

**BOROUGH OF ROOSEVELT  
PLANNING BOARD  
AUGUST 20, 2024**

Present: June Ord, Mayor Peggy Malkin, Fred Septak, Tim Hartley and Allison Petrilla

Absent: Esther Psarakis, Michael Hamilton, Margaret Katz, and Tina Kaufman-Marut

Also, Present: Board Secretary April Claudio, Board Attorney Michele Donato, Board Engineer Carmela Roberts

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.

Mayor Malkin made a motion to approve the minutes of the July 16, 2024 meeting, which was seconded by Mr. Septak and approved by the following vote:

Ayes: Malkin, Ord, Hartley, Katz, Petrilla, Septak

Mayor & Council Update: Council discussing how to handle grant for design of the FDR memorial.

Environmental Commission Update: No report.

Application: Emma Quackenbush – 6 Cedar Court

Appearing for this application were Ms. Quackenbush, attorney Marc Leckstein, architect Jack Purvis, and engineer/planner Mike Intile. Mr. Leckstein explained there was a home on the property that was attached to the neighboring home with a shared wall. This half has been removed. The proposal is to build a new detached one and a half story home with a garage. The plans don't show an existing concrete area in the front of the property because it was going to be removed, but they would like to keep it, so it will be added back to the plans. Mr. Purvis stated the proposed height is 26.04 feet. There will be no basement, it will sit on a crawl space. The home will have two bedrooms and a loft above the attached garage. There will be a new driveway installed in front of the garage as well.

Mayor Malkin suggested lowering the height to be in compliance with the ordinance. Mr. Purvis stated it's only over 13 inches for aesthetic reasons. Mr. Leckstein felt it is a deminimus request.

Mr. Intile stated there are several trees on site that will not be affected. There is an existing shed and some concrete to be removed. There are four variances: existing lot size, existing lot depth, height, and driveway setback of 7.3 feet. Ms. Roberts pointed out a fifth variance for being over the allowed 20% of front yard parking. Mr. Intile stated the home will have roof drains connected to a recharge system.

Anita Roscom, 4 Cedar Court, asked if there will be any changes to the shared driveway she has now with the property. Mr. Leckstein replied no.

Chuck Nickerson, neighbor on other side, was in favor of the application and the variances.

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Ms. Roberts stated her concerns have been addressed.

Mr. Septak stated he has no issues with the height. Mr. Hartley agreed and felt they did an excellent job with the design and site plan.

Ms. Petrilla and Mayor Malkin were not in favor of the height variance.

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

AYES: Hartley, Septak and Ord

NAYS: Petrilla and Malkin

Storm water Ordinance Review: Ms. Roberts explained her recommendations to change the 2 year storm to a 25 year storm for major developments. Discussed with the Board adding provisions for minor development. Ms. Donato was concerned about how the provisions for minor development are worded and suggested that it not just be for variance applications but all minor development. She suggested the Board take some time to review Ms. Roberts's recommendations and also suggested looking into other types of regulations that could be more flexible. The Board was comfortable will following the direction of Ms. Roberts and Ms. Donato. Ms. Roberts will prepare new recommendations for the Board to consider at their next meeting. In the meantime, the Board voted to authorize Ms. Roberts to recommend the change to the 25 year storm for major development to the Council. Mr. Hartley offered that motion, which was seconded by Ms. Petrilla and approved unanimously.

Public: None

The Board discussed possibly cancelling the September meeting unless something time sensitive comes up.

Mr. Hartley offered a motion to adjourn the meeting, which was seconded by Mr. Septak and approved unanimously.