

**BOROUGH OF NORWOOD  
PLANNING BOARD  
January 15, 2015  
REORGANIZATION AND 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.

Chairman Jacobs asked Bob Regan to swear in Mr. Michael Leocata, Mr. David Yoskowitz, Mr. W. Scott Roberts and Chief Jeffrey Krapels. Mr. Leocata and Mr. Yoskowitz are returning Class IV Board Members with a four year term expiring 12/31/18. W. Scott Roberts was re-appointed as a Class IV Alternate Member (#2) with a two year term expiring 12/31/16. Chief Jeffrey Krapels was re-appointed as a Class II Member with a one year term expiring 12/31/15. Chairman Jacobs noted that Councilman Rapaport was re-appointed as a Class III Member with a one year term expiring 12/31/15, but would not need to be sworn in since he was already sworn in as a Councilman.

Roll Call of the 2015 Board:

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

Also Present:

Mr. Robert Regan	Board Attorney
Mr. Dan Kaufman	Borough Engineer

Mayor Barsa made a motion to re-elect Mr. Craig Jacobs as Chairman of the Board. The motion was seconded by Mr. Korner and approved on a roll call vote by all Board Members present.

Mayor Barsa made a motion to re-elect Mr. John Comer as Vice-Chairman of the Board. Mr. Leocata seconded the motion, and all Board Members present approved.

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Chairman Jacobs made a motion to re-appoint Mr. Robert Regan as Board Attorney. The motion was seconded by Mr. Leocata and approved on a roll call vote by all Board Members present.

Mayor Barsa made a motion to re-appoint Neglia Engineering as Engineer to the Board. Mr. Korner seconded the motion, and all Board Members present approved.

Chairman Jacobs made a motion to re-appoint Mr. Michael Leocata as Secretary to the Board. The motion was seconded by Mr. Yoskowitz and approved by all Board Members present on a roll call vote.

Chairman Jacobs made a motion to re-appoint Meg Smith as Clerk to the Board. The motion was seconded by Mayor Barsa and all Board Members present approved on a roll call vote.

Chairman Jacobs reviewed proposed meeting dates for 2015. A motion to approve the meeting dates was offered by Mayor Barsa and seconded by Mr. Korner. All Board Members voted to approve the proposed dates.

Chairman Jacobs asked for a motion to approve the minutes of the November 17, 2014 meeting. Mr. Korner made a motion to approve the minutes and it was seconded by Chief Krapels. All Board Members approved.

**RESOLUTION OF APPROVAL**

**MINOR SUBDIVISION APPLICATION PBA #14-02**

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

Mr. Leocata made a motion to approve the resolution. The motion was seconded by Mr. Deptuch and approved by all Board Members on a roll call vote.

**INFORMAL PRESENTATION AND CONCEPT PLANS**

**214 & 234 Tappan Road  
Block 119, Lot 8 & 9**

Mr. Larry Lowan, an attorney in Fort Lee, represents the proposed applicant, the Estate of Alice Jones, at the above mentioned property on Tappan Road. The property has been owned by the Jones family since the mid 1940's and is approximately 3 ¼ acres. This proposal is for a minor subdivision of the existing 2 lots into 5 separate lots. Accompanying Mr. Lowen for this presentation is Mossimo Piazza, civil engineer who developed the concept plans, Graham Jones, and Dennis McCormack, Real Estate broker and

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advisor to the Jones family. Mr. Lowen introduces Mr. Piazza to present the concept plans.

Mr. Piazza explains that the goal of this subdivision was the preservation of the original house and its historic characteristics, and the preservation of the site lines from Broadway and Tappan Road. In this plan, the existing house and garage is being kept on an over-sized lot. The pool and cabana will be demolished in the rear of the existing house. The remaining property was divided into 4 other building lots and all conform with requirements for lot size in the R 22.5 zone. Minimum lot area in R 22.5 zone is 22,500. Existing Lot 8 was 13,967 square feet and Lot 9 was 128,743, square feet.

Proposed Lot 8.01 would be 25,624 square feet. This lot was originally undersized non-conforming but would now be conforming. Existing home on this property would be demolished.

Proposed Lot 8.02 would be 24,023 square feet. This lot would need variance for minimum lot frontage. It would use a shared driveway and primary access would be from Broadway thru existing lot.

Proposed Lot 9.01 would be 22,559 square feet. This lot would need a variance for minimum lot depth where 125 feet is required and an average of 123.5 feet is provided.

Proposed Lot 9.02 would be 37,394 square feet. This lot is where the existing historical house resides. Pool and cabana on this existing property would be demolished.

Proposed Lot 9.03 would be 33,109 square feet. This lot would need a variance for lot frontage where 125 feet is required and an average of 63.3 feet is provided.

This proposed plan would maintain existing curb cuts. One existing curb cut on Broadway would service lots 9.03, 8.02, and 9.02. The other existing curb cut on Tappan Road would service proposed lot 9.01.

Landscape buffers around property would be maintained and improved.

Grading on front of existing property is 20-23 percent and will remain unchanged. There are no steep slopes on rest of the property. Slopes are mostly between 12 -14 percent, with about 16 percent at the back of proposed lot 9.01. Mr. Piazza states that these slopes are manageable during development.

Chairman Jacobs opens the meeting to the Board for questions and comments.

Mayor Barsa stated that he was uncomfortable with several aspects of this proposal. Flag lots have been removed from Borough ordinance and are not permitted in Norwood and a flag lot is proposed on Lot 8.02. Mayor Barsa stated safety concerns with a flag lot because emergency vehicles and equipment do not have enough access to the property. Shared driveways on several of these proposed lots are also a concern. Mayor Barsa stated that he is not opposed to a subdivision of this property but is not comfortable with this layout. Mayor Barsa stated that a shared driveway could work but should go between Broadway and Tappan Road. He stated that keeping the existing landscape would maintain the aesthetics in the area.

Mayor Barsa presented a rendering created with the Borough Engineer to subdivide this property. It would preserve the original historic home and provide for 4 other lots. One shared driveway would be created between Broadway and Tappan Road and would provide access to the lots. Mayor Barsa believes this driveway between Broadway and Tappan Road would be more accessible to emergency vehicles and would address safety concerns.

Mr. Piazza stated that he had seen the drawing from the Borough Engineer. He explained that there was a concern that the proposed driveway from Broadway to Tappan Road would become a cut through. He also stated that this other design would create more variances.

Mr. Piazza questioned whether the new roadway would be considered a private driveway or a borough road. He explained that making it a borough road leads to rite of way and drainage concerns. Mayor Barsa confirmed that this would be considered a private driveway. Mr. Kaufman explained that the concept drawing was based on the worst case scenario of considering it a borough roadway with necessary rite of ways and properties would still meet lot size requirements.

Mr. Roberts stated that there would be concerns with fighting a fire on proposed Lot 8.02. Mr. Roberts was specifically concerned about the bottle necking of fire and police vehicles.

Chief Krapels explained that 2 police cars respond to an emergency call and are usually followed by paramedics and ambulance. The 2 police cars will be blocked in by the other emergency vehicles. A wider driveway is not enough room to provide exit space for the police vehicles.

Chairman Jacobs and Mayor Barsa stated that the curb cut on Tappan Road near Broadway could be removed. Mr. Piazza understood that the driveway should be preserved. Mayor Barsa explained that they want to preserve the historic home but not necessarily the driveway on Tappan.

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Chief Krapels stated that the driveway on Broadway originally serviced only the original home and with this drawing would have it service 4 homes. Mr. Piazza explained that other home owners would not have an easement to use that driveway.

Chairman Jacobs stated that this is a very difficult intersection. Chief Krapels stated that changes to this intersection could alert the County. Mayor Barsa stated that this intersection has been a concern and the County was brought in about 8 years ago to evaluate. Mr. Piazza stated that the applicant has already spoken to the County and that the County has given them the minimum and maximum rite of ways that they would be requiring.

Mr. Korner questioned safety of the children walking to school. Mayor Barsa stated that there are no sidewalks or crossing guard at the corner of this property.

Mr. Leocata asked if it would be possible to have 3 consecutive lots fronting on Tappan Road. Mr. Piazza explained that there is not enough room to fit three homes on Tappan Road. Chairman Jacobs stated that the County would not approve. Mr. Piazza explained that there is also a minimum distance from the intersection on a County Road.

Chairman Jacobs stated that in order to preserve the existing historic home that it was requested that another house not be put in front of it on the corner of Tappan Road. Mr. Piazza stated that the lot was pulled back in order to honor this request.

Mayor Barsa questioned a 30 foot rite of way and asked if driveway would be 30 feet. Mr. Piazza explained that driveway would be 20 feet with a 5 foot buffer for landscaping.

Mr. McDermott stated that he believed that 2 trees would need to be eliminated on Lot 8.01. Going forward Mr. McDermott questioned whether or not trees to be removed would be identified and if they would be advised about what species of landscaping would be used to replace. Mr. Piazza confirmed that all of this information would be detailed in final plans.

Mr. Leocata questioned the style of the new homes and asked if deed restrictions would be used to make sure the style of these homes blend with the existing historic home. Mr. Leocata stated that he would hate to see four box type houses with vinyl siding standing near the historic home.

Mr. Lowen stated that the applicant believed that the historic home would set the tone for the other homes being built. Mayor Barsa added that deed restrictions could be put in place.

Mr. Piazza stated that different renderings have been investigated over the past year and a half. Mr. Piazza agreed that he will re-look at the design

proposed by the town engineer and the Mayor. Mr. Piazza stated that he believed that this design with a driveway between Tappan Road and Broadway would increase the number of variances requested.

Mayor Barsa stated that the driveway on Broadway could be moved. Although there is a 500 foot restriction between roads, this would be a driveway and would not be subject to that restriction. Mr. Piazza is concerned about moving the driveway closer to the intersection because the grade begins increasing rapidly. Mayor Barsa agreed that this could be problematic but stated that it could also be possible to move the driveway on Tappan Road.

Chairman Jacobs thanked the Board for their input and stated that the applicant was able to have valuable input from the Police and Fire Departments.

Mr. Lowen asked for an explanation of the rendering proposed by the town engineer. Mayor Barsa explained the rendering with an entrance from Broadway and stated that it would still allow for 4 other lots. Mr. Piazza stated that he has a good understanding of what is being proposed and will re-evaluate.

Chairman Jacobs opened a discussion with the Board regarding the Master Plan RFQs and asked for comments from the Board.

Mr. McDermott stated that only one of the proposals gave a specific price. Another proposal gave a “not to exceed amount”. The other proposals only provided an hourly rate. Mr. McDermott stated a concern about budgeted amount for the Master Plan and how to evaluate these proposals against the budget with several proposals not providing necessary pricing information.

Chairman Jacobs agreed with Mr. McDermott that not enough information was received to develop a budget for this project. Chairman Jacobs suggested interviewing the candidates with Mayor Barsa to get the necessary information. With the Board’s agreement, the proposal selected by Chairman Jacobs and Mayor Barsa would be sent to the Mayor and Council for approval. Chairman Jacobs explained that he was trying to streamline the process and be fair to all candidates who submitted a proposal.

Mayor Barsa stated that he was impressed by the proposal submitted by Phillips Preiss Grygiel. He stated that their proposal highlighted several existing concerns in Norwood. Mayor Barsa agreed with Chairman Jacobs that timing is important and this needs to be addressed.

Mr. Korner noted that it appeared that of the 5 proposals received that 3 of them were thrown together quickly. Mr. Korner stated that the two proposals that he believed had better presentation and information were Phillips Preiss and Heyer Gruel.

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Mr. Korner questioned due process for selecting a candidate. Mayor Barsa explained that this is a recommendation from the Planning Board to the Mayor and Council. The Mayor and Council will vote on the recommendation and appropriate funding for the Master Plan.

Mr. McDermott questioned which candidate was the most and least qualified.

Mayor Barsa stated that he believed that Phillips Preiss provided the best proposal.

Chairman Jacobs agreed and stated that Phillips Preiss spent the time to provide a strong proposal with more complete descriptions and photographs in Norwood. They addressed several issues which have been ongoing concerns in Norwood.

Mr. Korner questioned whether Neglia Engineering would have any input on the determination. Chairman Jacobs stated that he did not believe it would be necessary for them to be involved.

Chairman Jacobs would like to meet with candidates and provide a recommendation to the Mayor and Council for the February meeting. Mayor Barsa believed that this could be possible if a recommendation was made in the near future.

Chairman Jacobs confirmed that the Board was in agreement with this interview and recommendation process. All Board members were in agreement.

Chairman Jacobs asked for follow up on an issue from last meeting involving Drew Nares and the new home being built on Piermont Road. Chief Krapels confirmed that the Police Department has been following up with any concerns brought by Mr. Nares. Meg Smith confirmed that Paul Renaud was made aware of the concerns at this property and has also followed up.

Chairman Jacobs stated that he spoke with Mr. Renaud regarding the sign ordinance. Chairman Jacobs said that Mr. Renaud needs support from the Mayor and Council to enforce the ordinances. Chairman Jacobs explained that the procedure for a business which does not comply with the sign ordinance begins with Mr. Renaud issuing a violation. If the business does not comply within the time frame given, the police department will hand deliver a complaint. Chairman Jacobs stated that most businesses do not want to have a police officer delivering paperwork during business hours.

Chairman Jacobs and the Sign Committee recommended having a mailing and a meeting with business owners to educate about the sign ordinance. It will be explained that complaints will be issued for any signs not following the ordinance.

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Mayor Barsa stated that this is important and is being done to improve the downtown environment. Mayor Barsa stated that most changes like these are initially not received well but will then become the new norm.

Mr. Regan advised that it may be difficult to change existing signage. If permits were issued, even if they were issued erroneously, then the owners relied on the permit and the sign ordinance may not be enforceable.

Mayor Barsa questioned whether amount of space for signage can be limited for each business. Mr. Regan reviewed sign ordinance and stated that size and quantity of signing is specifically detailed in the ordinance. Mr. Regan advised of possibly adding a clause to detail removal of signage upon vacating the property.

Chairman Jacobs would like to move forward and set up a meeting with business owners. Mayor Barsa suggested meeting in the Spring and combining with other town initiatives.

Chief Krapels questioned whether the penalties for non-compliance of the sign ordinance were stiff enough. Mr. Regan stated that penalties were determined by the Municipal Court Judge. Mr. Deptuch stated that it wasn't just about monetary penalties. Mr. Deptuch stated that the time requirement for a court appearance was a big deterrent.

Chairman Jacobs stated that the Planning Board needs a representative to the Environmental Committee. Mr. Deptuch volunteered to be liason to the Environmental Committee.

Chairman Jacobs requested a motion to open the meeting to the public. Mayor Barsa made a motion to open the meeting to the public and the motion was seconded by Mr. Leocata. All Board Members voted in favor of the motion.

There were no members of the public wishing to address the Board. Chief Krapels offered a motion to close the meeting to the public and it was seconded by Mayor Barsa. All Board Members voted in favor of the motion.

Chairman Jacobs requested a motion to adjourn the meeting. Mr. Korner made a motion to adjourn the meeting and it was seconded by Mayor Barsa. All Board Members voted in favor of the motion.

Respectfully submitted,

Meg Smith  
Planning Board Clerk