

BOROUGH OF NORWOOD
PLANNING BOARD
September 3, 2025
REGULAR MEETING

The Public Meeting of the Planning Board of the Borough of Norwood was held in council chambers on the above date.

Mr. Harper stated that the meeting was being held in accordance with the Open Public Meeting Act, pointed out the exits and asked everyone to stand and recite the Pledge of Allegiance.

Roll Call of the Board:

Mayor James Barsa	Present
Councilman Joseph Ascolese	Present
Mr. Christopher Jackson	Present
Mr. Walter Deptuch	Absent
Mr. Allen Rapaport	Present
Mr. John Barry	Present
Mr. Travis Harper	Present
Ms. Kate Cerbasi	Present
Mr. Sal Nobile	Present
Mr. Paul Haberman	Absent
Mr. Dominick Congiusti	Present
Ms. Heather Garcia	Present
Mr. Kevin Fischer	Present

Also, Present:

Mr. Robert Regan	Board Attorney
Mr. Scott Loverich	Borough Engineer

Mr. Rapaport made a motion to approve the May 7, 2025 minutes. Ms. Cerbasi seconded the motion and the Board unanimously agreed.

Application PB 25-04
105 Oak Street
Block 89, Lot 12

Ms. Bailey, attorney for the applicant gave background on the applicant and business. Mr. Meadows, owner of FluTech, has owned the property for five (5) years. They would

like to build a two (2) story addition for storage. There will be no more employees and no customers will be permitted in that area.

Mr. Loverich and Mr. McClellan were sworn in by Mr. Regan.

Site plan marked as A1

Mr. McClellan said the property at 105 Oak Street is a corner lot at Oak Street and Rockland Avenue. Rockland Avenue is a paper street. The property is smaller than what is zoned for that area. That area is zoned for two (2) acres. It is a chimney business. An addition of 1541 square feet is proposed. This will require three variances. It will require a setback to Rockland Avenue, a building coverage variance and an impervious coverage variance. The entire addition will be contained in a seepage pit and will drain into the ground. The parking requirement will be met and does not need a variance.

Mr. Rapaport asked if the height will stay the same. Mr. McClellan said the height will remain the same. Mr. Rapaport asked if there will be additional openings from the existing building to the new addition. Mr. McClellan said there will be a new fire door added.

Councilman Ascolese asked what the southern side of the existing building is to the feet. Mr. McClellan said that side is 30.9 feet from the roadway. Councilman Ascolese said that street has been left a paper street but he is unsure what the future will hold. If the street should be developed, the requested distance from the street will be too close. He asked if the shape of the addition could be changed to give more room between the building and the street. The proposed addition is encroaching very much onto the right-a-way. Mr. McClellan said they would lose three (3) spaces if the shape changed. A variance would then be needed for the parking. Councilman Ascolese said it would be better to be in more compliance with the setbacks than the parking requirements. Mr. McClellan said it could work engineering wise but would like the architect to comment on what that would do to the interior.

Mayor Barsa gave history on the paper street and also informed the applicant that this area is looked at as a potential overlay zone. He also would like to see the building shifted because there could be a day where a sidewalk needs to be installed. Mr. McClellan said it will be 5.6 feet to the right-a-way and from the right-a-way to the sidewalk will be about 6 feet. It would be 11.5 feet from the sidewalk to the building.

Mr. Loverich said the sidewalk would go within the right-a-way. The whole area of land is a right-a-way which makes it unique. You could dedicate a portion of the area for improvements.

Councilman Ascolese said he would like to see the building further away from the roadway. Mayor Barsa asked if the applicant would be willing to move the addition. Mr. McCellan said they would lose the parking spots in the other area. They could possibly add two (2) other parking spots in an area that is already paved. Mayor Barsa said he would feel comfortable with one (1) less parking spot.

Mr. Regan swore in Mr. William Severino, architect for the applicant.

Mr. Severino described the interior of the proposed addition. The addition would be a proposed workshop and workshop storage area. It would streamline their process. It would be an area where things could be tested and checked. To fit with the existing building, when finished as proposed it would look like it was always part of the existing building. With this design it also left the windows to office of the back corner of the existing building.

Councilman Ascolese said he understands that it makes sense for esthetic purposes. He asked if the front park of the addition could be shifted. The architect that would make the addition narrower and deeper. They would prefer something more of a square shape but if that needs to happen for approval we could make it work.

Ms. Cerbasi asked if it would better to move the whole thing back to keep the 30ft space to keep with the interior.

Mr. Regan swore in Mr. Jay Meadows, applicant.

Mr. Meadows said the problem with shifting the addition to the back would be an office in the rear would lose a door and window. If the room is too narrow he could not make a full swing with the forklift. Ms. Cerbasi asked if that would be impossible with 5 ft less. Mr. Meadows said it would be a challenge.

Mr. Rapaport asked what Flutech does. Mr. Meadows said they build fireplaces. Usually they are broken into components, but they are quite heavy. He currently has long narrow corridors and only small things can be in that area. Some components cannot be left outside due to the weather. Mr. Rapaport asked if the parking in front of the bay doors are needed. Mr. Meadows said he only uses about 65% of the parking spaces but it is nice to have the space when he needs it.

Councilman Ascolese said the size of the building would not change it just wouldn't be contiguous with the front of the building. Mr. Meadows asked how much farther back he would need to be. Councilman Ascolese said to move the building back to 10 feet. Mr. Meadows said he would lose four (4) spots, two (2) windows and an entrance to an office, and the face of the building will not look like a finished space.

Councilman Ascolese asked Mr. McCellan how far the distance is from the back of the building to the back of the proposed building. Mr. McCellan said it is 15.2 feet. The distance to the property line is 6.5 ft.

Mr. Fischer asked if that space was part of the easement. Mayor Barsa said it is a challenge getting onto Broadway at rush hour and if we add more residential in that area the paper street will be opened to alleviate traffic.

Mayor Barsa asked Mr. Loverich if Rockland was improved would the current curb line stay the same. Mr. Loverich said the improvements could make Rockland larger. Councilman Ascolese asked how far the front of the existing building is to Oak. Mr. McCellan said it is about 31.12 feet. It will be about 20 ft to the roadway with the addition.

The Neglia Engineering Completeness and Review marked as B1

Councilman Ascolese made a motion to open the meeting to the public. Ms. Cerbasi seconded the motion and the Board unanimously agreed.

There was no one in the public who wished to speak.

Mayor Barsa made a motion to close the meeting to the public. Ms. Cerbasi seconded the motion and the Board unanimously agreed.

Mr. Rapaport made a motion to approve application PB 25-04, 105 Oak Street. Mayor Barsa seconded the motion and the Board unanimously agreed on a roll call vote.

Mr. Rapaport made a motion to adjourn the meeting. Ms. Cerbasi seconded the motion and the Board unanimously agreed.

Mr. Harper thanked the Board and adjourned the meeting.

Respectfully Submitted,

Lindsay Volpitta
Board Secretary

