

**BOROUGH OF NORWOOD  
ZONING BOARD OF ADJUSTMENT  
MAY 1, 2014**

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

Chairman Robert Trapani called the meeting to order at 7:32 PM.

Chairman Trapani stated that the meeting was being held in accordance with the Open Public Meetings Act and indicated the exit locations.

Chairman Trapani noted for the record that Mr. Straub has recused himself from the Stonebridge Manor application. His letter of recusal is on file with the Zoning Board. Mr. Nobile, Alt. #1 will be hearing the application in his place.

2014 Roll Call:

Chairman Robert Trapani	Present
Vice-Chairman Christofer Deschler	Present
Mr. Mike Casey	Present
Mr. Murray Bass	Present
Mrs. Carol Leeman	Present
Mr. Anthony Foschino	Present
Mr. John Straub,	Absent
Mr. Sal Nobile, Alt #1	Present
Mr. Joseph Saccoccio, Alt. #2	Present

Also Present:

Mr. John Conte, Jr.	Board Attorney
Mr. Dan Kaufman	Board Engineer

Chairman Trapani then welcomed Councilwoman Orecchio who was in the audience.

**APPROVAL OF MINUTES**

**March 6, 2014**

With a correction on page 3 of the minutes to change the word building to units, Mrs. Leeman made a motion to approve the minutes. Mr. Deschler seconded the motion and all board members voted to approve.

**RESOLUTION OF APPROVAL**

**VARIANCE APPLICATION ZBA#14-01**

**David Williams**

**330 Livingston St.**

**BLOCK 93, LOT 2**

Mr. Foschino made a motion to approve the resolution; the motion was seconded by Mr. Casey and approved by all board members.

**VARIANCE APPLICATION #ZBA-13-006**

**D'Ercole Farms**

**Stonebridge Manor**

**518 Tappan Rd.**

**BLOCK 126, LOT 3.01**

**BLOCK 122 LOT 16,17**

Chairman Trapani noted that the board did receive new plans and invited Mr. Watkins to present the changes proposed to the application for townhomes at the D'Ercole Farms site. Mr. Watkins stated that he will ask Mr. Hubschman to testify to the changes.

Mr. Watkins presented sheet 8/9 on revision 4, dated April 14, 2014 to the plan and it was marked as exhibit A-12.

Mr. Hubschman then detailed the changes noted on the plan in comparison to the original plan submitted in May of 2013 including; smaller units, shorter buildings, breaks in all the buildings, roadway widening, increased driveway depth, added trees on roadway. Mr. Hubschman further stated that the changes were all precipitated by requests and comments from the board as well as other Borough Departments, most notably the Norwood Fire Department.

Mr. Hubschman then read a portion, detailing the changes, of Borough Planner, Michael Kauker's review into the record.

Mr. Watkins stated that they would stipulate that in the event of an approval they would work with the Environmental Commission to pick plantings.

Mr. Deschler, noting that there was a discrepancy between the measurements on the deed and the survey, asked which measurements were being used on the plan. Mr. Hubschman stated that they were using the more conservative number.

Mrs. Leeman then asked about the minimum side yard requirement change on Tappan Rd. Mrs. Leeman and Mr. Nobile then noted some discrepancies

in the numbers used in Mr. Hubschman's comparison of the original application and the current plan.

Mr. Kaufman interjected and explained that the current plan has the same setback from Tappan Rd. as the last revision. He noted that the Borough's ten foot right of way on any road accounts for the difference of a 13 foot as opposed to a 23 foot setback.

Mrs. Leeman then asked why if the units were smaller, why the lot coverage has increased.

Mr. Hubschman explained that the road width added to the lot coverage number.

Mr. Watkins then noted that the original plan called for a narrower road that met RSIS standards, but the change was made to accommodate the Norwood Fire Department.

Mr. Kaufman noted that while the improved lot coverage has increased from the original plan it has decreased from the last revision. The overall increase is a result of the road widening and increased driveway depth.

Mr. Nobile questioned the size of the units and Mr. Hubschman explained that while the smaller units' size decreased the larger units were actually a bit larger. The number of smaller and larger units is the same on this revision.

Mrs. Leeman asked which waivers are requested.

Mr. Hubschman stated they would need a waiver for the distance from two streets which meets the County standard, but not the Borough Ordinance. He further stated that they need a waiver for parking at the community center, although they meet the overall parking standard. They are also requesting a waiver of the requirement for sidewalks. He further stated that they would need a waiver from the ADA requirement for handicapped parking at each unit.

Mr. Hubschman noted that they are proposing a sidewalk along Tappan Rd. but not within the development. He further stated that they would be able to offer sidewalks with the original 20 foot roadway, but not with the 24 foot roadway required by the Fire Department.

Mr. Deschler then asked what the COAH requirement would be. Mr. Watkins said that the legislature has not come to a conclusion on those requirements. Mr. Conte added that compliance with COAH would be a condition within a Resolution of Approval.

Mr. Deschler asked how any changes precipitated by outside agency approval would be handled. Mr. Kaufman explained that any change would be noted at the time of application to the Construction Official for building permits. If

the changes were significant the Construction Official would refer the application back to the board.

Mr. Deschler then made a motion to open the meeting to the public. Mr. Bass seconded the motion and it was approved by all board members.

The following members of the public spoke in support of the application:

Lisa Bonhotal  
201 Kensington Ave.  
Norwood, NJ

Scott Luby  
2400 Hudson Terrace  
Ft. Lee, NJ

Jeff Shapiro  
24 Stelfox Rd.  
Demarest, NJ

Bernard Everson  
26 Burlington St.  
Norwood, NJ

The following members of the public spoke in opposition of the application:

Scott Feeney  
519 Tappan Rd.  
Norwood, NJ

Ann Baratta  
497 Tappan Rd.  
Norwood, NJ

Christine Hageman  
17 Garnett Pl.  
Norwood, NJ

In addition to her personal objection to the density of the plan, Mrs. Hageman spoke on behalf of the Environmental Commission of which she is the Chairperson. She expressed her disappointment that Mr. Elling was not allowed to read her statement at the last meeting. Mr. Conte explained that Mr. Elling had stated that he did not personally write the statement and therefore he could not read it, but he could speak in his own words.

Mr. Sam Banoub  
2 Virgil Rd.  
Norwood, NJ

Mr. Jim Elling  
263 Summit St.  
Norwood, NJ

There being no other member of the public wishing to speak, Mr. Bass made a motion to close the meeting to the public. Mr. Casey seconded, and all board members approved closing the meeting.

Mr. Watkins was then invited to offer his summation.

Mr. Watkins stated that he believes the application brings the property closer to compliance to the residential zone. He also asked that the board consider what, in the event of a denial, could come next before the board. He feels that the expert testimony offered was positive and the negative comments were just opinions. He feels that after all the changes were made they have complied with all requests of the Borough organizations and officials.

Mr. Watkins then asked for a five minute recess. The board recessed at 9:11 p.m.

The meeting was reconvened at 9:19 pm.

Chairman Trapani then made a statement in opposition of the application's approval. He stated that he feels the proposal is too dense for the site. He believes any townhome development should adhere closer to the Borough's own townhouse zone which calls for 6 units per acre. Using that calculation on this site, 22 units would be appropriate. He also feels the plan, as it stands, does not provide for enough open space to be consistent with the Master Plan. As he views the application, the negative criteria outweighs the positive criteria. He does not believe the applicant has demonstrated that any undue hardship exists to keep the property in compliance with the Single Family requirement of the Zoning Ordinance.

Mr. Deschler asked if RSIS provides a per acre density requirement. Mr. Kaufman stated that he believes that this falls to the individual municipalities as RSIS deals with site issues such as parking rather than density.

Mrs. Leeman stated that she feels that although the bulk of the application is the townhome element, she feels that there are too many C variances required even on the single family homes proposed.

Mr. Casey countered that the single family homes proposed as well as the townhome aspect preserves the residential character of the neighborhood.

Mr. Nobile does not feel that the applicant did enough to upgrade the project to make it more appealing.

A discussion ensued as to what other possible uses could result if the application is denied.

Mr. Casey made a motion to approve the application. Mr. Deschler seconded that motion.

Mr. Casey, Mr. Deschler, Mr. Bass, and Mr. Foschino voted in favor of the motion to approve. Mrs. Leeman, Mr. Nobile, and Chairman Trapani voted against approval. The application would need 5 affirmative votes to carry due to the request of a Use Variance. With only 4 votes to approve, the application is therefore denied.

Mr. Deschler made a motion to adjourn, seconded by Mr. Nobile and approved by all. The meeting was therefore adjourned at 9:54 p.m.

Respectfully submitted,

Julie Falkenstern  
Zoning Board Secretary