

City of Linwood Combined Land Use Board Meeting Minutes
Monday, October 16, 2023

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 6:04 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, Roger Steedle, James Malamut, Mike Salerno, Blair Albright, Steven Abramoff, Bonnie Putterman, Tom Kimble. June Dix, late arrival.

A quorum was present.

Absent: Darren Matik, 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 September 18, 2023. Hearing no comments, a motion was made by Mr. Abramoff to approve the meeting minutes, which was seconded by Councilwoman Albright. Mr. Gurwicz announced the arrival of board member June Dix. The minutes were passed with six votes in the affirmative. Mr. Steedle abstained.

FINANCE

Mr. Gurwicz advised that the Solicitor's invoices totaling \$1,102.00 and the Engineer's invoices totaling \$300.00 were submitted for payment. Mr. Abramoff made a motion to approve payment of the invoices, which was seconded by Councilwoman Albright. The invoices were passed with eight votes in the affirmative.

NEW BUSINESS

- A. Major Subdivision and C & D Variances for
Seaview Baptist Church
2025 Shore Road – Block 13 Lot 16

Mr. Goldstein swore in Mr. Kristopher Facenda, Pastor Mark Larimer and Mr. Andrew Schaffer. Mr. Facenda started the application stating the applicant is requesting to subdivide the back of the property to achieve two 10,000

square foot lots. The subdivision will also include a walking path to Hartshorne Park. Pastor Larimer informed the board that the reason for this application was to hopefully give the parish much needed money to do physical improvements on the church. Because of Covid the parish nursery school had to close and membership has declined over the years so the Church feels that subdividing the property would be an excellent way to generate the revenue needed to make the improvements. Mr. Schaffer gave an over view of the subdivision and answered questions from the board. Jen Heller went over the engineering report for the project. Mr. Gurwicz opened the application to the public.

Maureen Duffy of 104 Garfield Ave., Linwood spoke against the subdivision.

John Miller of 311 Melody Lane, Linwood spoke against the subdivision.

Marian Jordan of 136 E. Seaview Ave., Linwood spoke against the subdivision.

Gary Thomas of 2900 Dune Drive, Avalon (A member of the Seaview church) spoke in favor of the subdivision.

Hearing and seeing no others Mr. Gurwicz closed the public portion. Mr. Gurwicz asked for a roll call vote to approve the Major Subdivision and C & D Variances for Seaview Baptist Church, 2025 Shore Road – Block 13 Lot 16. Ms. Dix made the motion seconded by Mr. Abramoff.

Dix- Yes

Salerno- Yes

Putterman- Yes

Malamut- Yes

Abramoff- Yes

Steedle- Yes

Gurwicz- Yes

The application passed with seven votes in the affirmative.

ANNOUNCEMENTS

Mr. Gurwicz announced that the date for the next meeting will be on Monday, November 20, 2023 at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Malamut seconded by Ms. Dix. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Mary F. Cole