

**City of Linwood Combined Land Use Board Meeting Minutes
Monday, December 19, 2022**

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. The Pledge of Allegiance was led by Mr. Gurwicz, who also placed on the record the statutorily required Open Public Meetings Act Sunshine Law announcement.

ROLL CALL

Present: Mitchell Gurwicz, James Malamut, Mike Salerno, Blair Albright, Steven Abramoff, Roger Steedle, Darren Matik. A quorum was present.

Absent: June Dix, Tom Kimble, Bonnie Putterman, Leigh Ann Napoli

Also Present: Board Solicitor Eric Goldstein, Jen Heller, Polistina and Assoc. and Planning Board Secretary and Recording Secretary Mary Cole

MINUTES

Chairman Gurwicz asked the board members to review the minutes of November 21, 2022. Hearing no comments, a motion was made by Mr. Abramoff to approve the meeting minutes, which was seconded by Mrs. Albright and passed unanimously.

FINANCE

The Solicitor's invoice totaling \$532.00, the conflict Solicitor's invoice totaling \$413.00 and the Engineer's invoices totaling \$867.50 were submitted for payment. Mr. Steedle made a motion to approve payment of the invoices, which was seconded by Mrs. Albright and passed unanimously.

OLD BUSINESS

- A. Decision and Resolution for a C & D Variance
Dr. Brittany Ang
203 Shore Road – Block 175 Lot 5.02

Mr. Gurwicz asked the board members if there were any changes that needed to be made to the D & R for Block 175 Lot 5.02. Hearing and seeing none Mr. Gurwicz asked for a motion to approved the D&R.

Mrs. Albright made the motion seconded by Mr. Abramoff.

Salerno- Yes
Malamut- Yes
Abramoff- Yes
Albright- Abstain
Steedle- Yes
Matik- Yes
Gurwicz- Yes

NEW BUSINESS

- A. Major Subdivision for EI Homes 2, Inc
750 Shore Road – Block 184 Lot 1.01

Mr. Goldstein introduced the application and advised that the applicants attorney Christopher Facenda provided him with a Deed Notice which would prevent any ingress or egress onto Shore Road directly. Mr. Goldstein swore in Mr. Arthur Chew of 130 W. Seaview Ave, Linwood and applicant Eric Silverstein, PO Box 3256 Margate, NJ. Mr. Chew presented the application and advised that all access to the lots will come off of Poplar Avenue and the corner lot, lot 1.04, will need a variance for depth. Mr. Abramoff requested that the deed notice reflect that the ingress / egress restrictions will run with the land. Mr. Gurwicz opened the application to the public. Neighbor Kathleen Spaeth of 108 Country Club Drive asked if there will be three curb cuts on Poplar Avenue. Mr. Gurwicz replied yes. She then asked the board to consider having two of the lots share a driveway so there would only be two curb cuts on Poplar Avenue. Mr. Abramoff advised Mrs. Spaeth that neighbors having share ownership of the same driveway can become problematic. Hearing and seeing no other commentors Mr. Gurwicz closed the public portion. Engineer Jen Heller went over the engineering report for the project. Mr. Gurwicz asked for a roll call vote to approve the major subdivision for 750 Shore Road, block 184 lot 1.01. Mr. Abramoff made the motion seconded by Mrs. Albright.

A roll call vote was taken:

Salerno- Yes
Malamut- Yes
Abramoff- Yes
Albright- Yes
Steedle- Yes
Matik- Yes
Gurwicz- Yes

ANNOUNCEMENTS

Mr. Gurwicz announced that the date for the next meeting will be on Tuesday, January 17, 2023 at 6pm.

ADJOURNMENT

A motion was made by Mr. Abramoff to adjourn the meeting. The meeting adjourned at 6:57 p.m.

Respectfully submitted,

Mary F. Cole