

**City of Linwood Combined Land Use Board Meeting Minutes  
Monday, April 15, 2024**

- CALL TO ORDER                      A regularly scheduled meeting of the City of Linwood Combined Land Use Board was called to order by Mr. Gurwicz at 6:00 p.m.
- FLAG SALUTE  
AND SUNSHINE LAW                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: Tom Kimble, Steven Abramoff, Mike Salerno, Leigh Ann Napoli, Bonnie Putterman and Blair Albright, Junetta Dix, Darren Matik, Mitchell Gurwicz and Roger Steedle. A quorum was present.  
Absent: James Malamut
- Also Present: Board Solicitor Eric Goldstein, Jen Heller, Polistina and Assoc. and Planning Board Secretary and Recording Secretary Mary Cole.
- MINUTES                                Mr. Gurwicz asked the board members to review the minutes. Hearing no comments, a motion was made by Mayor Matik to approve the meeting minutes of March 18, 2024, which was seconded by Mr. Abramoff. Councilwoman Albright and Ms. Putterman abstained. A vote was taken and passed unanimously.
- FINANCE                                The Engineer's bill in the amount of \$875.00 was submitted for payment. Mr. Abramoff made a motion to approve payment, seconded by Councilwoman Albright and passed unanimously.
- NEW BUSINESS      A.                      Continuation of C Variance for John R. Compton  
1019 Shore Road – Block 107 Lot 6
- Mr. Gurwicz asked Mr. Goldstein if the applicants' certified mailings and legal publication were complete. Mr. Goldstein responded that they were satisfactory and proceeded to swear in Mr. Compton. Mr. Compton presented his updated drawings to the board. Mr.

Steedle asked if there will be any plumbing in the new garage. Mr. Compton responded No there will not be plumbing. Mr. Abramoff asked Jen Heller if there would be any new drainage issues. Ms. Heller responded that she didn't foresee any. Ms. Heller gave her engineering report. Mr. Gurwicz opened the application to the public. Hearing and seeing no one, the public portion was closed. Mr. Gurwicz asked the board members if there were any more comments that needed to be made? Hearing and seeing none Mr. Gurwicz asked for a motion to approve the C variance for 1019 Shore Road – Block 107 Lot 6. Mr. Salerno made the motion seconded by Councilwoman Albright. A roll call vote was taken:

Kimble- Yes

Dix- No

Salerno- Yes

Napoli- Yes

Putterman- Yes

Malamut- Yes

Abramoff- Yes

Albright- Yes

Matik- Yes

Steedle- Yes

Gurwicz- Yes

B. C Variance for Latreece Bowman  
5 E. Monroe Ave – Block 110 Lot 3.02

Mr. Gurwicz asked Mr. Goldstein if the applicants' certified mailings and legal publication were complete. Mr. Goldstein responded that they were satisfactory and proceeded to swear in Ms. Bowman. Ms. Bowman presented her application for an inground pool and fencing. Ms. Bowman stated that she is asking for this variance because she is over on her lot coverage. Mr. Abramoff asked if they plan on installing cement or pavers around the pool. Ms. Bowman responded pavers. Mr. Abramoff stated that he would like to see a drainage system put in place to mitigate the rainwater runoff. Ms. Bowman stated that she will be agreeable to whatever the city engineer suggests. Ms. Heller gave her engineering

report. Mr. Gurwicz opened the application to the public. Hearing and seeing no one, the public portion was closed. Mr. Gurwicz asked for a motion to approve the C variance for 5 E. Monroe Ave – Block 110 Lot 3.02. Mr. Abramoff made the motion seconded by Councilwoman Albright. A roll call vote was taken:

Kimble- Yes

Dix- Yes

Salerno- Yes

Napoli- Yes

Putterman- Yes

Malamut- Yes

Abramoff- Yes

Albright- Yes

Matik- Yes

Steedle- Yes

Gurwicz- Yes

- C. Major Subdivision & Site Plan for Randy Smith  
1937 Shore Road, 1925 Shore Road, Burwick Lane –  
Block 27 Lots 15,16,11

Mr. Gurwicz asked Mr. Goldstein if the applicants' certified mailings and legal publication were complete. Mr. Goldstein responded that they were satisfactory and proceeded to swear in professionals Jon Batistini, 3318A Simpson Avenue, Ocean City, New Jersey 08226 and Andrew Bechtold, 599 Shore Road, Somers Point, NJ. Mr. Batisitini advised that his client Randy Smith is seeking preliminary and final approvals for a 4 lot by right subdivision with no variances needed. The board members reviewed the plans and Ms. Dix asked what they had planned to do to take care of water runoff? Mr. Bechtold responded that it would be the responsibility of the individual homeowners when the lots are purchased. Ms. Dix stated that she feels that option would create an undo burden on the new landowners. Mr. Gurwicz stated that he would like to see a stormwater plan in place in the cul-de-sac prior to the start of any other phase of development. Mr. Goldstein advised that this plan would also be going to the county and have to get all their approvals as well.

Ms. Heller gave her engineering report. Councilwoman Albright stated that she would like streetlights installed in the cul-de-sac. Mrs. Napoli agreed with Ms. Albright.

Mr. Gurwicz opened the application to the public.

Arthur Chew – 130 W. Seaview Ave. Linwood, had concerns about the drainage and asked if the applicant had done soil borings. Mr. Chew also asked if the application had a calculation report because he did not see one when viewing the application prior to the meeting. Mr. Batistini advised that the calculation report had been given to the engineers office but was mistakenly not given to the board members.

Jim Gallagher – 18 W. Greenwich Ave. – Also had drainage concerns with the height of the cul-de-sac and sidewalks.

Teresa Pimpinelli – 1914 Wabash Ave. stated that the rear of her yard gets considerable flooding now that Mr. Smith has removed so many of the trees and brush from his land. Ms. Pimpinelli stated that she does not want to wait until the lots are developed to have this issue remedied.

John Pimpinelli – 1914 Wabash Ave. stated that he would like to see a full street with drainage installed before any homes are built.

Ms. Dix recommended that Mr. Smith seed the areas that he cleared.

Margaret Blizzard – 24 W. Greenwich Ave. expressed her concerns for the safety of all the children walking to the Seaview school when the construction starts.

Wayne Blizzard – 24 W. Greenwich Ave. stated that he felt it wasn't right that Mr. Smith cleared his land and didn't follow the City's ordinance.

Thomas McClaren – 2 W. Greenwich Ave. feels that there should be extra drainage installed near Wabash and Greenwich Aves because it pools in that area already and there will be more runoff when the homes are built.

Janice Willits – 100 Greenwich Ave. stated that she wanted to see how she would be impacted when Burwick Ave. is created.

Mr. Gurwicz asked if there was anyone else from the public wishing to be heard. Hearing and seeing no one, the public portion was closed. The board discussed the

application further and decided to table the application until the next meeting on May 20<sup>th</sup> to give the applicant time to submit the calculations report and address drainage questions.

ANNOUNCEMENTS

The date for the next meeting will be on Monday, May 20, 2024, at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Abramoff, seconded by Councilwoman Albright and passed unanimously. The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Mary F. Cole