

**BOROUGH OF ROOSEVELT
PLANNING BOARD
September 16, 2025**

Present: Esther Psarakis, June Ord, Margaret Katz, Mayor Peggy Malkin, Fred Septak, Tim Hartley, Heidi Mendies and Allison Petrilla

Absent: Tina Kaufman-Marut

Also, Present: Board Attorney Michele Donato, Board Engineer Cameron Carini, Board Planner Andy Thomas, 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. Malkin made a motion to approve the minutes of the July 15, 2025 meeting, which was seconded by Ms. Petrilla and approved by the following vote:

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

Mayor & Council Update: Feral cat ordinance was adopted. Roosters are now prohibited. Chickens are limited to 12 per family.

Environmental Commission: No report.

CHRIS HOWARD & STELLA ROZENFELD – 18 S. ROCHDALE AVENUE

This was a continuation of the application from July. Appearing for this application were Mr. Howard and engineer Rudolph Holzmann. A revised plan and preliminary soil calculations were submitted to the Borough engineer for review. Mr. Carini recommended that a final permeable test of the soil be done and submitted to his office as a condition of approval.

Public: None

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

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

HOUSING ELEMENT & FAIR SHARE PLAN HEARING

Mr. Thomas stated the plan is dated July 8, 2025. It's the Borough's existing plan updated for the fourth round affordable housing obligations. The Borough's present need for rehab units is 30. The prospective need for affordable units is 20. The prior rounds called for 77 units bringing the total to 97 units. After doing vacant land adjustments and reviewing historic properties the Boroughs' obligation was reduced to zero. The Borough does need to address the 30 rehab units. HE explained the process involved for that. Mayor Malkin asked if there are grants available to the Borough. Mr. Thomas believed there may be some.

Public: None

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Mr. Hartley offered a motion to adopt the Borough's Housing Element and Fair Share Plan, which was seconded by Ms. Malkin and approved by the following vote:

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

Mr. Hartley discussed the RAG-400 zone with the Board. The current setback from the street is 75 feet. He proposed 300 feet. Mr. Septak was concerned that the farmers would lose too much farmland with such a large setback. Mayor Malkin and Ms. Petrilla would like to hear from the farmers on how this would affect them. More discussion will be had at the next meeting.

Ms. Donato requested the October 21st meeting be changed and also be held in person. The Board decided to move the meeting to October 29th at 6pm.

Public: None

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