

**BOROUGH OF NORWOOD  
PLANNING BOARD  
June 19, 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 (arrived at 8:10 pm)
Councilman Allen Rapaport	Present
Mr. John Comer	Present
Chief Jeffrey Krapels	Present
Mr. Joseph Korner	Absent
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. Bob Regan	Board Attorney
Mr. Dan Kaufman	Borough Engineer

The Board discussed the proposals received from the Mayor and Council on a new ordinance for fences. The Board agreed that they had no comments at this time to pass on to the Council for the proposal.

The Board then discussed the RFQ prepared by the Borough Attorney for the hiring of a Planner to handle master plan review. Councilman Rapaport made a motion to accept the RFQ as written and instruct the Borough Clerk/Administrator to go ahead with issuance. The motion was seconded by Mr. Comer and approved by all.

Chairman Jacobs then informed the Board that Mr. Yoskowitz has agreed to represent the Planning Board on the Environmental Commission. Mr. Yoskowitz will meet with Chair of the Environmental Commission, Mrs. Hageman, in September to discuss what that will entail.

Chairman Jacobs then asked the applicant to come forward.

**APPLICATION #PBA 14-01**

**Longhorne Homes, LLC  
D'ercole Farms Property  
Block 122, Lots 16 and 17  
Block 126, Lot3.01  
518 Tappan Rd.  
Preliminary Major Subdivision**

Mr. Jordan Yeulys came forward representing Longhorne Homes. He stated that the applicant is looking for preliminary approval for a major subdivision of the property.

Mr. Yeulys then called Mr. Mike Hubschman of Hubschman engineering to testify.

Mr. Hubschman was sworn in by Mr. Regan.

Mr. Hubschman then described Subdivision plans dated June 5, 2014 and marked as exhibit A-1

He described the current conditions of the property which includes a large non-conforming retail garden center on the East side of Tappan Rd. and an empty lot used for storage on the West side of Tappan Rd.

Mr. Hubschman then explained what the proposed plan would entail. They are proposing a total of 20 single family lots. 17 would be on the large farm property on Tappan Rd. and would require two new streets. One would front Summit St. and back up to the 17 new homes on Tappan Rd. The last two would be on the West side of Tappan Rd. where the empty lot is currently. Mr. Hubschman further stated that storm water drainage calculations have been done and they propose to decrease the runoff from the current conditions. They are also proposing a 4 foot wall along the back of the properties between the existing homes on Summit St. The proposal also includes a sidewalk along the East side of Tappan Rd. in front of the new development. Parking on the new streets would be limited to one side.

Mr. Kaufman was then sworn in to testify by Mr. Regan. Mr. Kaufman stated that a percolation test would be required at the time of construction. He continued that the process of building new roads would require that retention basins be constructed with the new roads and that all drainage systems, approved by Neglia Engineering would be installed at the time the roads were constructed. He also said that underground utilities would also be in place at the time of road construction and before any homes could be built. All homes would require engineering review and approval before building permits would be issued.

Mr. Regan then asked Mr. Hubschman to clearly state what relief the applicant is requested from the Board. Mr. Hubschman stated that the lots would require C2 variances for lot size and lot frontage. He further stated

that the variances result from the 500' radius averaging in the Borough ordinance that requires the lots to actually be oversized for the zone. He testified that the lots were designed to be compliant with the zone, not to 500' radius requirement.

Mr. Hubschman further testified that the plan would be beneficial to the Borough by removing a non-conforming commercial use and lower the current impervious coverage and add retention systems thereby improving storm water management in the area. He stated the proposal advances the purposes of zoning.

Mr. Hubschman further testified that the applicant would stipulate that fire hydrants be placed wherever requested by the Fire Department.

Chief Krapels confirmed that the Norwood Police Department finds no safety issue with the plan.

There was discussion about the side yard setback on lot 6, on the side adjoining lot 13. It was suggested by the Board that an adjustment be made to the easement proposed to allow a larger 15 foot side yard on lot 6. Mr. Hubschman stipulated that he could make that change on the plan prior to final approval.

Councilman Rapaport made a motion to open the meeting to the public. Mayor Barsa seconded the motion and all members agreed.

There being no member of the public wishing to speak; the meeting was closed to the public on a motion from Councilman Rapaport, seconded by Mr. Comer.

The Board once again turned to Mr. Kaufman and asked him to address comments made in his two review letters; one a completeness review marked exhibit B1 and the second a technical review letter marked as exhibit B2.

Mr. Kaufman stated that he reviewed the zoning requirement as compared to the requirements of the two zones where the property lies, the R10 and the R7.5 zones.

He testified that his general comments were all addressed in Mr. Hubschman testimony and he is comfortable with his subdivision and technical comments being addressed during final technical review. He stated that any approval should be conditioned on final engineering review.

The meeting was once again opened to the public on a motion offered by Mayor Barsa and seconded by Councilman Rapaport.

Christine Hageman  
17 Garnett Pl.  
Norwood, NJ

Mrs. Hageman came forward representing the Environmental Commission and offered the following comments.

1. The Commission would like lots 6 and 13 to be combined.
2. The Commission would like landscaping along the proposed retaining wall; and would like all landscaping, including proposed street trees to be of native vegetation.
3. The Commission would like the fence atop the retaining wall to be constructed of something other than chain link.

Mrs. Hageman continued that she, as a resident, still has a concern about the impact of development on the school, but feels that it would be less than the impact that would have been created by a townhouse development.

The meeting was then closed to the public and Mr. Yeulys was invited to make a closing statement.

Mr. Yeulys stated that he feels that the proposal is the best use of the property from a zoning perspective and will stipulate to the conditions discussed including Fire Department placement of fire hydrants, an increase in the side yard setback on lot 6 to 15 feet, the requests of the Environmental Commission (with the exception of combining lots 6 and 13 as the applicant is not proposing that change) and all engineering comments.

The meeting was open again for comments from the public on a motion from Mayor Barsa, seconded by Councilman Rapaport.

There being no one from the public wishing to speak, the meeting was again closed.

The Board then discussed the application and felt that the proposal would be a good fit for the neighborhood, reduce storm water problems and advance zoning by eliminating a non-conforming commercial use. The Board feels comfortable taking a vote on preliminary approval with the conditions discussed.

Councilman Rapaport made a motion to grant preliminary major subdivision approval. The motion was seconded by Mr. Comer. On a roll call vote the following members offered aye votes, Mayor Barsa, Councilman Rapaport, Mr. Comer, Mr. Yoskowitz, Chief Krapels, Mr. Leocata, Mr. McDermott, Mr. Deptuch, and Chairman Jacobs. There were no nay votes.

Councilman Rapaport then made a motion to adjourn. Mayor Barsa seconded and all agreed, therefore the meeting was adjourned.

Respectfully submitted,

Julie Falkenstern  
Planning Board Clerk