

**City of Linwood Combined Land Use Board Meeting Minutes
Tuesday, February 17, 2026**

- CALL TO ORDER** A regularly scheduled meeting of the City of Linwood Combined Land Use Board was called to order by Mr. Abramoff at 6:02 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: Darren Matik, Mitchell Gurwicz, Roger Steedle, Tom Kimble, Steven Abramoff, Mike Salerno, Leigh Ann Napoli, Junetta Dix, and Bonnie Putterman. A quorum was present.
Absent: James Malamut, Jen Pierce
Also Present: Board Solicitor Eric Goldstein, Jen Heller, Polistina and Assoc., Paul Kates, Kates and Schneider Engineering and Planning Board Secretary and Recording Secretary Mary Cole.
- MINUTES** Mr. Gurwicz asked the board members to review the minutes from the 1-20-2026 meeting. Hearing no comments, a motion was made by Mr. Abramoff to approve the meeting minutes, seconded by Mr. Salerno. The motion passed unanimously.
- FINANCE** The Solicitor’s bill in the amount of \$912.00 and the Engineer’s bill in the amount of \$405.00 were submitted for payment. Mr. Steedle made a motion to approve payments, seconded by Mr. Abramoff. The motion passed unanimously.
- NEW BUSINESS** A. D&R for a C Variance for Kathy Melehan
289 Shore Road – Block 175 Lot 4
- Mr. Gurwicz asked the board members if there were any changes that needed to be made to the D & R 289 Shore Road – Block 175 Lot 4. Hearing and seeing none Mr. Gurwicz asked for a motion to approve the D&R.

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

A roll call vote was taken:

Kimble- Abstain

Dix- Yes

Napoli- Yes

Putterman- Yes

Abramoff- Yes

Salerno- Yes

Matik- Yes

Steedle- Yes

Gurwicz- Yes

- B. Minor Subdivision, Use Variance and Variances
for the City of Linwood
300 W. Poplar Ave (Edna and Oak Aves.) – Bl-127 L-2

Mr. Gurwicz asked Ms. Napoli, Mayor Matik and Councilman Salerno to step off the dias for this application due to their classification of membership on the board.

Mr. John Ridgway introduced the application and then handed it over to the applicants engineer. Planner Jennifer Heller from Polistina and Associates was sworn in and presented the application. Mr. Ridgway and Ms. Heller answered questions from the board. The board's engineer Paul Kates went over his engineering report. Mr. Gurwicz opened the application up to the public.

- a. Spiro Trupos read a letter on behalf of resident Sharon Posner who resides at 719 Maple Ave. Ms. Posner has concerns about the utility poles and wires on the lots.
- b. George Bassett of 3 Cedar Place was concerned about future parking in the area and asked if there would be vehicular access from Edna Ave. onto Cedar Place.

Mr. Gurwicz asked if there were any other members of the public wishing to be heard? Hearing and seeing none Mr. Gurwicz closed the public portion. Mr. Ridgway asked for an adjournment at 7:29. Mr. Gurwicz called the meeting back to order at 7:38. The Board discussed the application. Mr. Gurwicz asked for a motion to approve the Minor Subdivision, Use Variance and Variances application for the City of Linwood,
300 W. Poplar Ave (Edna and Oak Aves.) – Bl- 127 L- 2

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

A roll call vote was taken:

Kimble- Yes

Dix- Yes

Putterman- Yes

Abramoff- Yes

Steedle- Yes

Gurwicz- Yes

- C. 1- Review of 2 Ordinances for Affordable Housing
2- Discussion of Amended Housing Element and Fair Share Plan

Mr. Gurwicz asked Mayor Matik, Ms. Napoli and Councilman Salerno to return to the dais. Ms. Heller explained the updates to the plan. Mr. Gurwicz called for a motion to approve the Ordinances. Mr. Abramoff made the motion to approve seconded by Mr. Kimble. The motion passed unanimously.

- D. Resolution of the Land Use Board of the City of Linwood Adopting a Fourth Round Housing Element and Fair Share Plan

Jen Heller explained the Resolution and answered questions from the Board members. Mr. Gurwicz asked for a motion to adopt the resolution. Ms. Dix made the motion to approve seconded by Mr. Abramoff. The motion passed unanimously.

ANNOUNCEMENTS

The date for the next meeting will be on Monday, March 16, 2026 at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Abramoff, seconded by Ms. Dix and passed unanimously. The meeting adjourned at 8:01 p.m.

Respectfully submitted,

Mary F. Cole