

**City of Linwood Combined Land Use Board Meeting Minutes
Monday, June 17, 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 6:01 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, Mike Salerno, Leigh Ann Napoli, James Malamut , Junetta Dix, Steven Abramoff and Blair Albright, Darren Matik, Mitchell Gurwicz and Roger Steedle. A quorum was present.
Absent: Bonnie Putterman
Also Present: Board Solicitor Eric Goldstein, Vince Polistina, 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 May 20, 2024, which was seconded by Mr. Salerno. A vote was taken and passed unanimously. Mr. Kimble and Ms. Dix abstained. Mr. Abramoff recused himself.
- FINANCE** The Engineer's bill in the amount of \$3,760.00 was submitted for payment. Mr. Abramoff made a motion to approve payment, seconded by Councilwoman Albright and passed unanimously.
- Mr. Gurwicz announced that Mr. Malamut was had joined the meeting.
- NEW BUSINESS**
- A. 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 July 15th meeting. Mr. Goldstien then read an email from Jon Batastini, attorney for Mr. Smith.

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

Mr. Gurwicz asked the board members if there were any changes that needed to be made to the D & R for Block 182.01 Lots 9.02 & 9.04. Hearing and seeing no comments Mr. Gurwicz asked for a motion to approve the D&R.

Councilwoman Albright made the motion seconded by Mr. Malamut.

Kimble - Abstained

Dix - Abstained

Salerno – Yes

Napoli - Abstained

Malamut- Yes

Abramoff- Abstained

Albright- Yes

Matik- Yes

Steedle- No

Gurwicz- Yes

The application passed with five votes in the affirmative, one in the negative and four abstentions.

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

Mr. Goldstein swore in homeowners David and Allison Massler. Mr. Massler stated they are seeking a variance for height relief to replace a fence around their property. The Masslers feel they need a 54" high fence to keep their children in the yard safely. They feel a 36" height fence is not enough. Mr. Abramoff stated that he feels the Masslers did not provide enough information in their application to make an informed decision. He would need to see an updated survey and details about the fence they want to install. Mr. Gurwicz called for the engineering report. Mr. Kimble asked Mr. Massler if there were any historic restrictions on the property. Mr. Massler did not know if there were any. The board suggested that Massler's carry their application over to the July meeting

to give them time to get a new survey and fence information to the board. The Massler's agreed to adjourn until the next meeting.

PUBLIC PORTION

Mr. Gurwicz opened the meeting to the public. Peggy and Wayne Blizzard, 24 Greenwich Ave., stated that they live next door to the paper street that will become Burwick Avenue. Although they are not against the lots being developed, they do have a list of questions for Randy Smith that they would like answered. Mr. Goldstein took a copy of the questions and stated that they will be distributed to the board.

ANNOUNCEMENTS

The date for the next meeting will be on Monday, July 15, 2024, at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Abramoff, seconded by Councilwoman Albright and passed unanimously. The meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Mary F. Cole