

**BOROUGH OF ROOSEVELT  
PLANNING BOARD  
OCTOBER 13, 2021**

Present: Mayor Peggy Malkin, Robert Atwood, Tim Hartley, June Ord, Alison Petrella, Fred Septak,

Absent: Jacqueline Carpenter, Margaret Katz, Michael Hamilton and Esther Psoratkis

Also, Present: Borough Attorney Michelle Donato, Esq, 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.

Mr. Thomas explained the Board's role when it comes to the Borough's Master Plan. The Master Plan was adopted in 2001 and is on the Borough website. A re-exam report is done every ten years. A re-exam report was done in 2017 and the next one will be in 2027. The housing plan element was adopted in 2005. A revised housing plan element was drafted in 2008 but was never adopted. He gave a brief explanation on affordable housing and determining the Borough's obligation. The Borough doesn't have a lot of buildable land. Suggested the Board adopt a new housing plan.

Mayor Malkin made a motion to authorize Mr. Thomas to prepare a proposal for the Board to review for the preparation of a new housing plan, which was seconded by Mr. Septak and approved unanimously.

Ms. Petrilla made a motion to approve the minutes of the August 11, meeting, which was seconded by Ms. Malkin and approved unanimously.

Ms. Petrilla made a motion to adjourn the meeting, which was seconded by Ms. Ord and approved by the following vote:

AYES: Ms. Malkin, Ms. Ord and Ms. Petrilla

ABSTAIN: Mr. Atwood. Mr. Hartley, and Mr. Septak

Mayor's Report: The Council is discussing whether to charge for use of Borough Hall for events. Right now it will remain free with a \$300 deposit for cleanup.

Environmental Commission Report: Working on the maintenance of Woodland Trail. Working on identifying invasive plants, a tree inventory, grants, and Sustainable Jersey certification.

Old Business: Ms. Ord and Mr. Septak would like a third Board member to join their committee that brainstorms ideas for the old garage/gas station property. Mayor Malkin offered to help.

Applications: Lacie Joi Preston and Dexter Smith, 19 S. Rochdale Avenue, presented their application for a new single-family modular home. They are contract purchasers of the property.

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Appearing with them was their engineer Ray Carpenter. The current lot is vacant and undersized, which requires some variances.

Jack Bauker, 17. S. Rochdale Avenue, asked the applicants if they are going to live there. Ms. Preston replied yes.

Mr. Carpenter stated the proposal is for a single family two story home with a two car garage. A variance is needed for an existing shed that they would like to keep. A variance for building coverage was also requested. He stated they will address the Board engineer's review letter and will be in compliance with storm water runoff regulations. He stated they will work to vacate the existing driveway easement.

Ms. Petrilla asked about the height. Mr. Carpenter stated it is two and a half stories at 32-33 feet. Ms. Petrilla stated the ordinance only allows for 25 feet so that would be another variance. Mr. Carpenter felt it is difficult to build a two story house with a flat roof to comply with the ordinance.

Mayor Malkin stated a two car garage with a large driveway width is not common in town. It's double the size of everyone else.

Mr. Hartley felt they could have built within the setbacks and 10 feet between the house and the neighbor is not enough. He suggested rotating the house 90 degrees so it will fit. He felt there was not enough justification to grant the variances.

Mayor Malkin asked for the size of the proposed house. Mr. Carpenter stated it is approximately 3000 square feet total. Mayor Malkin felt that was a large house for Roosevelt.

Mr. Septak asked if there is any impact to the neighbor or fire safety. Mr. Carpenter replied no.

There was discussion on whether or not the application could be required to post a bond to protect the neighbors during construction, however it was determined that only a bond could be required for work done in the road or the Borough's right of way.

Mr. Carpenter stated the permitted building coverage allows for a larger home. Ms. Preston stated the home next door is larger at 3900 square feet.

Ms. Ord asked if there will be any issues with drainage. Mr. Carpenter stated they will comply with Ms. Robert's recommendations. Ms. Roberts stated she would like to see a storm water plan.

Glen Saldorini, 1 Clarksburg Road, was concerned about the 10 ft. setback and losing privacy.

Mr. Bauker stated his house and lot 16 were turned to make them fit on the lots. He felt the proposed height and location are out of character for Roosevelt.

Janice Plum, 21 S. Rochdale Avenue, was concerned if the easement were to go away. She was also concerned she could not maintain her property with a 10 ft. setback.

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Ms. Preston will look into the easement further.

Mr. Carpenter suggested carrying the application to the next meeting to allow for them to make revisions to the plans. Mr. Hartley made a motion to carry the application to the December 8<sup>th</sup> meeting, which was seconded by Mayor Malkin and approved unanimously.

Public Comment: None

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