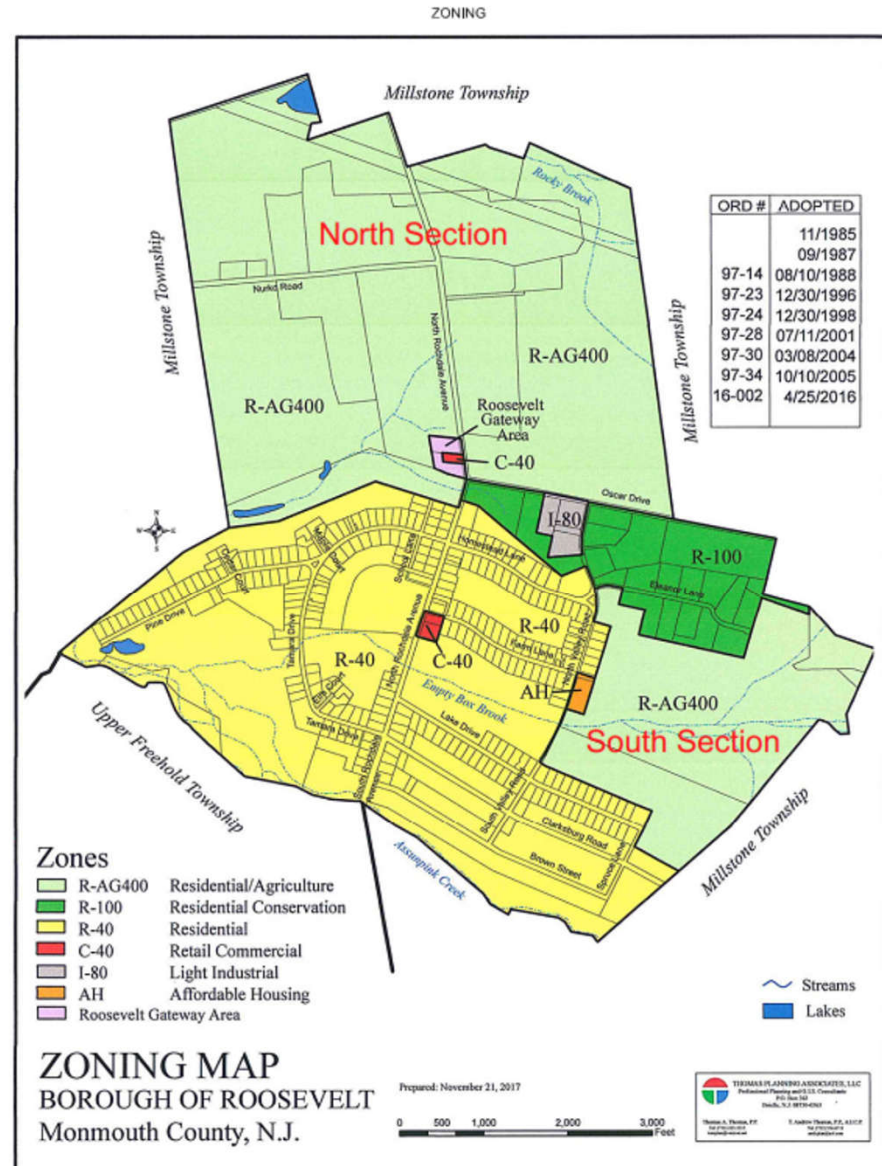
Open  
Agricultural  
Land



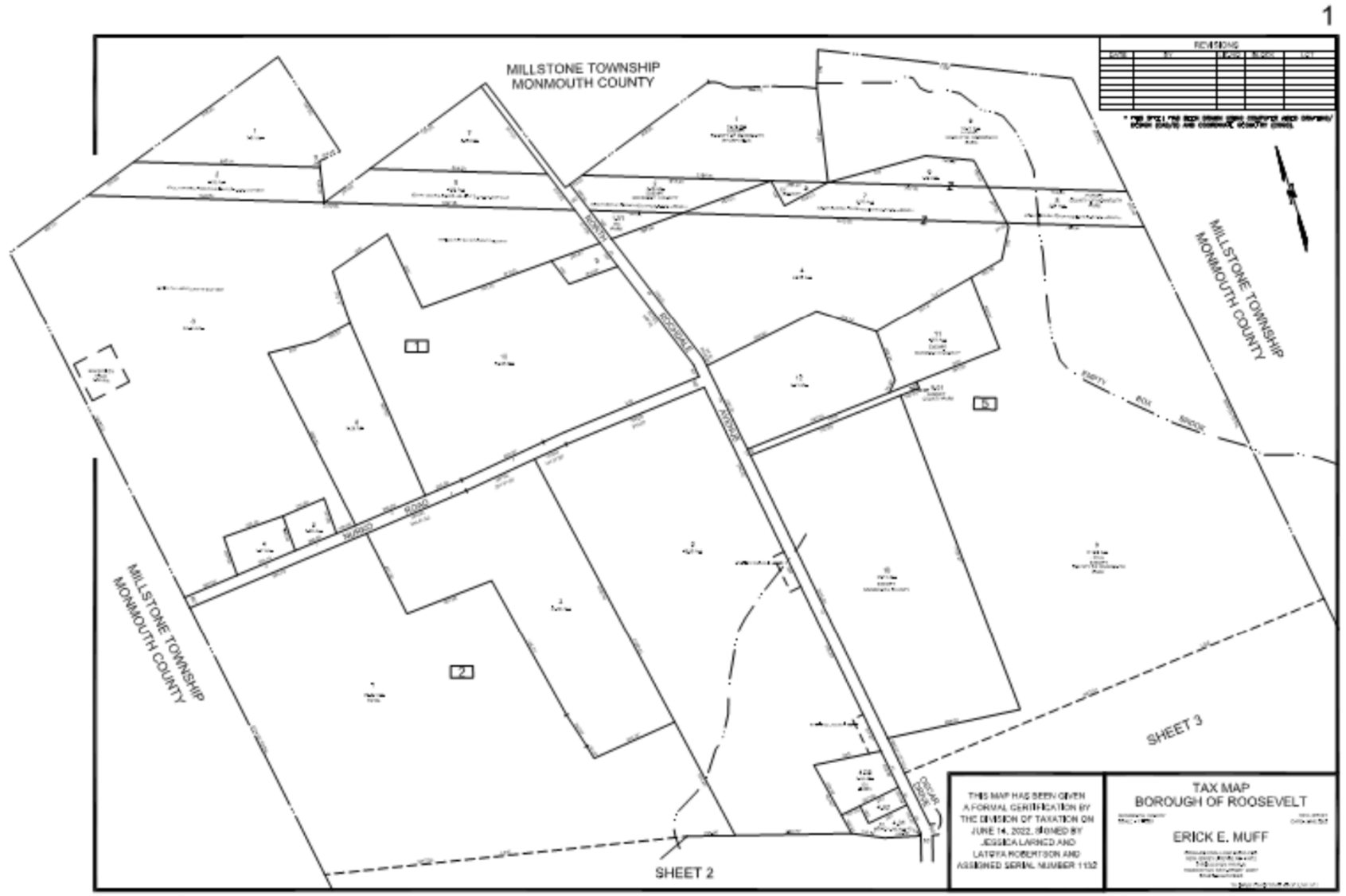
## Master Plan 2001 (page 34 extract)

stress and anxiety.<sup>9</sup> Research has also shown that people moving through a natural area, when compared to those who had walked through an urban area, exhibited a more positive emotional state.<sup>10</sup> Studies have also shown that medical patients that have been exposed to natural surroundings demonstrate a faster rate of recovery and a more optimistic attitude. The residents of Roosevelt have confirmed the benefits of open space during a community survey that was conducted as part of the *Natural Resources Inventory in 1993*. Within that survey, residents rated open space, consisting of greenbelt areas, woodlands, streams, meadows and farmland, as some of the most important elements of the Borough. Open space also provides an opportunity for exercise, which improves people in a physical manner. A high percentage of the residents of Roosevelt who responded to the 1993 survey indicated that the activities that they undertake within the Borough's open space areas include watching wildlife, walking, gardening and bird watching. The survey concluded that there is a "high level of interaction that respondents have with their natural environment."<sup>11</sup>

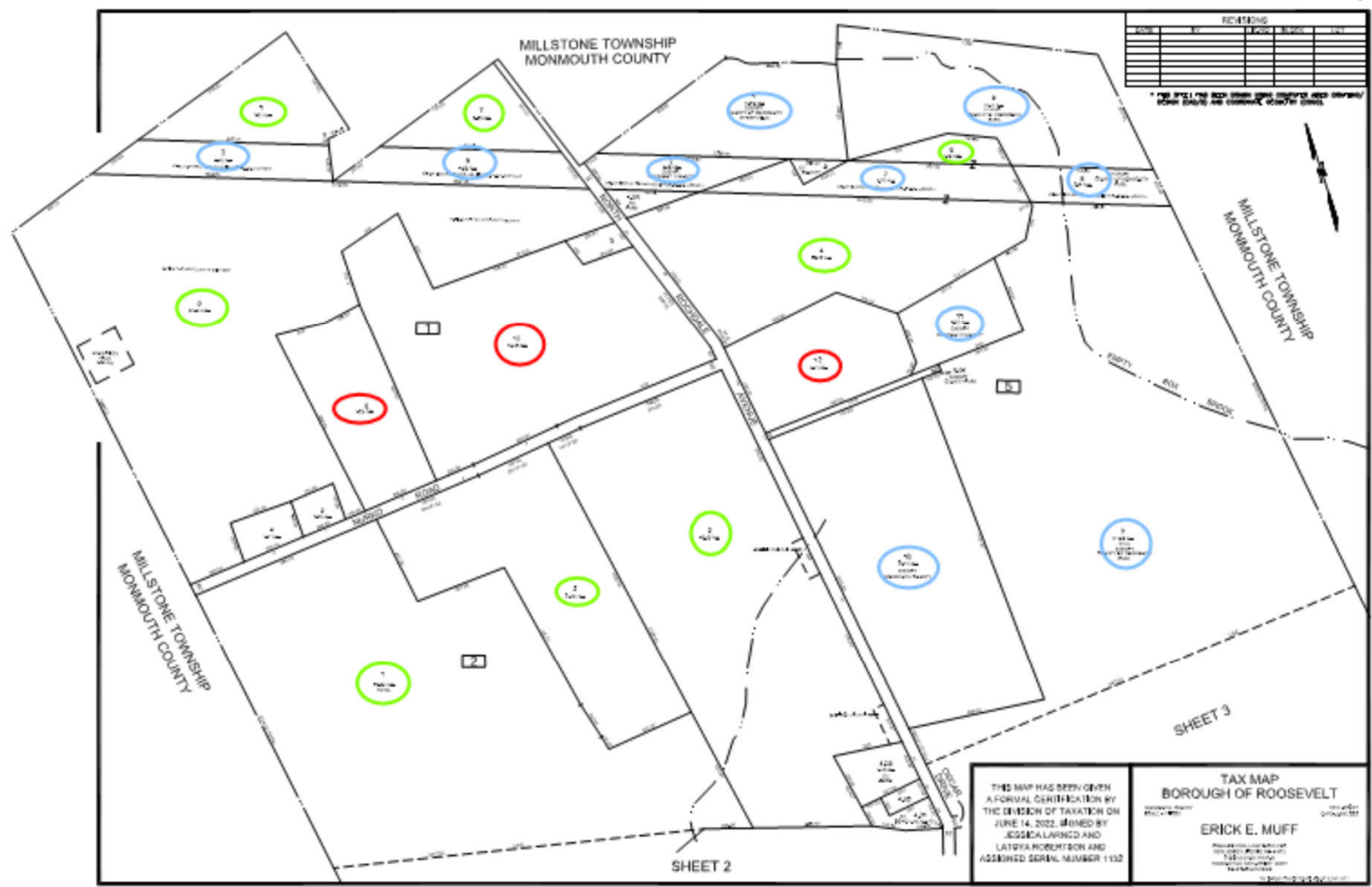
# Current Zoning Map (2021)



- Tax Map Sheet 1



# Tax Map 1 Parcel Categories



- Parcels potentially used for Cannabis production with no Fund for Roosevelt Restrictions
- Parcels potentially used for Cannabis production under Fund for Roosevelt restrictions
- Parcels owned by Monmouth County or under JCP&L easement

# Current District Regulations

§ 4.500

ROOSEVELT CODE

§ 4.500

Roosevelt Borough						
Schedule of District Regulations						
District Lot, Yard, Coverage and Height Regulations						
(Ordinance 97; 97-03 (R-100 District); 97-34 (AH District); 97-37A (R-40 District: Height 25 feet)						
District Regulation	R-40	R-100	AH	C-40	I-80	R-Ag 400
Minimum Lot Area Per Family of Principal Permitted Use						
Without Public Water or Sewer	—	100,000 square feet	60,000 square feet	—	—	10 acres
With Public Water and Sewer	40,000 square feet	100,000 square feet	60,000 square feet	40,000 square feet	80,000 square feet	—
Minimum Yards						
Front Yard	40 feet (1)	75 feet	25 feet	50 feet	75 feet	75 feet
Rear Yard	40 feet	50 feet	25 feet	30 feet	50 feet	50 feet
Side Yard						
Attached Buildings						
1	50 feet	—	25 feet	—	—	—
Detached Buildings						
1	25 feet	40 feet	25 feet	30 feet	40 feet	40 feet
Both	50 feet	80 feet	50 feet	60 feet	80 feet	80 feet
Minimum Lot Width	100 feet	200 feet	200 feet	100 feet	200 feet	400 feet
Minimum Lot Depth	200 feet	400 feet	200 feet	200 feet	400 feet	400 feet
Maximum Coverage	20%	30%	20%(2)	30%	30%	15%
Maximum Height						
Stories	2	2.5	2	2	2	2.5
Feet	25 feet	30 feet	35 feet	30 feet	30 feet	35 feet

75 feet

15%

ft = feet; s.f = square feet

Notes:

- (1) See Section 5.300, Yard Regulations. [Ord. 97-34]
- (2) Multifamily residential development shall have a maximum 35% lot coverage. [Ord. 97-34]

# Google Earth View of Borough



# Google Earth View (R-AG400 Focus Area)



## Footlight Farm

(historically horses and burros)



## Footlight Vineyard

(initial vine plantings)



Wong Farm  
(Open viewscapes)



Mendies Farm  
(Community Sponsored Agriculture)



# Rochdale-Nurko View Looking North



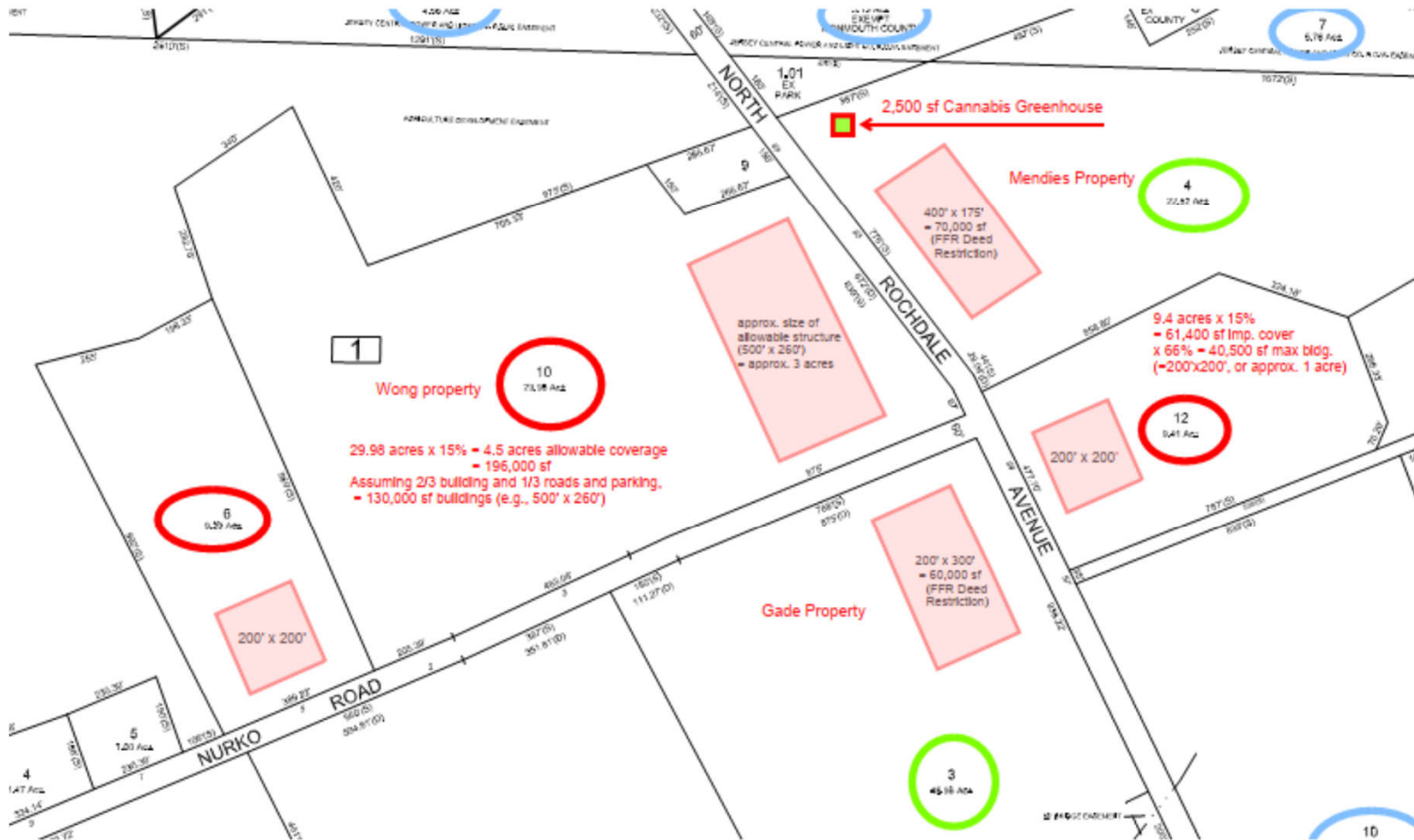
# Rochdale-Nurko View Looking West



# Rochdale-Nurko View Looking South



# R-AG400 "Focus Area" with Building Calculations



## Examples of Existing Farmland Views (Roosevelt)



## Examples of Existing Farmland Views (Nearby)



## Examples of Existing Farmland Views (Nearby)



# Possible Future R-AG400 Development

Cannabis Style Greenhouse (Single Unit)  
This unit is approx. 1,800 sf



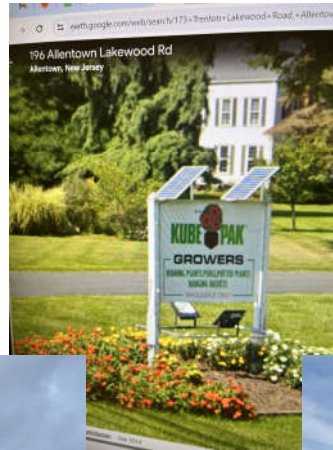
## Cannabis Style Greenhouse (Multiple Units) (from mfr's website)



60' x 270' = 16,200 sf

This is less than one half of the smallest parcel building footprint shown on the shaded aerial view image

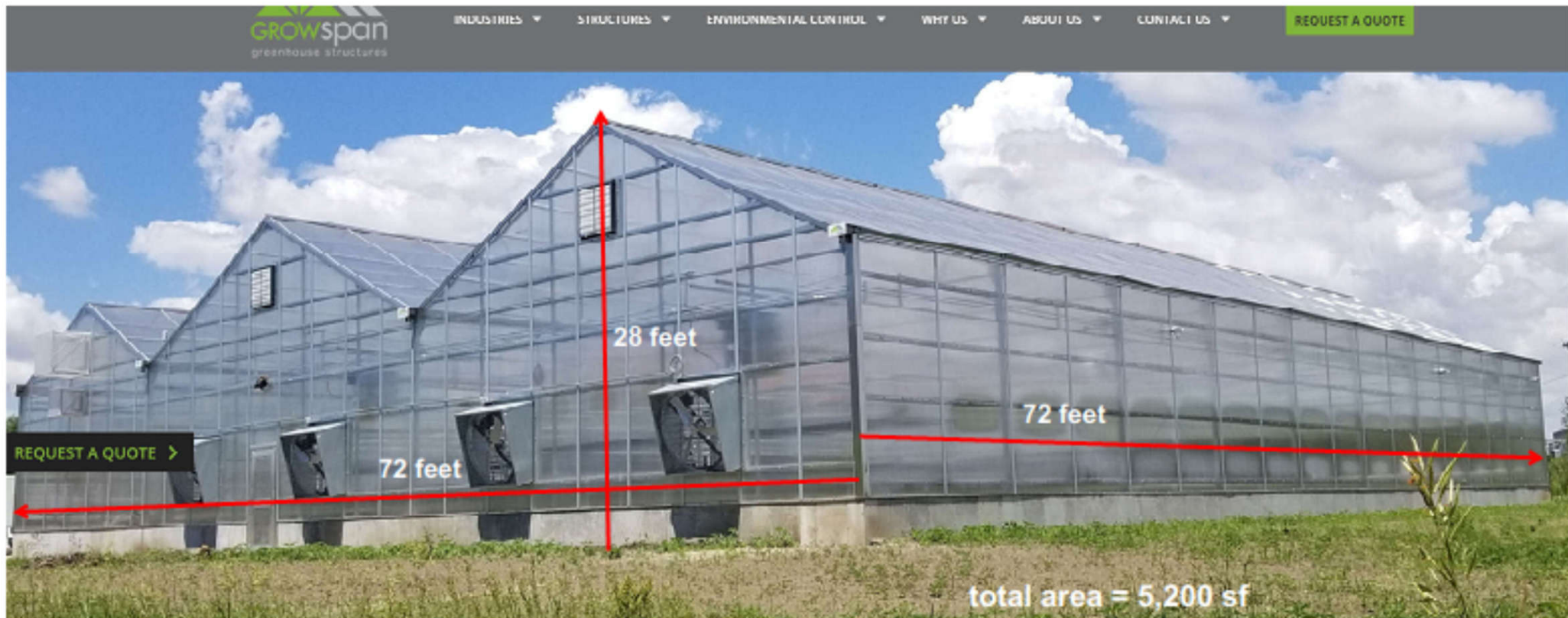
# Allentown KubePak Greenhouses (not Cannabis)



# Allentown KubePak Greenhouses


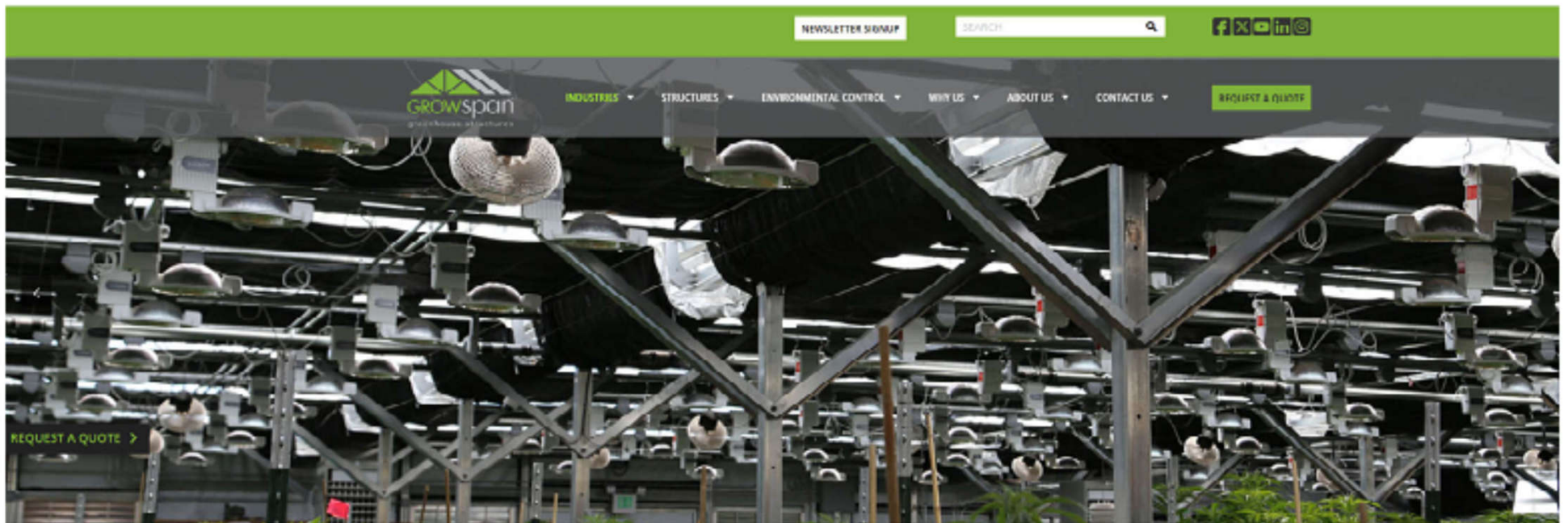


## Growspan Cannabis Greenhouse (website extract)



6 FEATURES EVERY CANNABIS GROWER NEEDS TO  
INCORPORATE INTO THEIR GREENHOUSE

# Growspan Cannabis Greenhouse (Blackout System)



**FEATURED PROJECTS**  
SIZE - 60' Wide x 95' Long  
LOCATION - Fairplay, CO  
[VIEW MORE PROJECTS >](#)

## BLACKOUT SYSTEMS

LIGHT DEPRIVATION

VIDEO UNAVAILABLE



**GROWSPAN BLACKOUT SYSTEMS**

GrowSpan Introduces Series 750 Co...



**THE SERIES 750-IN ACTION**

Growspan Cannabis Greenhouse (Blackout detail)



# Rochdale-Nurko

Existing View Looking Northwest



# Rochdale-Nurko

View Looking Northwest with Potential Greenhouse

Greenhouse Shown is 5,200sf vs. 130,000sf possible (i.e., 25 times as large)



# Existing vs. Future Options



## Further research or information needed

- Bulk limits lower than current District Regulations?
- Language requiring greenhouses to be located as far from public roads as feasible?
- NJ Right to Farm Act vs. Municipal Zoning restrictions