

BOROUGH OF NORWOOD
PLANNING BOARD
November 1, 2023
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. Christopher Deschler	Present
Mr. Walter Deptuch	Present
Mr. Allen Rapaport	Present
Mr. John Barry	Present
Mr. Sal Nobile	Absent
Mr. Travis Harper	Present
Ms. Kate Cerbasi	Present
Mr. Paul Haberman	Present
Mr. Dominick Congiusti	Absent
Ms. Heather Garcia	Present
Mr. Kevin Fischer	Present

Also, Present:

Mr. Robert Regan	Board Attorney
Ms. Lindsay Volpitta	Board Secretary

Swearing in of Mayoral Appointment Mr. Kevin Fischer by Mr. Regan.

Ms. Cerbasi made a motion to approve the March 1, 2023, Zoning Board meeting minutes. Mr. Rapaport seconded the motion and the Zoning Board members unanimously agreed.

Application PBA 23-02 - 8 Piermont Road

Mr. Regan noted that Ms. Volpitta confirmed that all notices were in order.

Mr. Matthew Capizzi, attorney for the applicant, gave a brief history of the property. The house was built on a nonconforming flag lot prior to the existence of a zoning ordinance. The applicant is asking for one (1) variance for the required minimum side yard setback for the second-story addition. There is a minimum side yard setback requirement of 30 feet, the applicant is proposing a setback of 15.25 feet. The applicant will also be adding a new deck, a new front porch, and new steps to the sunroom.

The aerial photo brought by Jeffrey Gasnick, architect for the applicant, was marked as A1.

Mr. Gasnick informed the Board that the applicant is asking for a C1 variance due to the second-story cantilever that will be extending 2 feet beyond the exterior of the existing structure.

Mr. Regan marked the set of plans displayed by Mr. Gasnick as A2.

Mayor Barsa asked what the structure shown off to the side in the large picture on the aerial view was. Mr. Gasnick advised it was a detached garage.

Mr. Jackson asked if there were landscaping plans. Mr. Capizzi replied there are no plans set as of yet, but the landscaping will be upgraded.

Mr. Saad, Borough Engineer, advised the applicant that if the Board approves the application all requirements for stormwater improvements must be complied with. Mr. Saad feels the best course of action would be to have the drains from the second-floor roof drain into seepage pits. This would be addressed in the soil movement application.

Mr. Saad also noted that the proposed improvements are within the flood hazard area and the applicant will need to comply with all DEP permitting.

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

There was no one in the public who wished to speak on application PBA 23-02.

Mr. Rapaport made a motion to close the meeting to the public. Councilman Ascolese seconded the motion and the Board unanimously agreed.

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Mayor Barsa if the existing dwelling has a second floor, as he took note of one in the photograph. Mr. Gasnick said the existing dwelling is a cape and there is a low ceiling on the second floor.

Mayor Barsa made a motion to approve PBA 23-02. Mr. Rapaport seconded the motion and the Board unanimously agreed on a roll call vote.

Mayor Barsa made a motion to open the meeting to the public. Mr. Rapaport seconded the motion and the Board unanimously agreed.

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

Councilman Ascolese made a motion to adjourn the meeting. Mr. Deptuch seconded the motion and the Board unanimously agreed.

Mr. Harper thanked the Board and adjourned the meeting.

Respectfully submitted,

Lindsay Volpitta,
Board Secretary