

**City of Linwood Combined Land Use Board Meeting Minutes
Monday, July 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 6:07 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: Mike Salerno, Leigh Ann Napoli, James Malamut , Bonnie Putterman, Junetta Dix, Steven Abramoff, Darren Matik, Mitchell Gurwicz. A quorum was present.
Absent: Tom Kimble, Roger Steedle and Blair Albright
Also Present: Board Solicitor Eric Goldstein, Deborah Wahl, 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 Mr. Abramoff to approve the meeting minutes of June 17, 2024, which was seconded by Mr. Malamut. A vote was taken and passed unanimously. Mr. Kimble and Ms. Putterman abstained.
- FINANCE** The Solicitor's bill in the amount of \$779.00 and the Engineer's bill in the amount of \$437.50 was submitted for payment. Mr. Abramoff made a motion to approve payment, seconded by Ms. Dix and passed unanimously.
- Mr. Gurwicz welcomed engineer Deborah Wahl to the meeting.
- NEW BUSINESS**
- A. Continuation of a C Variance for David Massler
114 Glenside Ave. – Block 181 Lot 6
- Mr. Goldstein advised that Mr. Massler's application will be carried over to the August 19th meeting. Mr. Goldstien stated that he will be reaching out to Mr. Massler to try and set up a meeting with zoning officer Angie Marshall, David Massler and himself to discuss the application.

- B. 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 swore in Jon Batastini Esq. and William Swiderski, Engineer. Mr. Batastini recapped the application and then asked Mr. Swiderski to take the board through the storm water management plan for the subdivision. Mr. Swiderski explained that Mr. Smith is proposing to regrade the area and install 2 inlets on Burwick Avenue which would store the storm water runoff. He then explained the applicant's drainage plan for the lots on Burwick which would include dry wells and swales. Mr. Swiderski utilized plan PB-3 during his presentation.

Engineer Deborah Wahl gave the engineering report.

Mr. Gurwicz opened the application to the public.

- 1- Margaret Blizzard – 24 W. Greenwich Ave. stated that she is worried that her basement and her neighbor's yards might start to experience flooding if Mr. Smith doesn't install the drainage system properly.
- 2- Arthur Chew – 130 W. Seaview Ave. stated that he sees a discrepancy on Mr. Smiths drainage plan.
- 3- Janice Willits – 100 Greenwich Ave. stated she is concerned that she might have a water issue on her property in the future.

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.

Mr. Batastini requested a brief recess. Mr. Gurwicz obliged and called a recess at 7:29. Mr. Gurwicz called the meeting back to order at 7:35. Mr. Batastini summarized the evenings discussions.

Mr. Gurwicz asked for a motion to approve the Major Subdivision & Site Plan for 1937 Shore Road, 1925 Shore Road, Burwick Lane – Block 27 Lots 15,16,11 and asked the board for their comments.

Ms. Dix made the motion seconded by Mr. Malamut.

A roll call vote was taken:

Dix - Yes

Salerno – Yes

Napoli - Yes

Malamut- Yes

Abramoff- Yes

Matik- Abstained

Putterman- Yes

Gurwicz- Yes

The application passed with seven votes in the affirmative and one abstention.

C.

C Variance for Nancy & Michael Gatley

312 Barr Ave – Block 132 Lot 4

Mr. Goldstein swore in homeowners Nancy and Michael Gatley. Mrs. Gatley explained that they had started their pool project in 2020 right when covid hit. She said they started off strong but then began to experience problems with their general contractor. Gatley's told the board that their pool was installed to high and did not meet the existing pavers, so the contractor had to remove the pavers and pour concrete therefore altering their lot coverage. Mrs. Gatley stated that she was unaware their contractor was not filing the proper paperwork with the city's construction department. The Gatley's also informed the board they took some mitigative measures on their own and install a deep bed of river rock running from behind the pool running to the fence to help absorb any rainwater runoff. Mr. Gurwicz asked if there were to be any flooding issues in the future, would Gatley's be willing to address them? They responded yes, they would. Mr. Gurwicz asked Deborah Wahl to give the engineering report. Mr. Gurwicz opened the application to the public.

- 1- Christian Gansert of 314 Barr Ave. stated that he was for the applications and had no problems with it.
- 2- Calvin Shaud of 313 Haines Ave. advised that he is also a neighbor and has had no drainage issues since the pool was installed.

3- Bernie Laleyan of 310 Barr Ave. stated that he has no water run off onto his property and he feels the project was an improvement to the property.

Hearing and seeing no other Mr. Gurwicz closed the public portion.

Mr. Gurwicz asked for a motion to approve a C Variance for Nancy & Michael Gatley - 312 Barr Ave – Block 132 Lot 4 and asked the board for their comments.

Mr. Abramoff made the motion seconded by Ms. Putterman.

A roll call vote was taken:

Dix - Yes

Salerno – Yes

Napoli - Yes

Malamut- Yes

Abramoff- Yes

Matik- Yes

Putterman- Yes

Gurwicz- Yes

The application passed with eight votes in the affirmative.

PUBLIC PORTION

Mr. Gurwicz opened the meeting to the public. Hearing and seeing none Mr. Gurwicz closed the public portion.

ANNOUNCEMENTS

Mr. Gurwicz advised that the next Planning Board meeting will be held on Monday, August 19, 2024, at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Abramoff, seconded by Mr. Malamut and passed unanimously. The meeting was adjourned at 8:41 p.m.

Respectfully submitted,

Mary F. Cole