

BOROUGH OF NORWOOD
PLANNING BOARD
February 4, 2026
REORGANIZATION & REGULAR MEETING

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

Mayor Barsa 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 for Reorganization Only
Councilman Joseph Ascolese	Present for Reorganization & Appeal Only
Mr. Christopher Jackson	Present
Mr. Walter Deptuch	Absent
Mr. John Barry	Present
Mr. Travis Harper	Present
Ms. Kate Cerbasi	Present
Mr. Sal Nobile	Present
Mr. Paul Haberman	Absent
Mr. Dominick Congiusti	Present
Mr. Kevin Fischer	Present
Mr. Bill Bochicchio	Present
Mr. Mayank Rastogi	Present

Also, Present:

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

Swearing in of the 2026 Planning Board Mayoral Appointment by Mr. Regan

Chris Jackson	Class II, Term Expires	12/31/2026
Travis Harper	Class IV, Term Expires	12/31/2028
Paul Haberman	Class IV, Term Expires	12/31/2028
Dominick Congiusti	Alternate 1, Term Expires	12/31/28
Kevin Fischer	Alternate 2, Term Expires	12/31/27
Bill Bochicchio	Alternate 3, Term Expires	12/31/26
Mayank Rastogi	Alternate 4, Term Expires	12/31/26

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

Mayor Barsa thanked all members of the Board for volunteering for the position and for the time and dedication they give back to the town.

Mayor Barsa nominated Mr. Harper for the position of Chairman. Ms. Cerbasi seconded the nomination. There were no other nominations for the position of Chairman. The Board unanimously agreed on a roll call vote.

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

Mayor Barsa nominated Mr. Regan for the position of Planning Board Attorney. Ms. Cerbasi seconded the nomination. There were no other nominations and the Board unanimously agreed on a roll call vote.

Mayor Barsa 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.

Mayor Barsa 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. Congiusti made a motion to approve the 2026 Planning Board calendar. Councilman Ascolese seconded the motion and the Board unanimously agreed.

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

Mr. Congiusti made a motion to approve the October 1, 2025, minutes. Ms. Cerbasi seconded the motion and the Board unanimously agreed.

Appeal
275 Tappan Road
Block 129 Lot 17

Mayor Barsa recused himself from both matters listed on the agenda.

Mr. Charles Rabolli, attorney for Joseph McMillan, gave a brief outline of the appeal.

Mr. Regan informed Mr. Rabolli that the Board has not received or seen his exhibits before this meeting and they need time to review them.

Mr. Dean Stamos, attorney for Anthony Osso, said there was a threshold issue with the appeal due to the 20 day period being up. Mr. Stamos explained that appeals are held to a strict 20 day time period after the permits are issued to enter an appeal or to use a reasonable litmus test as to when a neighbor should have known the work was proceeding and filed the appeal. The main allegation is the height of the structure, which was shown on a photo dated August 16, 2025. Mr. Stamos informed the Board that the permit application was filed on November 9, 2021. The next day the ordinance was changed from 25ft to 15ft. The ordinance that was in effect at the time of the application was filed is what governs the permits. The appeal was not brought forward until November 7, 2025. The appeal should have been filed when it is clear to the naked eye that the structure was being constructed.

Mr. Rabolli asked Mr. Regan his position on the height of the structure. Mr. Regan said the application was filed the day before the ordinance change and the permits were issued for 25ft.

Mr. Rabolli said the ordinance needs to be read in its entirety, that it also states that no accessory structure can be higher than the highest point of the main structure on the lot. The house at 275 Tappan is about 8ft shorter than the structure that was built. Due to this, the 20 day appeal period does not apply.

Mr. Nobile said he did not feel comfortable moving forward until the Board members understand the law. There is nothing for the Board members to refer to.

Mr. Rabolli said he would like to present the Planner to give testimony before the Board rules on the appeal. Mr. Regan said there is no reason for the Planner to give testimony as there is no application to review. Also, you cannot appeal on both the A and B law at the same time.

Mr. Stamos does not feel testimony is necessary when the issue is timing. Mr. Regan said Mr. Tessaro can testify to timing.

Mr. Rabolli said he would like to carry the matter and submit briefs. He also entered a demand for discovery for any other documents in the file they have not yet received.

Ms. Cerbasi asked Mr. Tessaro if the plans that were submitted are being followed. Mr. Tessaro said what was approved is not what is being done and he has issued a stop work order.

Mr. Tessaro was sworn in by Mr. Regan.

Mr. Tessaro said Mr. Osso was approved for a garage with a storage room above it. He did not enter the structure in the beginning stages because he does not inspect until the building is framed. Mr. Osso added rooms and plumbing to the upper level. The only plumbing approved was a slop sink and a dog wash station. He informed Mr. Osso that he needs to go back to the Board. There are other issues that include the retaining wall and driveway.

Councilman Ascolese asked how Mr. Tessaro knew there was plumbing on the second floor. Mr. Tessaro said the plumbing inspector noted vents going up.

Mr. Regan said this matter will be carried to March 4th at 7pm and there will be no additional notices needed.

Councilman Ascolese made a motion to open the meeting to the public to be heard on the appeal only. Ms. Cerbasi seconded the motion and the Board unanimously agreed.

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

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

Application PB 26:01
Alliotts Construction
205 Railroad
Block 93 Lot 17

Mr. Regan informed the Board and audience that this next application was for a D1 use variance and the Mayor and Councilman are not permitted to hear those. Councilman Ascolese left the dais and sat in the audience.

Mr. Dean Stamos, attorney for the applicant, gave background on the application. The proposed location is 205 Railroad Avenue. There is currently a two-family house on the property with a detached garage in the back. The applicant would like to demolish those two existing structures, subdivide the lot, and build two two-family homes on each lot. The dwellings would be attached single family homes.

Mr. Regan said that all notices were in order and the Board could proceed.

Mr. Martin Spence, engineer for the applicant, was sworn in by Mr. Regan.

Mr. Spence reviewed site plan that was prepared by Mark Martins. He has visited the property and is familiar with the proposed development.

A1 – 3 page plan set, dated 11/21/25

Mr. Spence said the property is 550 ft south of Broadway along Railroad Avenue. The property is 16, 759 sq ft. The proposal is to subdivide the property into two equal lot areas. Lot 17.01 is proposed at 8,361 sq ft. Lot 17.02 is proposed at 8,398 sq ft. There is an existing dwelling encroaching into the front yard setback. There is a garage in the rear. Both the dwelling and garage will be removed. There are two structures proposed for each lot of the same configuration. Full height curbing and sidewalks will be improved on the right-a-way. There are properties to the north of this location that are similar subject matter. There are stormwater improvements to meet all stormwater regulations. There will be minimal traffic impact. Utilities will be run underground and tied into the existing utilities in the street. There are street trees proposed along the frontage to provide a future street canopy.

Mr. Loverich said the calculations for drainage were received today and they did not have the opportunity to review them. They reserve the right to recall them. Mr. Spence said they do not see anything in the engineers' letter that they cannot comply with. Mr. Loverich asked if the sanitary connections could be connected to one for both units. Mr. Stamos said there will be one sanitary connection per structure.

Mr. Nobile asked if they will refer to the other townhouses that are on that street. He feels that the proposed units are bigger than what is currently on the street. Mr. Stamos said the buildings will be the same as the existing buildings down the street

Ermin Suljac, 868 Broadway, asked if the stormwater design is based on major development. The engineer said it is not because they are only adding about 3400 sq ft of impervious area. Mr. Suljec said he would like to see the report.

Mr. Nobile asked why they don't keep the lot as one and have an HOA. Mr. Stamos said they feel it is better to have two separate structures. Mr. Congiusti said he feels that they will be making two non-conforming lots.

Mr. Joseph Donato, architect for the applicant, was sworn in by Mr. Regan.

A2 – full plans, dated 11/26/25

Mr. Donato said the lot is an oversized lot. Typically, a client will try to fit many units. This wasn't the case here. The applicant wanted to build something that fit in the area. There is a string of two families starting at Broadway and going down Railroad. The properties will be sold as a single family, they are attached single family home. There are no shared common areas.

The building is 47 ft wide and 50 ft deep. The front portion of the building is narrower than the back of the building. There is a two-car garage for each side, with a set of stairs to the entrance on the side of the garage. The building will be built into the topography of the land. It is considered a three-story structure, there will be a basement. The first floor has a living room, half bath, stairs to access the basement and second floor, a kitchen, living room, and dining room. There is also access to a deck with access to the backyard. The second floor has a master bedroom with its own bathroom, two additional bedrooms, a bathroom, and a laundry room. The exterior is a contemporary design with vinyl siding. The height of the building is below the 35 ft allowable height. The room sizes are compatible to a single family home in the area. Anything smaller would not be desirable.

Mr. Nobile asked the sq ft for each unit. Mr. Donato said the lower level is 1095 sq ft (garage and basement), 2356 for the two upper levels. The space between the two separate buildings is almost 23 ft. in the front and 12.2 ft when moving towards the back.

Ms. Cerbasi noted that it is 15 ft not 10 ft setback.

Mr. Bochicchio asked in the original project what were the setbacks. Mr. Stamos said they were 8ft and 10ft.

Mr. Fischer said it was mentioned that the current lot is one of the largest lot on the street and would like to know where it falls compared to other lots once it is subdivided. He feels there will only be one lot that is narrower than the subdivided lots.

Mr. Suljec said this is like urban development. He asked if there were fire exits in the back and if there were fire walls. Mr. Donato said it will be more restrictive with fire ratings than older homes in the area.

Ms. Cerbasi advised the audience that all plans are available for inspection in the building department.

Mr. Nobile said due to the small space between the building they should have sprinklers. Mr. Stamos said his client will agree to any condition involving sprinklers.

Ms. Delly Yaker, 346 14th Street, asked if the water being collected will be less than what is being collected now. Mr. Spence said the stormwater design meets the stormwater requirements. Mr. Loverich said they have to provide 2in of storage volume for a 2in rain event. Any approvals will be subjected until the engineer can review the calculations. Ms. Yaker asked what the requested variances were for the first two buildings. Mr. Stamos said side yard setback and lot coverage. Ms. Yaker asked if the

applicant will be back in a few years to develop the lot in between the older buildings and proposed buildings.

Mr. Matthew Flynn, Planner for the applicant, was sworn in by Mr. Regan. Mr. Flynn reviewed all materials and plans, as well as the zoning ordinance and master plan. The heart of the application is to be responsive to what is happening immediately around the area.

A3 – Planning Exhibits for Alliotts Construction, 205 Railroad Avenue

Mr. Flynn said the railroad tracks are directly across the street. Beyond the tracks are large industrial buildings. To the east is the industrial zone and to the north are more two-family properties. These buildings are compatible in size with those around them. It will not stand out as anything elongated. These buildings will reinforce the residential feel of the streetscape. There will be a 36 unit building on the corner of Livingston and Broadway. Mr. Flynn said they are proposing something appropriate that will not stand out in the neighborhood. It can be differentiated from a typical residential property due to the area. There are a variety of lot widths in this area. The benefits of the application promote the general welfare by providing a variety of housing options. There will be improved stormwater management. These will be attractive buildings that will complement the streetscape. The applicant has a track record of providing attractive buildings in this area. There is no negative criteria.

A4 – average lot area and frontage

Mr. Regan is concerned that of the 20 lots only 3 are less in frontage in area. Mr. Flynn said the other properties do not have the same conditions this property has.

Mr. Stamos said the subject property has a direct view of two large industrial buildings and there are other two-family homes on the street. There is also a commercial bus depot nearby and a new 36-unit development that will be built around the corner. That building will be denser than this proposed application. Mr. Flynn said this is not a substantial detriment to the public

Mr. Congiusti said the applicant is creating two undersized lots. The existing two-family house was there before the code. He does not see the point in making two lots and feels it is better to put up one big two family house. He does not want to create undersized lots. Mr. Congiusti asked where do you stop. Mr. Flynn said the two properties on either side are smaller than the proposed property. This is a unique area.

Mr. Nobile said the setbacks are very close to the property in between the two. Mr. Flynn said the lot lines on the ariel map are slightly skewed.

Mr. Suljec asked why the buildings on the aerial picture weren't plotted.

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

Mr. Suljec was sworn in by Mr. Regan. Mr. Suljec said the application is wrong. He doesn't want his kids to grow up in town that is getting urban. The fire department is stretched, and this is not Norwood. It hurts to see residents being hurt by decisions that are not thought out well. Mr. Stamos asked how the residents would be hurt.

Ms. Jennifer Rhee, 201 Railroad Avenue, advised her home is next door to the subject property. She feels the two duplexes next to the post office are very unique because of where they are located. The subject property cannot compare to those. She feels it will be an eyesore. The remaining two-family home looks like a single family home. The proposed three-story structure will look directly into her backyard,

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

Mr. Stamos said the applicant feels this is the best and most appropriate use for the property. The applicant might be willing to make one structure with four units. Mr. Regan said that would be creating a greater nonconformity than what is proposed.

Mr. Harper asked if they would like a decision tonight or if they would like to come back.

Mr. Nobile said he feels it abusive to be that close to the neighboring home.

Mr. Jackson said the proposed structure would tower over the small cape of the neighbor.

Mr. Congiusti said the application is looking to build too much on too little. It would be better to make one two family home.

Mr. Barry said they need other options to consider. This neighborhood is transiting and this would be adding density on top of density.

Ms. Cerbasi said a comment was made that these are undersized lots. She feels the houses are oversized for the size of the lots.

Mr. Jackson asked the resident if she would support a single family and duplex on the property. Ms. Rhee said she couldn't respond to that without first seeing plans.

Mr. Stamos said they will not have the board vote now and will carry the matter to the March meeting. His client could submit revised plans or ask the Board to vote on this application.

Mr. Regan said this matter will be heard at the March 4th meeting, beginning at 7pm, and no further notices are needed.

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

Mr. Harper thanked the Board and adjourned the meeting.

Respectfully Submitted,

Lindsay Volpitta, Board Secretary