

Borough of Roosevelt
33 North Rochdale Avenue
Roosevelt, NJ 08555
Planning Board Meeting Minutes
December 4, 2018

Mr. McNally called the meeting to order at 7:00 p.m.

ROLL CALL

Present (9) McNally, Malkin, Hartley, Ord, Petrilla, Taylor, Carpenter, Vroman, Masterson
Absent (2) Connors, LeCompte

Mr. McNally stated that Carpenter was Alternate 1 and Vroman was Alternate 2 voting members in the absence of Mr. LeCompte and Mr. Connors. The Secretary read the Adequate Notice.

APPROVAL OF MINUTES

A Motion was made by Mr. Hartley and Seconded by Ms. Taylor to approve the September 6, 2018 meeting minutes.

AYES (9) McNally, Malkin, Hartley, Ord, Petrilla, Taylor, Carpenter, Masterson
NAYS (0)
ABSTENTION (1) Vroman

CORRESPONDENCE

- New Jersey Planner for July, August, September & October
- Monmouth County Planning Board Meeting proposed Agenda for November 5, 2018

REPORT OF MAYOR AND COUNCIL REPRESENTATIVE

Mayor Malkin provided the explanation of Council Representative, Cody Parker's, appointment and return in January and introduced the new Planning Board Secretary, Kim Cuiffo. A bond was passed by the Borough Council to replace a pipe on Homestead, Cedar & Elm. The Mayor confirmed that the gas station is now gone and will go out to a bid if someone is interested in putting something there. Mayor Malkin is also asking Monmouth County for a new traffic study on Rochdale Avenue to find out how many cars pass; and mentioned that a study has not been done since 2014. There was discussion of the traffic study between Board members. The study could be passed along to a prospective business interested in the property. If no one is interested in buying the property, perhaps a small park would be an option. There will be copies of the property boundaries for sale provided to the public.

Kevin McNally added that the New Jersey Public Health Association has issued a policy statement on the marijuana issue. The New Jersey Department of Health has issued a request for additional applications for medical marijuana dispensaries. Legalization for marijuana is before the Legislature, and there is a vote scheduled for next week. He stated that this topic was brought up in relation to whether the Borough of Roosevelt decides to have a marijuana business in that location, and that it would be in the distant future.

June Ord provided a map of the demolished gas station area on a map showing it as a single parcel, which is for sale. Mayor Malkin mentioned there would be a new Borough of Roosevelt sign installed this week, along with a wall and landscaping around it. She also mentioned that the bay of the garage wall is being repaired due to damage caused by a fire truck. The beautification will also include spotlights, and the repair of another light.

REPORT OF ENVIRONMENTAL COMMISSION REPRESENTATIVE

Mr. Hartley stated that the County has acquired 4 acres of land opposite of where Nurko Road intersects with Rochdale Avenue, which will be included in the County Park. Assunpink Wildlife Management Area has reintroduced pheasants to the area. There was a trail clean-up done on November 10th and 11th. A

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Resolution was sent by the Environmental Commission to Council asking for protection of the butterfly garden. Mayor Malkin said the planting garden will be incorporated. There was discussion regarding maps of the nature trail showing limits of hunting permissible and flyers to post in Borough Hall and at trail heads for those interested.

SITE PLANS, SUBDIVISIONS, VARIANCES, INFORMAL REVIEWS, ETC. None

OLD BUSINESS

June Ord provided the status of the committee recommendations for the Parking Ordinance to incorporate the courts. There was a suggestion that there be another revision so the courts can fit the side drive ordinance if a percentage of the side drive was taken away. A final draft copy of the ordinance can be provided to the Planning Board Council members after Ms. Ord consults with Tom Thomas regarding the changes. Mr. McNally said the Board will have to determine if a strong enough case can be made for any changes to the Parking Ordinance before making any recommendations to the Council.

NEW BUSINESS

On the topic of storage containers, trailers, sheds, etc., Mr. McNally said that we have to consider looking into this issue as the member's term on the Planning Board who made the suggestion is expiring. Alison Petrilla asked for a time limit on them if they are unused. There are ordinances that restrict the temporary placement of dumpsters and the Zoning Officer would know what is in violation. Mr. McNally asked the new Board Secretary to speak to the Zoning Officer, Jeremy Kuipers and ask about the Ordinance and to highlight the applicable provisions in current zoning ordinances that cover temporary and permanent pods, storage sheds, etc., his experience in terms of enforcing them and provide a copy for review at the next Planning Board meeting possibly inviting him to a Planning Board meeting at a later date. Mayor Malkin mentioned a strip of land between 18 and 16 North Valley Road and that two commercial trucks were parked there for some time. She asked the Zoning Officer to check it out, including the "Commercial Realtor" sign that may be too large and deceptive since the property is residential.

PUBLIC COMMENT

Mr. McNally opened the meeting to public comment at 7:56 p.m. and closed at the same time, as there was no one from the public stepping forward.

Mr. McNally noted the terms of Ms. Petrilla and Ms. Carpenter were expiring and thanked them for their service. Ms. Petrilla agreed to serve four more years as her term was up this month. Ms. Carpenter who was also asked if she was willing to serve another term, said she would get back to the Planning Board with her answer. Donna Taylor was also asked to continue her service and agreed to do so

Having no further business, Ms. Petrilla made a motion to adjourn with a Second by Mr. Hartley. All were in favor, and the meeting was adjourned at 7:59 p.m. with the next meeting set for Tuesday, January 8th, which is a reorganization meeting.

Respectfully submitted,

Kim Cuiffo
Board Secretary

Approved: January 8, 2019