BOROUGH OF NORWOOD
PLANNING BOARD
October 17, 2024
SPECIAL 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.

<u>Roll Call of the Board:</u>

Mayor James Barsa	Absent
Councilman Joseph Ascolese	Present
Mr. Christopher Jackson	Present
Mr. Walter Deptuch	Present
Mr. Allen Rapaport	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
Ms. Heather Garcia	Absent
Mr. Kevin Fischer	Present

<u>Also, Present:</u>

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

Ms. Cerbasi made a motion to approve the September 23, 2024, minutes. Mr. Rapaport seconded the motion and the Board unanimously agreed.

Mr. Harper advised that the Application for 400 Livingston Street will be continued on Tuesday, October 29th, at 7pm.

Application PB 24-03
Edmund Wong
41 Virgil Road
Block 126, Lot 49

Mr. Edmund Wong, Mr. Bryan Adams, and Mr. Loverich were sworn in by Mr. Regan. Mr. Adams is the technical director for New Jersey Sunrooms and Additions and on the application.

Exhibits:
Survey A1
Architect Plans A2
Photography from Neglia Engineering Letter A3
Neglia Engineering Report, dated October 16, 2024 B1

Mr. Wong advised the Board that he is asking for a variance for a 2- story sunroom. This would replace the existing deck which is rotting. They would like to build the sunroom out, going further to the back, which would allow for more living space and an office. It would be beneficial to the family to have an all season sunroom. The width and depth of the sunroom would not be more than the current deck.

Mr. Adams informed the Board that the report from Neglia Engineering shows a photograph of the rear of the house, noting it does not backup to any residences.

Mr. Regan asked if the sunroom would be the exact size of the existing deck. Mr. Adams advised that the sunroom would be the exact size of the deck.

Mr. Loverich asked what the total square footage of the sunroom would be. Mr. Adams said its 18x19 feet. Mr. Loverich noted the application said it was 250 square feet. Mr. Loverich asked what was under the deck and was advised by Mr. Adams that there is currently concrete under the deck. Mr. Loverich asked if there were roof drains. Mr. Adams said there will be downspouts on both sides of the sunroom. Mr. Loverich recommended that the roof leaders be directed toward the interior of the site.

Councilman Ascolese asked if the deck was on the house when purchased. Mr. Wong said it was there when the home was purchased.

Mr. Rapaport asked if the interior would have heat and air conditioning. Mr. Adams said there would be a heat pump and air. Mr. Rapaport asked what the floor surface would be. Mr. Adams said the floors and roof would be fully insulated. Mr. Rapaport said it is currently a natural drain. He does not want the neighbors to be impacted by any runoff.

Mr. Regan said the Board can make the Neglia Engineering letter a condition of the resolution.

Mr. Rapaport asked if electric would be added to the sunroom. Mr. Adams said they believe they have enough voltage, but the electrician will test that. If a panel is needed it will be added in.

Mr. Fischer asked if there will be water. Mr. Adams said there will be no plumbing.

Mr. Deptuch noted that this is a 2-story addition, not just a small sunroom. The roof line will be visible from down the block.

Mr. Rapaport asked if the exterior staircase would come from the back or is the plan showing the side view. Mr. Adams said the plans showed a side view.

Councilman Ascolese made a motion to open the meeting to the public. Ms. Cerbasi 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 close the meeting to the public. Ms. Cerbasi seconded the motion and the Board unanimously agreed.

Mr. Harper made a motion to approve the application for 41 Virgil. Mr. Rapaport seconded the motion and the Board agreed on a roll call vote, with the exception of Mr. Deptuch.

Councilman Ascolese made a motion to open the meeting to the public. Ms. Cerbasi 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 close the meeting to the public. Ms. Cerbasi seconded the motion and the Board unanimously agreed.

Ms. Cerbasi made a motion to adjourn the meeting. Councilman Ascolese seconded the motion and the Board unanimously agreed.

Mr. Harper thanked the Board and adjourned the meeting.

Respectfully Submitted,

Lindsay Volpitta
Board Secretary