

**City of Linwood Combined Land Use Board Meeting Minutes  
Monday, May 15, 2023**

CALL TO ORDER

A regularly scheduled meeting of the City of Linwood Combined Land Use Board was called to order by Chairman Mitchell Gurwicz at 6:00 p.m. 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: Mitchell Gurwicz, James Malamut, Mike Salerno, Blair Albright, Steven Abramoff, June Dix, Tom Kimble.

A quorum was present.

Absent: Darren Matik, Bonnie Putterman, Roger Steedle, Leigh Ann Napoli.

Also Present: Board Solicitor Eric Goldstein, Jen Heller, Polistina and Assoc. and Planning Board Secretary and Recording Secretary Mary Cole

MINUTES

Chairman Gurwicz asked the board members to review the minutes of March 20, 2023. Hearing no comments, a motion was made by Ms. Albright to approve the meeting minutes, which was seconded by Mr. Abramoff. The minutes were passed with seven votes in the affirmative.

FINANCE

The Solicitor's invoices totaling \$1,634.00 and the Engineer's invoices totaling \$420.00 were submitted for payment. Ms. Dix made a motion to approve payment of the invoices, which was seconded by Ms. Albright.

NEW BUSINESS

- A. D & R for a Minor Subdivision for Debra Salerno  
15 Wilson Ave. – Block 143 Lot 17  
Mr. Gurwicz asked the board members if there were any changes that needed to be made to the D & R for Block 143 Lot 17. Engineer Jen Heller noted that the Salerno's will have to record the subdivision with the County using a revised map. Hearing and seeing no other comments Mr. Gurwicz asked for a motion to approved the D&R. Mrs. Albright made the motion seconded by Ms. Dix.  
Kimble- Yes  
Dix- Yes

Salerno- Abstain

Malamut- Yes

Abramoff- Yes

Albright- Yes

Gurwicz- Yes

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

B. C Variance for Nicholas Schaeffer  
211 Morris Ave. – Block 46 Lot 13

Mr. Gurwicz announced the C Variance application for 211 Morris Ave. – Block 46 Lot 13. Mr. Goldstein swore in Mr. Andrew Schaeffer, Engineer and Mr. Nicholas Schaeffer, homeowner. Andrew Schaeffer showed an aerial overview of the homeowner's neighborhood showing the back yard and explained that the proposed project would be to add a deck off the back of the home and a paver walkway.

Nicholas Schaeffer answered questions from the board and advised that there would also be a small depression basin installed for storm water management. Engineer Jen Heller went over the engineering report for the project. Mr. Gurwicz opened up the application to the public.

Hearing and seeing none Mr. Gurwicz closed the public portion. Mr. Gurwicz asked for a roll call vote to approve the C variance for 211 Morris Ave., Block 46 Lot 13. Ms. Albright made the motion seconded by Mr. Abramoff.

Kimble- Yes

Dix- Yes

Salerno- Yes

Malamut- Yes

Abramoff- Yes

Albright- Yes

Gurwicz- Yes

The application passed with seven votes in the affirmative.

C. C Variance for Steven J. Hauck II  
1840 Franklin Blvd. – Block 40 Lot 38.01

Mr. Gurwicz announced the C Variance application for 1840 Franklin Blvd. Ms. Dix recused herself from the application being on the 200 ft. list. Mr. Goldstein swore in Mr. Steven J. Hauck, homeowner. Mr. Hauck stated that he is

requesting a variance to move an outdoor shower from one side of his home to the other. Mr. Hauck explained that he felt the new location would be more suitable because it is farther away from neighboring homes and more private. Mr. Hauck stated that he had started this project prior to seeking the variance and that the new shower enclosure and has a light fixture and toilet. Mr. Hauck answered questions from the board members. Engineer Jen Heller went over the engineering report for the project. Mr. Gurwicz opened up the application to the public. Ms. Junetta Dix, 213 E. Seaview Ave, spoke on Mr. Hauck's behalf stated he has improved his property beautifully since purchasing it. Seeing and Hearing no one else Mr. Gurwicz closed the public portion. Mr. Gurwicz asked for a roll call vote to approve the C variance for 1840 Franklin Blvd., Block 40 Lot 38.01. Ms. Albright made the motion seconded by Mr. Malamut.

Kimble- Yes

Salerno- Yes

Malamut- Yes

Abramoff- Yes

Albright- Yes

Gurwicz- No

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

#### ANNOUNCEMENTS

Mr. Gurwicz announced that the date for the next meeting will be on Tuesday, June 20, 2023 at 6pm.

#### ADJOURNMENT

A motion to adjourn the meeting was made by Ms. Albright seconded by Mr. Abramoff. The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Mary F. Cole