

**City of Linwood Combined Land Use Board Meeting Minutes
Tuesday, February 18, 2025**

CALL TO ORDER	A regularly scheduled meeting of the City of Linwood Combined Land Use Board was called to order by Mr. Abramoff at 6:00 p.m.
FLAG SALUTE AND SUNSHINE LAW	The Pledge of Allegiance was led by Mr. Abramoff, who also placed on the record the statutorily required Open Public Meetings Act Sunshine Law announcement.
ROLL CALL	Present: Tom Kimble, Steven Abramoff, James Malamut, Mike Salerno, Leigh Ann Napoli, Junetta Dix, Blair Albright, Bonnie Putterman. A quorum was present. Absent: Darren Matik, Mitchell Gurwicz and Roger Steedle. Also Present: Board Solicitor Eric Goldstein, Deborah Wahl, Polistina and Assoc. and Planning Board Secretary and Recording Secretary Mary Cole.
MINUTES	Mr. Abramoff asked the board members to review the minutes. Hearing no comments, a motion was made by Ms. Dix to approve the meeting minutes of January 21, 2025, which was seconded by Mr. Malamut. Ms. Napoli and Councilwoman Albright abstained. A vote was taken and passed unanimously.
FINANCE	The Engineer's bill in the amount of \$1,410.00 was submitted for payment. Mr. Malamut made a motion to approve payment, seconded by Councilwoman Albright and passed unanimously.
NEW BUSINESS	<div style="margin-left: 20px;">A. D&R for a C Variance for Mark Frank 100 Iona Avenue – Block 31 Lot 1 Mr. Abramoff asked the board members if there were any changes that needed to be made to the D & R for 100 Iona Ave., Block 31 Lot 1. Hearing and seeing none Mr. Abramoff asked for a motion to approve the D&R. Ms. Putterman made the motion seconded by Ms. Dix. A roll call vote was taken: Kimble- Abstain</div>

Salerno- Yes
Napoli- Abstain
Malamut- Yes
Albright- Yes
Putterman- Yes
Abramoff- Yes
Dix- Yes

- B. D&R for D and C Variances for George H. Wimberg
Funeral Home
1703 New Road – Block 1 Lot 33

Mr. Abramoff asked the board members if there were any changes that needed to be made to the D & R for 1703 New Road, Block 1 Lot 33. Hearing and seeing none Mr. Abramoff asked for a motion to approve the D&R. Ms. Dix made the motion seconded by Ms. Putterman.

A roll call vote was taken:

Kimble- Abstain
Salerno- Yes
Napoli- Abstain
Malamut- Yes
Albright- Abstain
Putterman- Yes
Abramoff- Yes
Dix- Yes

- C. C Variance for Heath & Jacqueline Wolpaw
107 W. Barr Ave. – Block 140 Lot 4

Mr. Goldstein announced that the board can continue with the application like there was no interruption. Attorney Jim Swift went over the request for an outdoor bathroom and then handed it off to Mr. Jon Barnhart, engineer. Mr. Barnhart explained the technical components of the application and submitted 4 photos marked as A-1. Mr. Goldstein swore in James Maga the applicant's builder. Mr. Maga advised that he had spoken to the City's Fire Chief about the concerns the board had with the rear yard setback only being 4 feet and Mr. Maga stated the Fire Chief had no concerns. Ms. Dix asked Mr. Maga to get a letter from the Chief stating the addition

would not pose a threat. Deborah Wahl gave the engineering report. Mr. Abramoff opened the application up to the public. Mr. Samuel Debow, 132 Davis Ave., was in favor of the application. Mrs. Susan Debow, 132 Davis Ave., was in favor of the project. Mr. Patrick Iannello, 105 Barr Ave., was in support of the application. Mr. Abramoff closed the public portion. Mr. Abramoff asked the board if they had any more questions or comments. Hearing and seeing none Mr. Abramoff asked for a motion to approve the C variance application for 107 W. Barr Ave., Block 140 Lot 4. Councilwoman Albright made the motion to approve seconded by Ms. Putterman.

A roll call vote was taken:

Kimble- Yes

Dix- Yes

Salerno- Yes

Napoli- Yes

Malamut- Yes

Putterman- Yes

Abramoff- Yes

Albright- Yes

Mr. Abramoff announced that Councilwoman Albright will be leaving the meeting at this point.

D. C Variance for Laurie Emenecker
412 W. Vernon Ave. – Block 158 Lot 3

Mr. Goldstein swore in Laurie Emenecker. Ms. Emenecker stated that she is requesting approval to build an addition onto the back of her home that will be a family room and small home office. Ms. Emenecker went through her application and answered all the board's questions. Deborah Wahl gave the engineering report for the project. Mr. Abramoff opened the application up to the public. Hearing and seeing none Mr. Abramoff closed the public portion. Mr. Abramoff asked for a motion to approve the C variance application for 412 W. Vernon Ave., Block 158 Lot 3. Ms. Dix made a motion to approve seconded by Ms. Putterman.

A roll call vote was taken:

Kimble- Yes

Dix- Yes

Salerno- Yes

Napoli- Yes

Malamut- Yes

Putterman- Yes

Abramoff- Yes

ANNOUNCEMENTS

The date for the next meeting will be on Monday,
March 17, 2025 at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Ms. Dix,
seconded by Ms. Napoli and passed unanimously. The
meeting adjourned at 7:11 p.m.

Respectfully submitted,

Mary F. Cole