

**BOROUGH OF ROOSEVELT
PLANNING BOARD
JULY 15, 2025**

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

Absent: Esther Psarakis and Board Attorney Michele Donato

Also, Present: Board Engineer Carmela Roberts 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.

Ms. Petrilla made a motion to approve the minutes of the June 19, 2025 meeting, which was seconded by Ms. Malkin and approved by the following vote:

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

Mayor & Council Update: Feral cat ordinance was adopted. Budget adoption is at the next meeting. As well as the chicken and cannabis ordinance. The July 4th picnic had great attendance.

Environmental Commission: No report.

CHRIS HOWARD & STELLA ROZENFELD – 18 S. ROCHDALE AVENUE

Appearing for this application were Mr. Howard, Ms. Rozenfeld and their engineer Rudolph Holzmann. Exhibits marked: A1 application, A2 boundary survey dated June 14, 2024, A3 zoning plan dated October 2004, PB1 August 2024 Roberts Engineering letter, and PB2 March 2025 Roberts Engineering letter.

Mr. Howard stated he purchased the property in 2017. There was already a pool on site that had been there for 30 years with no issues. There was one incident where water runoff crossed onto the neighbor's property and they filed a complaint with the town. There were 9 variances being requested, all for pre-existing nonconformities.

Mr. Hartley suggested they look into a cartridge filter system to reduce water runoff.

There was discussion that there may have been a drywell on the property at one point but it is now not working or not large enough to address the water issues. It was clarified that the existing lot coverage is 30% and the plans will be amended to reflect that.

Mr. Howard stated he will move the existing shed to a compliant location. He explained there is a 5 ft. fence around the perimeter of the property as well as an additional 5 ft. fence around the pool. Mr. Holzmann will update the plans to show the fences.

Ms. Roberts asked that they update the plans to reflect the driveway items listed in #8 of her March 2025 review letter.

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There was much discussion about installing a new drywell. It was determined that the applicant would either install a new adequate drywell or a new filter system to address the water runoff concerns. Ms. Roberts suggested the proper soil checks be done to determine an adequate sized drywell. It was also determined that if one of these options is to be done instead of swales then many of her comments listed in her review letter would no longer apply.

The applicant agreed to discuss which option he would like to pursue with his engineer. Mr. Holzmann will prepare revised plans that will include their decision plus all of the conditions discussed and items listed in Ms. Roberts' letter. The revised plans will be submitted by no later than the last week of August to allow time for Ms. Roberts to review prior to the September 16th meeting. The Board requested that as a condition of approval the applicants be required to complete the work approved by the Board by spring of 2026, before the pool is reopened for the next season.

Ms. Claudio suggested perhaps Ms. Donato could prepare a resolution of approval for the September 16th meeting so that the applicants do not lose any additional time.

Public: None

Mr. Hartley offered a motion to carry the application to the September 16th meeting without any further public notice, which was seconded by Ms. Petrilla and approved unanimously.

Public Comment: None

Ms. Petrilla stated her subcommittee met and Mr. Hartley will be putting together a presentation possibly for the September meeting.

Mr. Septak made a motion to adjourn the meeting, which was seconded by Mr. Hartley and approved unanimously.