

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

Present: Fred Septak, June Ord, Tim Hartley, Robert Atwood, and Allison Petrilla

Absent: Mayor Peggy Malkin, Esther Psarakis, Jacqueline Carpenter, Margaret Katz, and Michael Hamilton

Also, Present: Board Attorney Michele Donato, Esq, Board Engineer Cameron Corini, 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. Septak made a motion to approve the minutes of the June 14, 2022 meeting, which was seconded by Mr. Atwood and approved by the following vote:

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

ABSTAIN:

Mayor & Council Update: None

Environmental Commission Update: None

Randy & Donna Curley – 39 Clarksburg

Appearing for this application were Mr. and Mrs. Curley and their engineer Walter Hopkin. Mr. Corini stated they addressed the six waivers being requested and he has enough information for the Board to move forward with this application.

Mr. and Mrs. Curley stated they wanted a barn on the property while they build their new house but they can't have an accessory structure without a principal structure. Therefore, they proposed a temporary storage tent instead. The ultimate goal is to build a house with a barn.

Mr. Hopkins stated the site is 5.37 acres. The Curleys received a violation notice for the storage tent. The proposal is to remove the tent once the barn has been built. The site was a former pool club. The pool has been removed but the existing changing area will remain and be used for storage. The house will be 2900 square feet with a garage. There will be a roof drainage system to control runoff. The house and barn meet all bulk zoning requirements. The variance being requested is for the temporary storage tent. The temporary tent sits on a 30x30 ft. pad.

Mr. Hartley asked that they make sure it is installed properly and tied down. Mr. Curley stated it is anchored. Ms. Donato stated if the Board approves the tent they will need to get a construction permit.

Mr. and Mrs. Curley asked for permission to build the barn before the house so that they could take the tent down once the barn is built.

Mrs. Curley stated the site is 5 acres and the buildings are 159 feet from the road.

Mr. Hopkin stated the property is being brought into compliance with the zone and the property is well below the impervious coverage.

Mr. and Mrs. Curley stated they will not subdivide the property and build more houses.

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Ms. Ord asked about the hardship. Ms. Donato explained this falls under the flexible “c” variance and explained why it is suitable to this application.

Mr. Hartley had no issue with the application given the size of the property and the fact there are no buildings nearby that would be affected.

The Board discussed that the tent be removed within 30 days of obtaining a TCO or CO for the barn and to allow the barn to be built before the house.

Public Comment: None

Mr. Septak made a motion to approve the application, which was seconded by Mr. Atwood and approved by the following vote:

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

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