

Borough of Roosevelt
33 North Rochdale Avenue
Roosevelt, NJ 08555
Planning Board Meeting Minutes
March 5, 2019

Mr. McNally called the meeting to order at 7:07 p.m.

ROLL CALL

Present (7) McNally, Malkin, Ord, Taylor, Connors, Carpenter, Masterson
Absent (5) Hartley, Hamilton, LeCompte, Petrilla, Vroman

Mr. McNally stated that Alternate Members Ms. Carpenter and Mr. Masterson would be voting members due to the absences of 4 voting members.

OATHS OF OFFICE

Due to the absence of Mr. Hamilton and Mr. Parker at this meeting, there were no oaths to administer.

APPROVAL OF MINUTES

A Motion was made by Mayor Malkin, seconded by Ms. Taylor to approve the January 8, 2019 meeting minutes with one correction.

AYES (5) McNally, Malkin, Ord, Taylor, Carpenter
NAYS (0)
ABSTENTIONS (2) Connors, Masterson

The Secretary read the Adequate Notice.

CORRESPONDENCE

- The New Jersey Planner, November/December 2018
- Roosevelt Planning Board 2019 Roster-Kim asked that the Planning Board members make changes and return them to her to update the roster with the correct information
- Storage Container Ordinances
- 1-29-19 Letter of Interpretation-Millstone Jordan Family-FYI & mention by Mr. McNally of the 15-day comment submission being past the date allowed as date received by our office was February 26, 2019 and it not being a Planning Board matter except as a matter of process
- Mayor Malkin stated the letter would be on the Agenda at the next Council meeting.
- Emails regarding Storage Pods/Trash Container Bins

REPORT OF MAYOR AND COUNCIL REPRESENTATIVE

Mayor Malkin reported Cody Parker's resignation from the Council due to his business being very successful and is no longer in town. Another Council Representative will be appointed as a member at the next Council meeting.

REPORT OF ENVIRONMENTAL COMMISSION REPRESENTATIVE None

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

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NEW/OTHER BUSINESS

Mr. McNally skipped to New Business due to the Zoning Officer, Jeremy Kuipers, being in attendance to answer questions from members of the Planning Board.

The first question brought up by Mr. McNally on behalf of Ms. Petrilla was to ask what currently exists in the Borough ordinances about storage issues. Mr. Kuipers responded that presently there is nothing in the ordinances about pods or storage containers. It needs to be understood that some people need storage containers, and we could use something in black and white to describe what is allowed time-wise, possibly 30 days, and request an extension to be approved and enforced by the Zoning Officer. A temporary use permit should be established for a specific time span as to how long the pod should be at the residence, with no fee just to inform the Planning Board with the approved request being added to the calendar by the Zoning Officer to monitor the time allowed. Dumpsters for construction materials/debris can be in the yard for as long as construction is taking place.

Answering the question about an application process, Mr. Kuipers mentioned there is one in place that includes a minimal processing fee and is approved by the Zoning Officer. Ms. Ord asked if there was a form for those who want sheds and requested a copy for the Planning Board, which Mr. Kuipers agreed to provide, commenting that we only need to establish a time frame to be able to enforce the limit the containers are allowed on the property.

Mr. Connors commented about storage pods in other towns and the application process being too restrictive as to time allowed. He agrees to tracking, but feels that we should be careful about how the ordinance is written being more lenient about the number of applications necessary for each pod as well as not having to pay a fee for moving in or out. There was further discussion about the wording of the ordinance to include a certain time frame and allowing for an extension, leaving it up to the discretion of the Zoning Officer to decide when enough is enough.

Another issue raised is the location of the storage pods and shielding issues, not wanting a storage pod to block a sidewalk, stop sign, etc. and to require a rough sketch, plot plan or survey of the property to assess whether the location is a good one.

Ms. Carpenter asked about short driveways not being able to completely fit a storage pod, and whether there should be a provision in the ordinance for that. Mr. Kuipers said the ordinance would have to allow for something like that.

Ms. Ord asked about Mr. Kuiper's knowledge of the sheds and pods in place at the present time, and whether we would have to do anything with them as we now stand. Mr. Kuipers responded that the shed regulations are fine as currently written; but the pod ordinance wording needs to be amended in order to make it work. Mayor Malkin suggested when significant new ordinances are passed, we should put them on the website to make people aware.

Mr. McNally brought up a concern of Ms. Petrilla's about enforcement of abandoned cars. Mr. Kuipers stated that he has spoken to those who have that issue. Also, if they are registered and insured, they are not considered abandoned.

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Ms. Carpenter brought up a concern about a home in which the addition collapsed. Mayor Malkin mentioned that no one was living in it presently and arrangements have already been made to demolish it. She also learned that in relation to uninhabitable housing, the law is that everyone has a right to live as they wish. As a town, the only thing that can be done with the permission of the homeowner is to pay to put up the homeowner somewhere, for the complete renovation of the house and to put the homeowner back in the home, making it cost-prohibitive for most towns.

Mr. McNally thanked Mr. Kuipers for his time and directed that storage issues be tabled for future meetings with Ms. Petrilla taking the lead drafting specific language on the issue of storage ordinances. Mr. McNally will follow up with Ms. Petrilla and asked Mr. Kuipers to provide appropriate language from other municipalities, as well as to use our Planning Board attorney, Ms. Donato.

OLD BUSINESS

Ms. Carpenter mentioned the draft parking ordinance is complicated and unfair as presently worded. Mayor Malkin reminded the Planning Board that Michele Donato officially counseled us to leave the parking ordinance alone as it was going to open a Pandora's Box. There was further discussion on the issue after which options were presented by Mr. McNally asking if the committee needs more time or if they are unable to come up with solutions and wish to drop the issue. Ms. Ord's final decision was to drop it at this time. Mr. McNally said the Planning Board will consider this issue closed and no longer Old Business for the next meeting.

Mr. McNally brought up Aging in Place at the recommendation of the Reexamination Report initially discussed at the January Planning Board meeting. Upon his suggestion of having a community forum on this issue, he reached out to the New Jersey Chapter of the AARP three times with no response. Mayor Malkin said she could reach out to the Borough attorney to suggest someone from another town speak on this issue since he is the attorney for four other towns and is a councilman on another. It was mentioned that the Planning Board secretary will not be here for the May meeting, and that Ms. Donato's invitation to speak be changed to June. Mr. McNally said it may be possible to have an Aging in Place speaker for the April meeting. Mr. Connor suggested someone call the Monmouth County Office on Aging.

PUBLIC COMMENT

Mr. McNally opened the meeting to public comment at 8:03 p.m. and immediately closed it as no one was in attendance.

Mayor Malkin made the Motion to Adjourn, Ms. Ord seconded the motion, and the meeting was adjourned at 8:04 p.m. Our next Planning Board meeting is scheduled for Tuesday, April 2, 2019.

Respectfully submitted,

Kim Cuiffo
Board Secretary

Approved: April 2, 2019