

**BOROUGH OF ROOSEVELT
PLANNING BOARD
October 29, 2025**

Present: Tina Kaufman-Marut, Mayor Peggy Malkin, Fred Septak, Tim Hartley, and Heidi Mendies

Absent: Esther Psarakis, Allison Petrilla, June Ord, and Margaret Katz

Also, Present: Board Attorney Michele Donato, Board Engineer Carmela Roberts, 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 nominated Mr. Septak as Vice Chair, seconded by Mr. Hartley and approved unanimously.

Ms. Malkin made a motion to approve the minutes of the September 16, 2025 meeting, which was seconded by Mr. Hartley and approved by the following vote:

Ayes: Kaufman-Marut, Malkin, Septak, Hartley, Mendies

Mayor & Council Update: None

Environmental Commission: No report.

Mr. Hartley offered a motion to approve the resolution for Christopher Howard & Stella Rozenfeld, 18 South Rochdale Avenue, which was seconded by Ms. Malkin and approved by the following vote:

Ayes: Kaufman-Marut, Malkin, Septak, Hartley, Mendies

JCP&L APPLICATION: It was determined the application was seeking a use variance which lead to discussion about having a quorum. It was also determined that Ms. Mendies was part of the 200ft notification area and Ms. Kaufman-Marut and Ms. Malkin are ineligible to vote being they are part of the Governing Body. This lead to the Board not having a quorum to proceed. The Board voted to carry the application to December 11th. Ms. Malkin will work on filling Board vacancies before then.

At 6:25 pm the Board took a five minute recess.

The Board returned to see the presentation prepared by Mr. Hartley regarding the RAG-400 zone however there was still no quorum because Ms. Mendies owns property in this zone and would be recused. Discussion on this matter will be postponed until January 2026.

Public: None

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