

**BOROUGH OF ROOSEVELT
PLANNING BOARD
JUNE 14, 2022**

Present: June Ord, Tim Hartley, Mayor Peggy Malkin, Robert Atwood, and Allison Petrilla

Absent: Fred Septak, Esther Psarakis, Jacqueline Carpenter, Margaret Katz, and Michael Hamilton

Also, Present: Board Attorney Michele Donato, Esq, Borough Planning 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.

Ms. Malkin made a motion to approve the minutes of the May 10, 2022 meeting, which was seconded by Ms. Petrilla and approved by the following vote:

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

ABSTAIN: Ms. Ord

Mayor & Council Update: Mayor Malkin stated the last meeting was cancelled due to one of the Councilmembers having a relative pass away. They are working on grants, discussing pros and cons of cannabis farming and working on the budget.

Environmental Commission Update: Mr. Hartley stated they are preparing of the July 4th event. Working on a ceremony for Sustainable NJ certification.

Mr. Thomas explained the draft Housing Plan Element and Fair Share Plan. The Housing Plan addresses inventory of housing, demographics, design characteristics and background info. The Fair Share plan is on page 20 and addresses the affordable housing obligation. He explained the three types of affordable housing obligations. The town needs to address the rehab units' obligation. He explained how it works. People would need to come forward to request modifications and the Borough would have to spend \$10,000 to meet the obligation. The unit would become deed restricted for ten years. He recommended using a rehab group that works with but it will be up to the Mayor and Council to implement.

Ms. Ord asked if more housing needs to be added. Mr. Thomas replied no. She asked Ms. Donato if this is the way the Board should go. Ms. Donato replied yes and that Mr. Thomas did a good job preparing the plan.

Public: Beth Pattel, 66 Lake Drive, stated Mr. Thomas did a great job on this.

Ms. Malkin made a motion to adopt the Housing Plan Element and Fair Share Plan by resolution, which was seconded by Ms. Petrilla and approved by the following vote:

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

The Board discussed increasing escrow fees. Ms. Claudio will look at what was billed against escrows for past applications and come up with a comparison. Ms. Donato suggested increasing application fees as well.

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Public: Beth Pattel, 66 Lake Drive, stated she has people interested in purchasing her farm but want to know if they can continue the use as a horse farm with additional services such as horse boarding and training.

Ms. Donato stated she will need to review the ordinance and the Right to Farm Act before giving an answer.

Nicole Miller, the potential buyer, stated they would like to also have chickens and the ability to sell them.

Ms. Donato suggested they apply to the Planning Board for an interpretation of the ordinance and also reach out to the County Agricultural Board for guidance.

Ms. Donato felt the Board should also look at reviewing the ordinance because it is very vague.

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