

BOROUGH OF NORWOOD
PLANNING BOARD
May 7, 2025
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. Allen Rapaport	Present
Mr. John Barry	Present
Mr. Travis Harper	Present
Ms. Kate Cerbasi	Present
Mr. Sal Nobile	Absent
Mr. Paul Haberman	Present
Mr. Dominick Congiusti	Present
Ms. Heather Garcia	Present
Mr. Kevin Fischer	Present

Also, Present:

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

Ms. Cerbasi made a motion to approve the April 2, 2025 minutes. Mr. Rapaport seconded the motion and the Board unanimously agreed.

Application PB 25-03
855 Broadway
Block 154, Lot 6

Ms. Delly Yaker, architect for the applicant, and Mr. Loverich were sworn in by Mr. Regan.

Ms. Yaker gave background on the current home and the C variance requested. The existing structure is nonconforming due to the front set back. The applicant would like a variance for a nonconforming addition. This addition has been designed to enhance the historic proportions of the home. The applicant will also upgrade the safety and functionality of all bedrooms. The bedroom would all have egress windows.

Mr. Regan marked the plans as A1 and stated the variance being requested is a C1 hardship variance and C2 promoting purposes of zoning.

Ms. Yaker showed a slide presentation on the televisions of the existing home and the proposed addition. Ms. Yaker advised that 45% of the footprint of the house is already sitting in the front setback.

The second slide showed the floor plan of the house. It is a three (3) bedroom one (1) bathroom house built in the late 1800's. A half bathroom and small home office would be added on the first floor.

The third slide showed the outside front side and rear views of the home.

The fourth slide showed the proposed addition. The addition would be on the side of the house but will also sit in the front setback. On the upper level one bedroom will be extended and all windows will be egress compliant.

The fifth slide showed the proposed elevations of the front and left side of the house. The addition would not be seen from Broadway. It will be setback from the current house and behind a fence.

Mr. Regan asked if the house will keep only three bedrooms but will gain a half bathroom. Ms. Yaker said that was correct.

Mayor Barsa said the proposed construction looks great and keeps with the character of the existing neighborhood. Mr. Regan said the nonconforming front yard will be improved.

Mr. Loverich said no storm water measures are required due to the scale of the project. If more than 15 cubic yards of soil movement will require a soil moving permit.

Mr. Harper 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.

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

Mayor Barsa made a motion to approve application PB 25-03, 855 Broadway. Councilman Ascolese seconded the motion and the Board unanimously agreed on a roll call vote.

Mr. Rapaport 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