

BOROUGH OF NORWOOD
ZONING BOARD
February 15, 2023
REGULAR MEETING

Roll Call of the Board:

Mr. Christofer Deschler	Present
Mr. Travis Harper	Present
Ms. Carol Leeman	Present
Mr. Sal Nobile	Present
Ms. Kate Cerbasi	Present
Mr. Michael Westphal	Absent
Mr. Paul Haberman	Present
Mr. Dominick Congiusti	Present
Ms. Heather Garcia	Present

Also, Present:

Mr. Andrew Bolson	Board Attorney
Mr. Scott Loverich	Board Engineer
Mr. Yaseen Saad	Board Engineer
Ms. Lindsay Volpitta	Board Secretary

Approval of the January 18, 2023, Reorganization Meeting Minutes

Ms. Cerbasi made a motion to approve the January 18, 2023, Reorganization meeting minutes.
Mr. Congiusti seconded the motion and the Board unanimously agreed.

Approval of the January 18, 2023, Regular Meeting Minutes

Ms. Cerbasi made a motion to approve the January 18, 2023, Regular meeting minutes. Mr. Congiusti seconded the motion and the Board unanimously agreed.

ZBA 23-01

Robert & Milanka Lippman
888 Blanch

Block 117 Lot 7

Mr. Bolson swore in Mr. Robert Lippman.

Mr. Lippman advised the Board that the house at 888 Blanch is a cape cod style home that has been vacant for ten (10) to fifteen (15) years. He is before the Board asking for approval to turn the into a colonial. The footprint of the home would not be changed. The house would have five (5) bedrooms and three (3) bathrooms. The second floor would have an office that could be used as a bedroom. The first floor would have a bedroom with a full bathroom. There would also be a finished basement.

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Ms. Leeman asked that it be put on the record that there would be no change to the footprint, and that the applicant would only be constructing the second floor. Mr. Lippman reiterated that they would only be going straight up.

Mr. Deschler asked Mr. Saad if he had any comments. Mr. Saad stated that he had no comments at this time.

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

Mr. Yeong G. Kim of Derby said he had lived next to this property since 2001 and would like to see renderings because he did not know what a colonial looked like. He would also like areas of the sidewalk replaced that he felt were unsafe. Mr. Kim stated that the previous owner cut down large trees that bordered his property and he would like the new owners to plant trees along the property line. Mr. Lippman produced his drawings for Mr. Kim could look at a colonial.

Mr. Saad said that based on what he could see on Google maps there appeared to be some areas of the sidewalk that needed repair.

There was no one else in the public that chose to speak.

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

Mr. Deschler advised the applicant that if the Board approved the application he would like the resolution to stipulate that the Borough Engineer will inspect the sidewalk and the applicant will be responsible for repairing all areas of the sidewalk the engineer feels warrants repairs. The applicant will also be required to plant five (5) or six (6) arborvitaes along Mr. Kim's property line.

Ms. Leeman made a motion to approve the application with the stipulations that the Borough Engineer will inspect the sidewalk and the applicant will be responsible for repairing all areas of the sidewalk the engineer feels warrants repairs. The applicant will also be required to plant five (5) or six (6) arborvitaes along Mr. Kim's property line. Ms. Cerbasi seconded the motion and the Board unanimously agreed on a roll call vote.

Mr. Deschler advised the Board that a special meeting will be held via Zoom before the end of the month to approve the resolution. Ms. Volpitta will advise the Board of that date before the end of the week.

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

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Respectfully submitted,

Lindsay Volpitta, Board Secretary