

**BOROUGH OF NORWOOD
PLANNING BOARD
August 21, 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	Present
Mr. Michael Leocata	Absent
Mr. David Yoskowitz	Absent
Mr. Dan McDermott	Present
Mr. Walter Deptuch, Alt. #1	Present
Mr. Scott Roberts, Alt. #2	Absent

Also Present:

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

RESOLUTION OF APPROVAL (PRELIMINARY)

**Longhorn Homes, LLC
D'ercole Farms Property
Block 122, Lots 16 and 17
Block 126, Lot3.01
518 Tappan Rd.
MAJOR SUBDIVISION**

Mayor Barsa made a motion to approve the resolution. The motion was seconded by Councilman Rapaport and approved by all.

APPLICATION #PBA 14-01

Longhorn Homes, LLC
D'ercole Farms Property
Block 122, Lots 16 and 17
Block 126, Lot3.01
518 Tappan Rd.
MAJOR SUBDIVISION

Mr. Jordan Yeulys came forward representing Longhorn Homes. He stated that the applicant is looking for final approval for a major subdivision that received preliminary approval at the last Board Meeting.

Mr. Yeulys called Mr. Mike Hubschman of Hubschman Engineering forward to testify

Mr. Hubschman was sworn in by Mr. Regan.

Mr. Hubschman submitted the final plan dated 8/4/14 and marked as Exhibit A-1. He stated that the final plat has been filed with the County. He further stated that the road names are not noted as that information would come from the Borough and he has not received that information yet. He also stated that lot numbers, which would be assigned by the tax assessor are not yet noted. He did say that all comments that were directed to him from the Borough Engineer, in a review letter dated August 19, 2014 have been addressed on this plan.

Mr. Regan marked the letter from Neglia Engineering as exhibit B-1. Mr. Kaufman was sworn in by Mr. Regan and testified that the comments that he had were all addressed to his satisfaction in the final plan.

Mayor Barsa then interjected that the Mayor and Council on advice of the Tax Assessor have decided the new streets would be named Helen Ct. and Lamb Ct.

Chairman Jacobs then asked Mr. Hubschman if there are any changes in this version of the plan from the original plan provided for preliminary approval. Mr. Hubschman stated that only the technical engineering issues that he referred to have been changed.

The Board expressed concern that the few conditions of preliminary approval have not been addressed. Mr. Hubschman said that he did make the engineering changes but not the few design changes talked about as conditions.

Chairman Jacobs asked Mr. Regan to state for the record the conditions of the resolution of preliminary approval. Mr. Regan read all the conditions, many of which will apply during development, but the changes that should have been made to the final plan were:

1. The side yard setback between lots 6 and 13 should be updated to reflect 15 foot side yard
2. The wall and fence between the new construction and the backs of the homes on Summit St. should be no more than 6 feet combined and be of a material other than chain link
3. Native planting should be used and be chosen in accordance with environmental Commission comments.

Chairman Jacobs, along with several other members of the Board expressed dismay that these changes were not reflected on the final plan.

Mayor Barsa motioned and Councilman Rapaport seconded, to open the meeting to the public. All Board members agreed to open the meeting.

The following members of the public came forward:

Mr. Buddy Everson
16 Burlington St.
Norwood, NJ

Mr. Everson stated that while he was happy the plan would be approved, he was not happy with the choices of street names. He believes the D'Ercole family should have been represented with the choices.

Mayor Barsa thanked him for his input, reminded him that the town already has a D'Ercole Ct. and explained that the Tax Assessor's late assistant and longtime Borough resident and employee would be honored with the street names at this time.

There being no other members of the public wishing to be heard the meeting was closed.

Chairman Jacobs again renewed his displeasure that the few changes the Board asked for were not made on the plan.

Mr. Yeulys apologized and asked the Board to grant approval and promised to provide updated plans ahead of the next meeting, before the memorializing resolution was approved. Mr. Hubschman stated that he could have the final plans to the office by the August 29, 2014.

Mayor Barsa made a motion to grant final approval with the condition that final plans including all updates discussed be submitted by September 1, 2014. Councilman Rapaport seconded the motion. On a roll call vote all members present voted to approve.

Chairman Jacobs then told the Board he would schedule a meeting with the Mayor at a separate time to discuss changes to the sign ordinance and report back to the Board next month.

Councilman Rapaport suggested that discussion about the master plan also be a topic on September's agenda.

The Meeting was once again opened to the public at which time Larry D'Ercole thanked the board for their assistance and diligence through this process.

There being no other members of the public wishing to speak the meeting was closed.

Councilman Rapaport made a motion to adjourn the meeting at 8:41 pm. Mayor Barsa seconded, all approved. The meeting was therefore adjourned at 8:41 pm.

Respectfully submitted,

Julie Falkenstern
Planning Board Clerk