BOROUGH OF NORWOOD
PLANNING BOARD
January 29, 2025
REORGANIZATION & REGULAR MEETING

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

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

Also, Present:

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

Swearing in of the 2025 Planning Board Mayoral Appointment by Mr. Regan

Mr. Christopher Jackson	Class II, Term Expires	12/31/2025
Paul Haberman	(Alternate 1) Term Expires	12/31/2026

Councilman Ascolese was previously sworn in due to his positions within the Mayor and Council.

Mr. Rapaport nominated Mr. Harper for the position of Chairman. Councilman Ascolese seconded the nomination. There were no other nominations for the position of Chairman. The Board unanimously agreed on a roll call vote.

Ms. Cerbasi nominated Mr. Rapaport for the position of Vice Chairman. Councilman Ascolese seconded the nomination. There were no other nominations for the position of Chairman. The Board unanimously agreed on a roll call vote.

Mr. Rapaport nominated Mr. Regan for the position of Planning Board Attorney Councilman Ascolese seconded the nomination. There were no other nominations and the Board unanimously agreed on a roll call vote.

Mr. Rapaport nominated Neglia Engineering for the position of Planning Board Engineer. Ms. Cerbasi seconded the nomination. There were no other nominations and the Board unanimously agreed on a roll call vote.

Mr. Rapaport nominated Lindsay Volpitta for the position of Planning Board Secretary. Ms. Cerbasi seconded the nomination. There were no other nominations and the Board unanimously agreed on a roll call vote.

Mr. Rapaport made a motion to approve the 2025 Planning Board calendar. Mr. Haberman seconded the motion and the Board unanimously agreed.

Mr. Rapaport made a motion to approve the December 4, 2024, minutes. Ms. Cerbasi seconded the motion and the Board unanimously agreed.

Application PB 25-01
Octane Associates, LLC
90 Oak Street
Block 88, Lot 7

Mr. Ferraro, attorney for the applicant, gave a brief history of the applicant and the business he operates at 90 Oak Street. The business buys cars and leases them to movies and production companies for commercials. They sell the cars when they no longer need them. The sales are normally on the internet. The LI zone permits new car dealerships and the storage of vehicle as long as they are not junk vehicles. The applicant is looking to apply to the state to get a license to apply as a used car dealers. To obtain the license he needs an approval from the town to be a used car dealer. The amount of cars sold per year would most likely be between ten (10) to fifteen (15) cars.

Mr. Regan swore in the Board Engineer Scott Loverich and Jamie Lincoln Kitman, owner of Octane Associates.

Mr. Kitman said in 2011 he began by renting nine (9) cars from the 1960's. Since then the business has grown. They supply cars for many different movies and TV shows. It is not only old cars, they deal in new cars as well. The advantage of having a dealers license allows for not having to pay sales tax until the car is sold. They will be sold through private ads or through clubs. The maximum number of employees would be four (4) people. No heavy repairs, body work or painting is done at this location. At most they change tires. There is an office in the front of the building. Typically, there are about fourteen (14) cars indoors and five (5) to ten (10) outside. The cars are all behind a fence. If approved there would be a sign required that would say the name of the business. There is no lighted or free standing sign in the future.

Mr. Barry asked if oil or fuel was stored onsite. Mr. Kitman said they change oil and antifreeze on site and has a service that collects it.

Mr. Jackson said the business is quiet and there are never any problems at the business. If it stays how it is he has no problem with it.

Mr. Rapaport said his only concern is noise and how often flatbeds would be onsite. Mr. Kitman said the busiest week would be one truck per day. It is during business hours and the cars are off the truck in thirty (30) minutes. Rarely a car could be dropped off at night.

Mr. Regan said Councilman Ascolese is unable to participate due to the D1 variance.

Mr. Regan swore in Steven Koestner, engineer for the applicant.

A1 – site plan sheet

Mr. Koestner said the site is located on the east side of Oak Street near the border of Northvale. It is 27,644 square feet. There are twenty three (23) parking spaces. Parking does not comply due to a minimum of thirty (30) spaces required. The zoning table on the plan shows the nonconformities. The site will remain as it is today.

Mr. Regan asked if the proposed use would be less intensive than a new car dealership. Mr. Koestner agrees that it would, there is very limited use of the site.

B1 – Neglia Engineering report

Mr. Loverich asked if the storage container would impact parking. Mr. Koestner said it does take up a few spaces. There is still adequate parking with the loss of those spaces.

Mr. Loverich recommends that a cut sheet or specification sheet for the sign be submitted.

Mr. Loverich said the state statute says there must be one (1) make ready electric vehicle parking space.

Mr. Kitman said there is screening all along the back of the property.

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

Ms. Cerbasi made a motion to approve the application for 90 Oak Street. Mr. Haberman seconded the motion and the Board unanimously agreed on a roll call vote.

Application PB 24-01
400 Livingston Street Associates LLC
400 Livingston
Block 93, Lot 12

Ms. Cerbasi made a motion to approve the resolution for 400 Livingston Street. Mr. Barry seconded the motion and the Board unanimously agreed on a roll call vote.

Mr. Rapaport said businesses in town are doing well. The restaurants have asked to be allowed to put tables outside to have outdoor dining during the nicer weather. There would be no permanent structures.

Mr. Haberman said he feels they are already doing that informally.

Mr. Jackson said they usually let the restaurants have outdoor seating as long as its safe.

Mr. Regan said he would be concerned if the Board was named in a suit, there is a risk to the Borough.

Councilman Ascolese said it’s a great idea to help the business but they could then ask for too much. There should be a calculation of how many tables are permitted.

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

Mr. Rapaport thanked the Board and adjourned the meeting.

Respectfully Submitted,

Lindsay Volpitta
Board Secretary