

**BOROUGH OF ROOSEVELT
PLANNING BOARD
JANUARY 11, 2022**

Present: Mayor Peggy Malkin, June Ord, Robert Atwood, Esther Psoratkis, Tim Hartley, Allison Petrilla, and Fred Septak

Absent: Jacqueline Carpenter, Margaret Katz, and Michael Hamilton

Also, Present: Board Attorney Michele Donato, Esq, 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. Claudio administered the Oath of Office to Councilman Atwood, Michael Hamilton, June Ord, and Esther Psaratkis

Mr. Hartley made a motion to approve the minutes of the December 1, 2021 meeting, which was seconded by Mr. Atwood and approved by the following vote:

AYES: Mr. Atwood, Ms. Psoratkis, Mr. Hartley and Mr. Septak

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

Correspondence: None

Report of Mayor & Council: Reorganization meeting was held. Working on saving the school from closing. Working on strengthening tree ordinance.

Report of Environmental Commission: None

Old Business: None

Ms. Malkin nominated Ms. Carpenter as Chair, which was seconded by Ms. Petrilla and approved unanimously.

Ms. Malkin nominated Ms. Petrilla as Vice Chair, which was seconded by Ms. Ord and approved unanimously.

Ms. Malkin made a motion to approve the resolution establishing the 2022 Board professionals, which was seconded by Ms. Petrilla and approved unanimously.

Mr. Septak made a motion to approve the resolution establishing the 2022 newspapers, which was seconded by Mr. Atwood and approved unanimously.

Application of Lacie Joi Preston & Dexter Smith, 19 S. Rochdale Avenue: Ms. Preston stated the plans were revised and only one variance is being requested now. The height is in compliance. There is a similar two story house across the street. The house at 31 S. Rochdale is similar in style. She asked her neighbors if they would purchase her property or sell some of theirs and received no responses. The garage and driveway have been removed.

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Ms. Roberts addressed her review letter. The lot size and lot depth are existing variances. They discussed storm water and discharge. Ms. Donato asked about an easement. Ms. Preston stated she will work with the land owner to resolve it but hasn't been able to communicate with her yet.

Public Comment: Jack Bowker, 17 S. Rochdale Avenue stated he received the letter about purchasing or selling property but couldn't respond due to a personal matter. He questioned if he were to sell some of his property would it need Board approval. Ms. Donato explained the undersized lot law to him. He expressed interest in buying the property.

Mrs. Plum, 21 S. Rochdale Avenue asked about remediation.

Ms. Malkin suggested tabling the application to allow for Ms. Preston and Mr. Bowker to discuss negotiations. Ms. Malkin made a motion to carry the application to the March 8th meeting, which was seconded by Mr. Septak and approved unanimously.

Application of T-Mobile Northeast LLC: Appearing for this application was attorney Rick DeLucry, and engineer David Revette. Mr. DeLucry stated the application is a federal collocation statute application. AT&T already has a lease with Roosevelt on the water tower. T-Mobile would like to collocate on it. If there is no substantial change to the water tower the Board can approve the collocation as a matter of right. The Board does have some jurisdiction as to whether or not the application meets the objective standards, which it does. The new equipment will not change the height, won't increase the width by more than 6 feet, etc. Mr. Revette disused Ms. Robert's review letter. Ms. Roberts was concerned about access around the water tower. The equipment cabinet will be located closer to the water tank in a location that Ms. Roberts will approve. It was discussed that the lights will be on a timer and will turn on only when needed. The cable bridge and tray will be secured to tower. The amount of cables has no impact on the structural part of the tower. Ms. Roberts was satisfied with the testimony given. Ms. Roberts will work with the applicant on fencing as well.

Mr. Hartley made a motion to approve the application, which was seconded by Ms. Malkin and approved by the following vote:

AYES: Mr. Atwood, Mr. Hartley, Mr. Septak Ms. Malkin, Ms. Ord and Ms. Petrilla

(Ms. Psoratkis had left the meeting during the testimony)

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