

**BOROUGH OF NORWOOD  
PLANNING BOARD  
November 17, 2014  
REGULAR MEETING**

The Public Meeting of the Planning Board of the Borough of Norwood was held at Borough Hall on the above date.

Chairman Jacobs stated that the meeting was being held in accordance with the Open Public Meetings Act, pointed out the exits and asked everyone to stand and recite the Pledge of Allegiance.

Roll Call Board:

Chairman Craig Jacobs	Present
Mayor James Barsa	Present
Councilman Allen Rapaport	Present
Mr. John Comer	Present
Chief Jeffrey Krapels	Present
Mr. Joseph Korner	Absent
Mr. Michael Leocata	Absent
Mr. David Yoskowitz	Absent
Mr. Dan McDermott	Present
Mr. Walter Deptuch, Alt. #1	Present
Mr. Scott Roberts, Alt. #2	Present

Also Present:

Mr. Andrew Balsam	Board Attorney
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Chairman Jacobs asked for a motion to approve the minutes of the September 18, 2014 meeting. Councilman Rapaport made a motion to approve and it was seconded by Mayor Barsa. All board members were in favor.

MINOR SITE PLAN APPLICATION PBA #14-02

**Joseph Ascolese  
Block 101, Lot 6  
392 High Street**

Chairman Jacobs explained that this application involves the move of a property line. Mr. Comer questioned whether a variance would be required and Chairman Jacobs stated that no variances would be required.

Councilman Ascolese provided background of the property. This 200 foot lot was originally owned by his grandfather and was given to his father. In the mid 1970's the lot was subdivided into 2 lots, one 80 feet and the other 120 feet. The lot remained that way until 3 years ago when Councilman Ascolese

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purchased the other lot from his sister. He would like to move the property line on the smaller lot from 80 to 95 feet to allow better access on one side of the property. The other lot would change from 120 feet to 105 feet. Councilman Ascolese explained that average size lot within 500 feet was approximately 17,000 square feet. His new lot at 95 feet would be 20,500 square feet and the other lot at 120 feet would be approximately 23,700 square feet. Councilman Ascolese testified that both properties will meet front setback requirements and no variances would be needed.

A motion was made by Mayor Barsa to open the meeting to the public. This motion was seconded by Councilman Rapaport. All board members were in favor of the motion.

No members of the public wished to comment on this application and the meeting was closed to the public with a motion from Mayor Barsa, seconded by Mr. Comer. All board members were in favor, none opposed.

A motion to approve this Minor Site Plan Application was made by Councilman Rapaport, and seconded by Mr. Comer. A roll call vote was taken and all present were in favor, with the exception of Chief Krapels who recused himself from the vote.

A motion was made to open the meeting to the public by Mayor Barsa. Councilman Rapaport seconded the motion and all were in favor.

The following member of the public came forward:

Drew Nares  
140 Mohawk Avenue

Drew Nares came forward to discuss the subdivision construction on Piermont Road, Canterbury, and Mohawk Avenue. Mr. Nares stated that after 9 months of construction the requirements detailed in Resolution PBA 12-03 to move the fence and provide a buffer to Piermont Road have not been met. He detailed the truck noise which can be heard at his property from Piermont Road and noted that garbage is being blown onto his property. Construction vehicles have been turning around in his driveway and damaging his property. Mr. Nares is especially concerned now that this new property is up for sale. He wants to make sure that the contractor abides by the requirements of the Resolution specifically those which would provide necessary buffers and move the fence.

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Mayor Barsa questioned Meg Smith as to whether a Certificate of Occupancy has been issued for this property. It is confirmed that no Certificate of Occupancy has been issued. Mayor Barsa assured Mr. Nares that a Certificate will not be issued without meeting the requirements of the Resolution. He explains that there is no ordinance in Norwood limiting tree removal on private property. A buffer will need to be in place to satisfy the Resolution requirements but it does not have to be the original trees.

Mr. Nares also explained that the silt fence is lying on the ground and that mud is running onto Piermont Road and into the stream when it rains.

Councilman Rapaport assured Mr. Nares that the Construction Official, Paul Renaud, will follow up on his concerns. He encourages Mr. Nares to take pictures / video when possible and call the police to cite for trespassing for the construction vehicles encroaching on his property.

Mayor Barsa and Chairman Jacobs re-stated that no Certificate of Occupancy will be issued without compliance to the Resolution.

Mr. Nares questions the next Planning Board meeting date and is advised that the next meeting is scheduled for Thursday, December 18<sup>th</sup> at 8:00pm.

There were no other members of the public wishing to speak.

Chairman Jacobs discussed the need to issue an RFQ for the Master Plan to be redone. The Master Plan was last revisited in part in 2007 or 2008. In order to meet state requirements the Master Plan needs to be completely redone.

A motion was made by Councilman Rapaport and seconded by Chief Krapels to send out an RFQ for professional services for preparation of the Master Plan in Norwood for 2015. All board members present were in favor following a roll call vote.

Councilman Rapaport questioned whether the Norwood sign ordinance has been reviewed.

Chairman Jacobs has reviewed the Norwood sign ordinance and believes that it is sufficient. He advised that restrictions for time limitations for temporary signing needs to be clarified.

Councilman Rapaport stated that Paul Renaud claims that he cannot enforce the sign ordinances. Chairman Jacobs will meet with Paul Renaud to discuss issues with the enforcement of the sign ordinance. Chairman Jacobs wants the sign ordinance written in a way that it is enforceable.

Mayor Barsa agreed that the sign ordinance seems sufficient but it is just not being observed. He stated that new signage is appearing on Livingston Street on the window shades of businesses. He agreed that a meeting with

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Paul Renaud to ensure that the sign ordinance is enforceable is necessary. Mayor Barsa stated that property maintenance requirements are also being reviewed and is hoping that both of these ordinances can be completed by the Spring of 2015.

There were no other issues for the Board to discuss. Chief Krapels made a motion to adjourn the meeting at 8:30pm. Councilman Rapaport seconded the motion and all approved.

Respectfully submitted,

Meg Smith  
Planning Board Clerk