

**City of Linwood Combined Land Use Board Meeting Minutes  
Monday, May 20, 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 6:03 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: James Malamut, Steven Abramoff, Bonnie Putterman and Blair Albright, Darren Matik, Mitchell Gurwicz and Roger Steedle. A quorum was present.  
Absent: Tom Kimble, Mike Salerno, Leigh Ann Napoli, Junetta Dix  
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 Councilwoman Albright to approve the meeting minutes of April 15, 2024, which was seconded by Mr. Abramoff. Mr. Malamut abstained. A vote was taken and passed unanimously.
- FINANCE** The Solicitor’s bill in the amount of \$1,843.00 and the Engineer’s bill in the amount of \$209.00 were submitted for payment. Mayor Matik made a motion to approve payment, seconded by Mr. Abramoff and passed unanimously.
- NEW BUSINESS** A. D&R for a C Variance for John R. Compton 1019 Shore Road – Block 107 Lot 6
- Mr. Gurwicz asked the board members if there were any changes that needed to be made to the D & R for Block 107 Lot 6. Hearing and seeing no comments Mr. Gurwicz asked for a motion to approve the D&R. Mr. Abramoff made the motion seconded by Councilwoman. Albright.

Malamut- Abstained  
Putterman- Yes  
Abramoff- Yes  
Albright- Yes  
Matik- Yes  
Steedle- Yes  
Gurwicz- Yes  
The application passed with six votes in the affirmative  
with one abstention.

- B. D&R for a C Variance for Latreece Bowman  
5 E. Monroe Ave – Block 110 Lot 3.02

Mr. Gurwicz asked the board members if there were any changes that needed to be made to the D & R for Block 110 Lot 3.02. Hearing and seeing no comments Mr. Gurwicz asked for a motion to approve the D&R. Mr. Abramoff made the motion seconded by Councilwoman. Albright.

Malamut- Abstained  
Putterman- Yes  
Abramoff- Yes  
Albright- Yes  
Matik- Yes  
Steedle- Yes  
Gurwicz- Yes

The application passed with six votes in the affirmative  
with one abstention.

- C. Mr. Gurwicz announced that board member Mike Salerno had joined the meeting.

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

Mr. Goldstein advised that Randy Smith's application will be carried to the June 17<sup>th</sup> meeting.

- E. C Variance for David Massler  
114 Glenside Ave. – Block 181 Lot 6

Mr. Goldstein advised that the Massler application was found to be jurisdictionally incomplete and would not be going forward this evening.

- F. Minor Subdivision and C Variance for Gregory Parker & Mary Gaeckle-Parker  
127 Delmar Ave. – Block 182.01 Lots 9.02 & 9.04

Mr. Gurwicz announced that Mr. Abramoff will be removing himself from the application due to a conflict of interest. Mr. Abramoff then stepped off the dais.

Mr. Gurwicz asked Mr. Goldstein if the applicants' certified mailings and legal publication were complete.

Mr. Goldstein responded that they were satisfactory.

Mr. Kristopher Facenda Esq., 2408 New Road, #2, Northfield, NJ 08225, introduced the application stating they were seeking a lot line adjustment for a previous subdivision done in 1987. Lot 9.02 is fully compliant and would not need to request variances. Lot 9.04 would need to request variances.

Mr. Robert Korkuch of ACT Engineers, 1 Washington Blvd. Suite 3, Robbinsville, NJ 08691, was sworn in and presented the Parkers' application. Mr. Korkuch submitted 5 attachments during his presentation.

A-1 was an aerial view of Delmar Ave.

A-2 was a configuration of the two lots as they exist now.

A-3 was a CAFRA permit from 9-25-2023 expiring 9-24-2028.

A-4 was the subdivision plan that is a part of the initial application packet.

A-5 was a comparison plan of the existing and proposed lots.

Mr. Gurwicz opened the application to the public.

Mr. Charles Previti, 119 E. Delmar Ave, Linwood stated his concern about having access to do maintenance and repairs to the bulkhead for Ducks Pond.

Mr. Michael Gibson, 222 Landing Lane, Linwood Identified himself as the president of the Ducks Pond homeowner's association. Mr. Gibson was also concerned about keeping access to the berm.

Mr. Robert Himmelstein, 221 Landing Lane, Linwood Asked the board if they could postpone moving forward with this application to give the HOA time to get their paperwork together showing their point of view.

Mr. Charles Previti, 119 E. Delmar Ave, Linwood advised the board that the HOA has had access through lot 9.04 for over 40 years.

Seeing and hearing no others Mr. Gurwicz closed the public portion.

Mr. Gurwicz called for a recess at 7:32.

Mr. Gurwicz called the meeting back to order at 8:07

Mr. Facenda made his final comments.

Mr. Gurwicz opened the floor to the public again.

Michael Gibson asked the board to postpone their vote until the HOA has time to research and vote on the 10' access that was offered by the applicant.

Mr. Gurwicz asked for a motion to approve the C variance for 127 Delmar Ave. – Block 182.01 Lots 9.02 & 9.04 and asked the board for their comments.

Councilwoman Albright made the motion seconded by Mr. Malamut. A roll call vote was taken:

Salerno- Yes

Malamut- Yes

Putterman- Yes

Albright- Yes

Matik- Yes

Steedle- No

Gurwicz- Yes

The application passed with six votes in the affirmative and one in the negative.

## ANNOUNCEMENTS

The date for the next meeting will be on Monday, June 17, 2024, at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Abramoff, seconded by Mr. Steedle and passed unanimously. The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Mary F. Cole