

**City of Linwood Combined Land Use Board Meeting Minutes
Tuesday January 20, 2026**

CALL TO ORDER A regularly scheduled meeting of the City of Linwood Combined Land Use Board was called to order by Chairman Mitchell Gurwicz at 6:00 p.m.

FLAG SALUTE AND SUNSHINE LAW The Pledge of Allegiance was led by Chairman Gurwicz, who also placed on the record the statutorily required Open Public Meetings Act Sunshine Law announcement.

ROLL CALL Present: Mitchell Gurwicz, Steven Abramoff, Councilman Michael Salerno, James Malamut, Bonnie Putterman, Mayor Darren Matik, Leigh Ann Napoli, Junetta Dix. A quorum was present.
Absent: Tom Kimble and Jen Pierce
Also Present: Board Solicitor Eric Goldstein, Deb Wahl, Polistina and Assoc. and Planning Board Secretary and Recording Secretary Mary Cole.

REORGANIZATION Mr. Gurwicz welcomed everyone stated that the first portion of this meeting is dedicated to the Planning Boards reorganization. Mr. Gurwicz then asked for a motion to reappoint Eric Goldstein as Planning Board Solicitor. A motion was made by Mr. Abramoff seconded by Ms. Dix and passed unanimously. Mr. Gurwicz then asked for a motion to appoint Vince Polistina and Associates as Planning Board Engineer. A motion was made by Mr. Abramoff seconded by Mr. Steedle and passed unanimously. Mr. Gurwicz then turned over the meeting to Mr. Goldstein to swear in:

Mike Salerno – Council representative – 1 year term
Leigh Ann Napoli – 1 year term
Junetta Dix – 2 year term
Jim Malamut – 2 year term

Once all members were sworn in Mr. Goldstein asked for a motion to appoint a board chairman. Mr. Abramoff nominated Mitchell Gurwicz to sit as board chairman.

Seconded by Ms. Putterman and passed unanimously. Mr. Goldstein turned the meeting back over to Mr. Gurwicz. Mr. Gurwicz then made a motion to nominate Roger Steedle to be vice chairman. The board accepted the nomination, and it was seconded by Ms. Putterman and passed unanimously.

NEWSPAPERS

Mr. Gurwicz called for a motion to accept that the official newspapers for legal notices will be:

The Press of Atlantic City
Ocean City Sentinel-Ledger

Mr. Abramoff made a motion, it was seconded by Ms. Putterman and passed unanimously.

MINUTES

Mr. Gurwicz asked the board members to review the minutes. Hearing no comments, a motion was made by Mr. Abramoff to approve the meeting minutes of December 15, 2025, which was seconded by Mr. Malamut and passed with a voice vote of those attending with Mayor Matik abstaining.

FINANCE

The Solicitor's bill in the amount of \$532.00 and the Engineer's bill in the amount of \$335.00 were submitted for payment. Mayor Matik made a motion to approve payment of both bills, seconded by Mr. Abramoff and passed unanimously.

NEW BUSINESS

- A. D&R for a C Variance for Dominick Berenato
44 W. Laurel Ave. – Block 109 Lot 1

Mr. Gurwicz asked the board members if there were any changes that needed to be made to the D & R for Block 109 Lot 1. Hearing and seeing no comments Mr. Gurwicz asked for a motion to approve the D&R. Mr. Steedle made the motion seconded by Ms. Putterman.

A roll call vote was taken:

Dix- Yes

Napoli- Yes

Salerno- Yes

Malamut- Yes

Putterman- Yes

Abramoff- Yes

Matik- Abstain

Steedle- Yes

Gurwicz- Yes

The application passed with eight votes in the affirmative and one abstention.

B. D&R for a Minor Subdivision for Albert Chambers
1026 Bartlett Drive – Block 81 Lot 4

Mr. Gurwicz asked the board members if there were any changes that needed to be made to the D & R for Block 81 Lot 4. Hearing and seeing no comments Mr. Gurwicz asked for a motion to approve the D&R.

Mr. Abramoff made the motion seconded by Ms. Dix

A roll call vote was taken:

Dix- Yes

Napoli- Yes

Salerno- Yes

Malamut- Yes

Putterman- Yes

Abramoff- Yes

Matik- Abstain

Steedle- Abstain

Gurwicz- Yes

The application passed with seven votes in the affirmative and two abstentions.

C. D&R for a C Variance for Alyson Levine
10 Meadowview Drive – Block 34 Lot 4.01

Mr. Gurwicz asked the board members if there were any changes that needed to be made to the D & R for Block 34 Lot 4.01. Hearing and seeing no comments Mr. Gurwicz asked for a motion to approve the D&R. Ms. Dix made the motion seconded by Mr. Malamut.

A roll call vote was taken:

Dix- Yes
Napoli- Yes
Salerno- Yes
Malamut- Yes
Putterman- Yes
Abramoff- Yes
Matik- Abstain
Steedle- Yes
Gurwicz- Yes

The application passed with eight votes in the affirmative and one abstention.

D. Continuation of a C Variance for Kathy Melehan
289 Shore Road – Block 175 Lot 4

Mr. Gurwicz announced the application for Kathy Melehan, 289 Shore Road, Block 175 Lot 4.

Mr. Gurwicz asked Ms. Melehan to step up to the microphone and discuss the updated information that she gave to the board regarding her application. Ms. Melehan explained the reasons for the new dimensions of her shed. Deborah Wahl gave the engineers report. Mr. Gurwicz opened the application to the public. Christine Sands of 300 Steven Drive spoke out against the application. Seeing and hearing no others, Mr. Gurwicz closed the public portion. Mr. Gurwicz asked for a motion to approve a C Variance for 289 Shore Road – Block 175 Lot 4. Mr. Abramoff made the motion seconded by Mr. Steedle.

A roll call vote was taken:

Dix- No
Napoli- No
Salerno- No
Malamut- No
Putterman- No
Abramoff- No
Matik- No
Steedle- Yes
Gurwicz- No

The application did not pass with eight votes in the negative and one vote in the affirmative.

DISCUSSION

Mr. Gurwicz and the board members reviewed the 2025 Year End report.

ANNOUNCEMENTS

Mr. Gurwicz announced the date for the next board meeting will be Tuesday, February 17, 2026, at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Abramoff, seconded by Mr. Malamut and passed unanimously. The meeting adjourned at 6:58 p.m.

Respectfully submitted,

Mary F. Cole