

Borough of Roosevelt
33 North Rochdale Avenue
Roosevelt, NJ 08555
Planning Board Meeting Minutes
September 3, 2019

CALL TO ORDER: Kevin McNally, Chairman, called the meeting to order at 7:07 p.m.

ROLL CALL:

Present (6) McNally, Malkin, Petrilla, Connors, Carpenter, Donato, Newrath
Absent (6) Hartley, Taylor, Hamilton, LeCompte, Ord, Vroman

OPEN PUBLIC ACT MEETING STATEMENT: The Planning Board Secretary read the Adequate Notice.

OATHS OF OFFICE:

Mayor Malkin appointed Allen Newrath as Alternate 2 Planning Board Member, Class 4, with a term of four years, after which appointment he signed an Oath of Office.

APPROVAL OF MINUTES:

A Motion was made by Alison Petrilla, seconded by Mayor Malkin to approve the June 5, 2019 meeting minutes.

AYES (4) Malkin, Petrilla, Connors, Carpenter
NAYS (0)
ABSTENTIONS (1) McNally, Newrath

CORRESPONDENCE

- Millstone Twp. Land Use & Development Regulations Amendment
- April 18, 2019 Soil Certification Letter for Homestead Lane, Cedar Court & Elm Court
- June 14, 2019 Letter from Attorneys in Mt. Laurel Action Regarding Settlement Agreement
- Ordinance Amending Borough of Roosevelt Code to Include Fiber Optic Cables
- The New Jersey Planner March/April 2019
- The New Jersey Planner May/June 2019
- 8/15/19 Letter of Resignation from Rob Masterson

Mr. McNally briefly went over the above correspondence listed above (except the 6/5/19 Planning Board Meeting Minutes, which were previously approved).

REPORT OF MAYOR AND COUNCIL REPRESENTATIVE: The Council decided to cut their meetings down to one meeting per month for July and August. As previously mentioned in the last meeting, the Council is researching an appropriate tree ordinance for Roosevelt due to a recent rash in cutting down of trees. There was also discussion about replacing fire hydrants and upgrading and repairs at the water and sewer plants.

REPORT OF ENVIRONMENTAL COMMISSION REPRESENTATIVE: None.

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

OLD BUSINESS: The Roosevelt ordinance, drafted by Alison Petrilla, amending use of portable storage containers was reviewed by the group. Ms. Donato recommended changes to the ordinance, including placement of the structure on an existing, off-street surface, such as driveway or paved surface. Members of the Board discussed a front, side or rear yard limitation, fees, permits and fines, as well as time limit allowance of the pods and language to be used in the ordinance with Ms. Donato's advice about how to word the document for practicality, effectiveness and enforcement. Mr. McNally raised the question of some 4-foot driveways and whether to make exceptions to these smaller areas. Ms. Donato added language for the Zoning Officer to approve a location contiguous to the driveway in the event that the driveway does not accommodate a pod. Mr. McNally suggested that Ms. Petrilla and the Planning Board Secretary work together to make the revised changes to the Storage Pod Ordinance, send to Michele Donato to review before the next Planning Board meeting.

Mayor Malkin inquired Ms. Donato's view of the "Granny Pods" people are using for aging parents of adult children. Ms. Donato mentioned their popularity has increased, particularly in California as a second dwelling unit for parents of grown children. Mayor Malkin mentioned Roosevelt's status of affordable housing obligations with Solar Village was approved according to Michael Ticktin and that Roosevelt was in compliance as of four years ago. Ms. Donato mentioned that certain housing obligations arose in the Gap Period because they didn't have operating systems in place. The Appellate Court ruled that municipalities have to accommodate the additional housing obligations, and that Roosevelt may want to address the option of Granny Pods to satisfy those obligations. Mr. McNally mentioned getting the expertise of an AARP representative regarding mixed use housing. There was also discussion about the removal of trees relating to the quality of life and their importance in terms of global warming and the State making the protection of trees a priority.

NEW/OTHER BUSINESS: According to State law requirements, the Annual Planning/Zoning Board Report for 2018, drafted by Alison Petrilla, was reviewed by the Planning Board for adoption. Due to there being no applications submitted, there was no discussion about the report. Ms. Petrilla moved to make a motion to approve the report and the motion was seconded by Ms. Malkin. A vote was taken to approve the report as follows:

AYES (4) McNally, Malkin, Petrilla, Connors, Carpenter, Newrath

NAYS (0)

PUBLIC COMMENT: There was no one present for the Public Comment portion of the meeting; therefore, it was immediately closed at 8:15 p.m.

ADJOURNMENT: Mr. Newrath made a motion to adjourn. It was seconded by Ms. Carpenter. All were in favor; and the meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Kim Cuiffo
Board Secretary

Approved: 3/3/20