BOROUGH OF NORWOOD
PLANNING BOARD
April 1, 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	Absent
Mr. John Barry	Present
Mr. Travis Harper	Present
Ms. Kate Cerbasi	Present
Mr. Sal Nobile	Absent
Mr. Paul Haberman	Absent
Mr. Dominick Congiusti	Present
Mr. Kevin Fischer	Present
Mr. Bill Bochicchio	Present
Mr. Mayank Rastogi	Absent

Also, Present:

Mr. Robert Regan	Board Attorney

Mr. Harper made a motion to approve the March 4, 2026, minutes. Ms. Cerbasi seconded the motion and the Board unanimously agreed. Mayor Barsa abstained.

Approval of Resolution – 275 Tappan
275 Tappan Road
Block 129 Lot 17

Mr. Harper made a motion to approve the resolution for 275 Tappan. Ms. Cerbasi seconded the motion and the Board agreed on a roll call vote.

Application PB 26:02
711 Partners LLC
711 Broadway
Block 120 Lot 27

Mayor Barsa said he has consulted with the Borough Attorney and the Borough Attorney said there is no conflict but due to his friendship with the applicant he still feels he should recuse himself from this application.

Mr. Dean Stamos, attorney for the applicant, gave background of the property located at 711 Broadway. The home, which once was grand, has fallen into disrepair. The applicant would like approval for a three lot subdivision to construct single family homes on the lots.

Mr. Regan clarified that this is a major subdivision, not a minor subdivision due to the variances.

Mr. Regan swore in Michael Neglia and Massimo Piazza, engineer for the applicant.

A1- the subdivision plan.

Mr. Piazza gave a description of the subject property. The existing home is on the corner of Tappan Road and Broadway. The property is unmaintained and the home is dilapidated. The lot is located in the R10 zone. Lots across Tappan Road and Broadway are in the R25 zone. The applicant will need to meet the 500 ft neighborhood radius and average lot and frontage calculations.

A2 – survey of property

Mr. Piazza presented a demolition plan. The home, walkway, and driveway will be demolished. This includes removing trees. An arborist has marked some trees diseased or dead.

The required minimum lot frontage in an R10 zone is 123 sq. ft. All three lots will require a front yard variance. Lot 27.1 will have 100 sq. ft of frontage and lot 27.03 will have 100.15 sq. ft. of frontage. The frontage for lot 27.02 is to be determined. Lot 27.01 is a corner lot and will have two front yards and two side yards.

The variances requested are for minimum lot area and minimum lot frontage for all three lots. Lot 27.02 will also need a variance for maximum disturbed land area.

Mr. Piazza said they met land disturbance on lots 27.01 and 27.03. The property will be regraded and the walls along Broadway will be removed. That creates a disturbance in lot 27.02 to 96% which needs a variance. The other two are less than 70%.
All three dwellings will confirm to maximum height and off street parking requirements. There is a turnaround within the driveway so there is no need to backout onto Tappan and Broadway.

All requirements for stormwater management will be complied with. The stormwater management will be increased due to the engineer's review letter. The roof runoff will go directly into the seepage pits and there will be French drains on the driveways. The demolition plan will be submitted to the county. There will be minimal disturbance and silt fence will be placed around the property. The county has advised that they would like the road to be widened. From the center line the road will be 45 ft from Tappan Road and 40 ft. from Broadway. There will be new curbs and sidewalks installed along Broadway.

B1 –Neglia Completeness and Review Letter

The applicant has no issues addressing and conforming to any conditions in the engineer's review letter.

Councilman Ascolese asked why the rear yard was marked NA for lot 27.02. Mr. Piazza said there is no rear yard requirement on a corner lot. The requirement is two front yards and two side yards. Mr. Neglia said in the past developers had picked one side to act as the rear yard and to follow those requirements.

Councilman Ascolese asked what the dimensions were for lot 27.02. Mr. Piazza siad the front depth was 109 ft and was 106 ft. Mr. Neglia said the average lot frontage of the 500 ft radius is 123 ft. Mr. Stamos stipulated to bring the side yard to 25 ft.

Ermin Suljec, 868 Broadway, stated he saw the plans in the office and asked if there were any revisions from those plans. Mr. Piazza said the only revisions were due to the landscaping plans. They had to shift the seepage pits. Mr. Suljec said he did not see the drainage report on the plans. Mr. Piazza said the drainage report is on the plan and he ran calculations for both the 25 and 100 year storms. The applicant's plan exceeds the requirements and almost has the quantity of storage that would be required for a 100 year storm. Mr. Suljec said he could not find the land disturbance report. Mr. Piazza said it was on the grading plan. Mr. Suljec asked if there will be an increase to drainage. Mr. piazza said there would be no runoff onto any neighboring property. Mr. Stamos advised that the applicant will be filing a soiling moving application with the county.

Sue DeBiasa, 500 Summit Street, asked Mr. Neglia if he was comfortable and Mr. Neglia said he was and that the applicant gave more than required to give. Ms. DeBiasa said

the average lot size within 500 ft is a little over 26000 sq ft and lot 27.02 is less than half of the average. She feels that the three lot sizes are not consistent with the characteristics of Broadway and asked if the possibility of a two lot subdivision has been explored.

Colin Machlader, 200 Tappan, said his major concern is if curb will be around whole property and how runoff coming off curb and into property will channeled. Piazza said there will be no curb along Tappan Road as they are only replacing the existing curb. Mr. Neglia said curb along Broadwaay currently drains down Summit Street and does not cross Broadway. Mr. Machaleder asked where overflows from this property go when it meets max capacity . Mr. Piazza did not consider any percolation. Mr. Machaleder asked if there will be deed restrictions to stop people from adding pools and patios. Mr. Regan said the property owner would have to obey the zoning ordinance or come to Board for a variance.

Filomena Machlader, 200 Tappan, asked if this will increase the COAH. Mr. Regan said it will not.

Mr. Regan swore in Christopher Karach, landscape architect, for the applicant.

A3- landscape plan

Mr. Karach described the proposed landscaping. The concept includes layered planting, canopy tress, privacy between the homes and deer resistance foliage. Sycamore trees, that grow 75-100 ft, will be placed in between the homes. Along the property lines will be evergreen trees. Foundation areas will have hedges and decorative plantings. The permitter of the properties will have a 6 foot privacy fence. He visited a few cul-de-sac in the areas, such as Bell Court, which is a well thought out design. He tried to mimic that design to make it feel like an intentional landscape plan. Green giant and Norway spruce will provide screening once filled in. There will be a total of 67 trees planted.

Mr. Bochicchio asked how many trees will be removed. Mr. Pizza said 35 trees will be removed, of which 10 are dead and 6 are in fair condition.

Piazza testified as licensed planner. He reviewed aerial photos and zoning. The C2 variance allows for deviating of zoning requirements that pose no hardship and no detriment.

Mr. Piazza said he feels the positive criteria ar the proposed subdivision matches the existing character of neighborhood and it is a desirable visual environment replacing a dilapidated and unmaintained property, there will be a new streetscape including sidewalks, curbs and planting. Using the 500 ft requirement was not a great metric for the subdivision as many properties were in the R22 zone.

A4 Borough zoning map

A5 aerial photograph of neighborhood

Took entire 500 ft radius 123 ft frontage 26110
11 proper bwten 8400 15000 sr ft 25 % of prop in that radius
R10 44% same range

Mr. Piazza said the subdivision brings no detriment to the neighborhood and there will be no significant traffic increase. The subdivision will be very well landscaped and will not impair the intent of the Master Plan.

Mr. Stamos said the applicant will stipulate to increasing the northern side yard of lot 27.02 to 25 ft.

Councilman Ascolese said the 500 ft radius zoning rule is a good rule but it doesn't always apply. There are exemptions such as the church.

Mr. Regan swore in architect Stephanie Pantale.

There were no drawings submitted for the Board to review. Ms. Pantale said the residences will be two stories and have a two car garage. There will be four bedrooms upstairs with the larger two lots have a bedroom or office on the main floor. The homes will be sided and the larger two lots could have a covered patio in the back.

Mr. Neglia advised the Board that if the property was only divided into two lots each lot would be about 21,000 sq ft. The maximum building coverage would be between 7,000-8,000 sq ft footprint.

Mr. Suljec asked if the basement was geotecked. Mr. Piazza said that has not been done.

Mr. Machlader said the corner lot has no room for expansion if there is a problem and a larger system is needed for soil percolation absorption.

Mr. Neglia said on a corner lot, it requires two front lots to be measured on each street. These need to be separated, cannot use the curve radius. One would be about 100 ft the other slightly under 100 ft. Mr. Regan asked if there could be a specific number.

Nicole Rivera, 146 Summit St., asked how it was determined that there would be no traffic increase. Mr. Piazza said it was based on the volume of homes and is more about safety then traffic. Mr. Rivera asked if all homes would exit onto Tappan Road. Mr. Piazza said two homes will exit onto Tappan Road and one home will exit onto Broadway. Mr. Neglia said the applicant will need county approval for the opening as the county has jurisdiction.

Mr. Regan said the Borough is lucky inclusionary development did not happen here.

Mr. Jarrod Khoury, Demarest Street, asked what the timeframe will be from start to finish. Mr. Stamos was unsure.

Mr. Machlader said he understands you can't stop progress but would like to see a two lot subdivision, not a three lot subdivision. He is concerned that when there is company, they will clog up the street with parking.

Mr. Suljec said he is disappointed that the Borough is not asking the developer to chip in money and redo the intersection . The traffic light is knocked down every couple weeks and the curb is tight there. Mr. Regan said the Borough does not have jurisdiction of that intersection.

Ms. DeBiasa reiterate her statement of not being against building but to consider two lots instead of three. As she respects Mr. Neglia's option, she does not agree that a developer would be put 8,000 sq ft homes on the lots.

Ms. Rivera said she moved here from Fort Lee and no one she knows still lives there. This is how it starts, knocking down houses and slowly increasing. Generational families stayed in town because of the small town feel.

Mr. Stamos thanked the Board for their time, input, and questions. He feels that some of the comments overestimated what is proposed. They are proposing three single family homes that will not change the character of the zone. This will also remove from sight a property that is a significant eyesore.

Mr. Regan said if approved, the resolution will have a condition of extending the side yard to 25 ft and that all recommendations in the engineering review letter will be followed.

Mr. Harper made a motion to approve application PB 26-02, 711 Broadway subdivision. Ms. Cerbasi seconded the motion. On a roll call vote the application was approved with six ayes and two no's. Mr. Barry and Mr. Fischer voted no on the motion.

Mr. Bochicchio said he feels the Borough was lucky with this application being single family homes and not a large affordable housing project. He also agreed that the the developer should provide for a redesigned intersection. Mr. Neglia said with Mayor and Council approval he could write a letter to the county requesting they consider that as part of the application.

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