

**City of Linwood Combined Land Use Board Meeting Minutes
Monday, July 17, 2023**

CALL TO ORDER

A regularly scheduled meeting of the City of Linwood Combined Land Use Board was called to order by board member Steven M. Abramoff at 6:03 p.m. The Pledge of Allegiance was led by Mr. Abramoff, who also placed on the record the statutorily required Open Public Meetings Act Sunshine Law announcement.

ROLL CALL

Present: Darren Matik, Bonnie Putterman, James Malamut, Mike Salerno, Leigh Ann Napoli, Steven Abramoff, June Dix, Tom Kimble.

A quorum was present.

Absent: Mitchell Gurwicz, Roger Steedle, Blair Albright.

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

MINUTES

Mr. Abramoff asked the board members to review the minutes of May 15, 2023. Hearing no comments, a motion was made by Ms. Dix to approve the meeting minutes, which was seconded by Mr. Kimble. The minutes were passed with seven votes in the affirmative. Ms. Putterman abstained.

FINANCE

The Engineer's invoices totaling \$1,110.00 were submitted for payment. Mayor Matik made a motion to approve payment of the invoices, which was seconded by Mr. Malamut.

NEW BUSINESS

- A. D & R for a C Variance for Nicholas Schaeffer
211 Morris Ave. – Block 46 Lot 13
Mr. Abramoff asked the board members if there were any changes that needed to be made to the D & R for Block 46 Lot 13. Hearing and seeing no other comments Mr. Abramoff asked for a motion to approved the D&R. Ms. Dix made the motion seconded by Mr. Salerno.
Kimble- Yes
Dix- Yes
Salerno- Yes

Napoli- Abstain
Malamut- Yes
Abramoff- Yes
Putterman- Abstain
Matik- Abstain
The D&R passed with five votes in the affirmative with three abstentions.

- B. D & R for a C Variance for Steven J. Hauck II
1840 Franklin Blvd. – Block 40 Lot 38.01
Mr. Abramoff asked the board members if there were any changes that needed to be made to the D & R for Block 40 Lot 38.01. Hearing and seeing no other comments Mr. Abramoff asked for a motion to approved the D&R. Mr. Malamut made the motion seconded by Mr. Kimble.
Kimble- Yes
Dix- Abstain
Salerno- Yes
Napoli- Abstain
Malamut- Yes
Abramoff- Yes
Putterman- Abstain
Matik- Abstain
The D&R passed with four votes in the affirmative with four abstentions.

- C. C Variance for Freeda Rothenberg
111 E. Balfour Ave. – Block 63 Lot 2.01

Mr. Abramoff announced the C Variance application for 111 E. Balfour Ave. – Block 63 Lot 2.01. Mr. Jeffrey Barnes, attorney, presented the application and stated the Giordano's are requesting approval for a partial demolition of the existing building in order to create a few additions and do some renovations to the remaining structure. They are also seeking variance relief for setbacks. Mr. William McLees, architect, presented the architectural plans to the board. Mr. Went advised that he would be marking the five pages of plans as A-1. Mr. McLees stated that the impervious coverage to the property will be reduces by 2% with this new design. Jason Sciuillo, engineer, added that the project will add to the esthetic of the neighborhood

while giving the homeowners the space their growing family will need. Engineer Jen Heller went over the engineering report for the application. Mr. Abramoff opened up the application to the public. Hearing and seeing none Mr. Abramoff closed the public portion. Mr. Abramoff asked for a motion to approve the C variance for 111 E. Balfour Ave., Block 63 Lot 2.01. Ms. Dix made the motion seconded by Ms. Putterman.

Kimble- Yes

Dix- Yes

Salerno- Yes

Napoli- Yes

Malamut- Yes

Abramoff- Yes

Putterman- Yes

Matik- Yes

The application passed with eight votes in the affirmative.

- D. Mr. Abramoff called for a five minute recess. The meeting was adjourned at 6:40 and was called back to order at 6:46.

- E. Major Subdivision and Site Plan for Charter Tech Annex, LLC 1901 New Road – Block 1 Lot 26.01 & 26.02

Mr. Abramoff announced the application for 1901 New Road – Block 1 Lots 26.01 & 26.02. Mr. John Ridgway attorney and representative for the applicant advised that he was here to present an application to the board for a well thought out project that will redevelop the Bloom site and allow for 23 townhomes with associated drainage and other improvements. Mr. Sciuillo, engineer, presented the application stating that there will be 23 attached townhomes each will include a two-car garage. There would be five buildings in total. Mr. Sciuillo advised that public access trail to the Patcong Creek is also included in this project. Engineer Jen Heller went over the engineering report for the application. Ms. Heller advised the board to vote on the applications completeness for preliminary and final site plan and subdivision. Mayor Matik made the motion seconded by Ms. Dix.

Kimble- Yes
Dix- Yes
Salerno- Yes
Napoli- Yes
Malamut- Yes
Abramoff- Yes
Putterman- Yes
Matik- Yes

Mr. Abramoff opened up the application to the public. Janet Hahn of 1924 Mary Jane Lane spoke about the crushed pipe that runs from the Bloom site going under Rt9 and into the pond that is at the back of her property on Mary Jane Lane. Ms. Hahns concern is that the pipe has not been fixed and needs to be addressed when the town homes are being built to stop the flooding that occurs in her area. Hearing and seeing no others Mr. Abramoff closed the public portion. Mr. Abramoff asked for a motion to approve the Major Subdivision and Site plan for 1901 New Road, Block 1 Lot 26.01 & 26.02. Ms. Dix made the motion seconded by Mayor Matik.

Kimble- Yes
Dix- Yes
Salerno- Yes
Napoli- Yes
Malamut- Yes
Abramoff- Yes
Putterman- Yes
Matik- Yes

The application passed with eight votes in the affirmative.

ANNOUNCEMENTS

Mr. Abramoff announced that the date for the next meeting will be on Monday, August 21, 2023 at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Salerno seconded by Mr. Malamut. The meeting adjourned at 8:12 p.m.

Respectfully submitted,

Mary F. Cole