

BOROUGH OF NORWOOD
PLANNING BOARD
May 6, 2026
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	Present
Mr. John Barry	Present
Mr. Travis Harper	Present
Ms. Kate Cerbasi	Present
Mr. Sal Nobile	Present
Mr. Paul Haberman	Present
Mr. Dominick Congiusti	Present
Mr. Kevin Fischer	Present
Mr. Bill Bochicchio	Present

Also, Present:

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

Councilman Ascolese made a motion to approve the April 1, 2026, minutes. Ms. Cerbasi seconded the motion and the Board unanimously agreed. Mayor Barsa abstained.

Approval of Resolution – 711 Partners
Resolution for Application PB 26:02
711 Partners LLC

Ms. Cerbasi made a motion to approve the resolution for 711 Partners. Councilman Ascolese seconded the motion and the Board agreed on a roll call vote.

Application PB 26:03
Arthur & Tanya Rosenblum
7 Frasco Lane
Block 3 Lot 2

Mayor Barsa made a brief statement regarding the application for 7 Frasco. A building department permit has been issued for the construction of a new home at 7 Frasco. The applicant came before the Mayor and Council for approval to remove trees which was granted. They are here tonight for permission to reside in the old home while the new home is being constructed.

Mr. Stamos gave background on the property and why the applicants are before the Board. There are no variances for the new construction. The only approval needed is to leave the existing house on the property until construction of the new home is complete. This is a temporary situation. They are aware they cannot move into the new home until the old home is demolished and a CO is issued.

Mr. Regan swore in Mr. Arnold Rosenblum and Mr. Loverich.

Mr. Rosenblum said they bought the property last year and decided to build a new single family home. Permits have been filed for construction. He was advised there was an issue and to make an application to the Planning Board for a temporary variance to live in the old home while the new home is constructed. It would be a financial burden to move out while the construction is ongoing. They will post a bond for the cost of the demolition to the Borough and will not move into the new home until the old home is demolished.

Mr. Regan said the applicant represented the amount of the bond will be \$21,000.00. If that amount is not accurate the applicant agreed to abide by the new number.

Mr. Deptuch said the plan states the house will be demolished after a TCO. Mr. Regan clarified that it will be any type of CO.

Councilman Ascolese said a TCO should be issued so they can move in while the other house comes down.

Mayor Barsa asked how quickly after they move out of the old home they will demolish it. The applicant said as quickly as possible. The Board suggested a 6 month timeline.

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

Richard and Maureen Gallo, 121 Millbrook Circle, asked why ordinance 233-11 established by Norwood is not being followed. They feel the ordinance was established for safety of the residents.

Michaela Redden, 8 Frasco, asked about the replanting of the trees and made comments stating the Borough was acting illegally. Mr. Regan advised Ms. Redden that residents should not make allegations of something illegal without a court order. Mr. Stamos said the applicant will file for all proper permits.

Mayor Barsa made a statement regarding members of a Commission that have made allegations against the Borough for acting illegally. He said these claims are inaccurate and do not reflect the facts. The Borough has been operating under the 2016 Tree Ordinance, which was created and adopted during his tenure as Mayor. Prior to that there was no tree ordinance. Mayor Barsa spoke with both our Borough Attorney and Planning Board Attorney who have assured him that the Borough is not acting illegally. In April the Borough received feedback from the DEP and those comments will be reviewed and discussed openly at the upcoming Mayor and Council meeting. Mayor Barsa clarified that all members of the Environmental Commission serve by mayoral appointment and all members are expected to work responsibility and collaboratively with the governing body and to ensure that public statements are accurate and constructive. Public statements that mischaracterize the Borough's actions not only misinform residents but also go against the spirit of unity that our community expects and deserves.

Ms. Maureen Gallo asked if NJ stormwater management approval is required before the variance is approved. Mr. Regan said if a variance is granted it will be applicable to all state regulations. Mr. Stamos said the stormwater management plan will be submitted as part of the permitting process.

Mr. Nobile would like to see the landscape design. Mr. Regan said the tree approval has already been approved by the Mayor and Council. Mayor Barsa said the only issue before the Board tonight is for approval to leave the existing home on the property during construction.

Mr. Anthony Foschino, 287 Summit Street, asked if the applicant had an architect design the house. Mr. Stamos said they did and the architect has been in business for 3 decades. Mr. Foschino asked if the applicant submitted plans to the building department for the new home to which Mr. Stamos replied they did. Mr. Foschino asked Mayor Barsa if the vote to approve the removal of trees was a unanimous decision by the governing body. Mayor Barsa replied that all members of the governing body that were present voted in favor of the tree removal.

Ms. Gallo asked if this meeting was to review the ordinance. Mr. Regan advised that this meeting was to vote on a variance. It is the Boards responsibility to approve or deny applications.

Ms. Redden said the variance is in conflict with the local laws and the Borough attorney said the state would prevail if there was a conflict. She would also like examples of what trees will be planted. Mr. Stamos said the applicant will comply will all requirements.

Ms. Gallo said the variance will impact the neighbors and the neighborhood and directly affect the properties of many residents.

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

Mr. Regan marked the Neglia Engineering report of April 30th as B1.

Mr. Nobile asked how many seepage pits are currently on the property. Mr. Regan said there are none and this will be an improvement as they will be adding six seepage pits.

Mr. Nobile said he would like to know what trees they will be planting. Mr. Stamos said the applicant will comply with tree replacement requirements and plan on planting a variety of trees.

Mr. Harper made a motion to approve application PB 26-03, 7 Frasco. Ms. Cerbasi seconded the motion. On a roll call vote the application was unanimously approved. Mayor Barsa advised the Board that the next item for discussion is the housing element.

Mr. Regan swore in Luke Kerr, representative from Neglia Engineering.

Mr. Kerr informed the Board that the plan was developed after meetings and conferences with Fair Share Housing. A project to be included in the plan is at 100 McClellan Street. They are working with the developer to apply an overlay over the property to create density. There is a prospective need of 162 units. There is an unmet need of 409 units. We have to zone for 25% of unmet need and have the overlay ordinance for that.

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

Ms. Redden asked if there are plans. Mayor Barsa said there are 6 units at 400 Livingston Street that will go towards the fourth round units.

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

Ms. Cerbasi made a motion to adopt the amended Housing Element and Fair Share Plan. Mr. Harper seconded the motion and the Board unanimously agreed.

Ms. Cerbasi made a motion to adopt the affordable housing ordinances. Mr. Harper seconded the motion and the Board unanimously agreed.

Mayor Barsa said informed the Board that the 2016 tree ordinance was submitted in a timely manner and is in compliance. They did not receive any feedback from the state until our Borough Attorney contacted them. He has been working with Councilman Ascolese, Mr. Padovano, and Mr. Loverich to review the state ordinance and comments received from the DEP and he is in favor of moving forward with the state ordinance. He will bring this to the next Mayor and Council meeting for discussion.

Mr. Haberman asked if language could be included in A1 to include that a certified license tree removal service should officially measure the trees using their equipment. Mr. Haberman also said that the fees and penalties seem low compared to other towns. Mr. Nobile also stated that he felt the fees should be higher to better reflect what is being removed from the property. Mayor Barsa stated this is something the town can monitor and change without being a burden to the residents.

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

Ms. Brielle Olshan, 8 Frasco, said that the property behind her and across the street from her have been clearcut. Stronger regulations are needed. She also stated that she is aware of a resident who did not take out a permit for tree removal and was not issued fines. This sends a message to residents. She also stated that the 2016 ordinance was only accepted if meaningful progress was being made to have that ordinance be in line with the DEP ordinance and that has not happened.

Ms. Redden said she was told by the construction office that the tree removal permit for 711 Broadway was issued and that the Planning Board approved the removal. She feels it should have gone before the Mayor and Council for approval. Mr. Regan explained that the applicant came before the Planning Board for a three lot subdivision and also brought a landscape architect. The Board approved the tree removal as part of the subdivision application. The resolution will have the details provided by the landscape architect.

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

Mr. Harper 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