

LINWOOD PLANNING BOARD
Meeting of Monday, October 19, 2026
Linwood City Hall – 400 Poplar Avenue, Linwood

6:00pm

Public Meeting

1. Flag Salute
2. Sunshine Statement - [Notice of this meeting has been published in accordance with the requirements of the open public meetings act.](#)
3. Roll Call
4. Approval of Minutes of 9-22-2026
5. Bill List
 - A. Invoice from Board Solicitor Total: \$
 - B. Invoice from Board Engineer Total: \$472.50
6. New Business
 - A. D&R for a Minor Subdivision for Burwick LLC
Shore Road & Burwick Ave. Block 13 Lots 16 & 16.01
 - B. C Variance for Joseph Nigro- Continued
2277 Burroughs Ave. Block 147 Lot 3
7. Announcements - Next meeting Monday, November 16, 2026
8. Adjournment

Mary Cole
Secretary, Linwood Planning Board

City of Linwood Combined Land Use Board Meeting Minutes
Tuesday, September 22, 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. Abramoff, who also placed on the record the statutorily required Open Public Meetings Act Sunshine Law announcement.
ROLL CALL		Present: Roger Steedle, Tom Kimble, Steven Abramoff, Darren Matik, James Malamut, Jen Pierce, Junetta Dix, Leigh Ann Napoli. A quorum was present. Absent: Mike Salerno and Bonnie Putterman Also Present: Board Solicitor Eric Goldstein, Board Engineer Deborah Wahl and Planning Board Secretary / Recording Secretary Mary Cole.
MINUTES		Mr. Abramoff asked the board members to review the minutes. Hearing no comments, a motion was made by Mr. Steedle to approve the meeting minutes of August 17, 2026, which was seconded by Mr. Kimble. A vote was taken and passed unanimously. Mr. Malamut, Mayor Matik, Ms. Dix and Ms. Pierce abstained
FINANCE		The Solicitor's bill in the amount of \$1,716.74 and the conflict Engineer's bill in the amount of \$877.50 were submitted for payment. Mayor Matik made a motion to approve payment of both bills, seconded by Ms. Dix and passed unanimously.
NEW BUSINESS	A.	D&R for a C Variance – John Sharra 103 Parkwood Place Block 150 / lot 8.16 Mr. Abramoff asked the board members if there were any changes that needed to be made to the D & R for 103 Parkwood Place – Block 150 Lot 8.16. Hearing and seeing none Mr. Abramoff asked for a motion to approve the D&R. Ms. Dix made the motion seconded by Mr. Kimble. A roll call vote was taken:

Pierce – Yes
Kimble- Yes
Dix- Yes
Napoli- Yes
Malamut - Abstain
Matik- Yes
Steedle- Yes
Abramoff- Yes

B. C Variance for Joseph Nigro- Continued
2277 Burroughs Ave. Block 147 Lot 3

Mr. Goldstein swore in Joseph Nigro. Mr. Nigro proceeded to present his application to widen his driveway. Mr. Nigro submitted an updated drawing. Mr. Nigro went through the details of the updated plan and answered questions from the board. The board had some concerns about the applicant and his family backing out onto Burroughs Avenue. Ms. Wahl gave the engineering report. After more discussion, Mr. Abramoff advised that a meeting with the Development Review Committee could be a good tool for Mr. Nigro to use so that he can fine tune his driveway plans before he returns to continue his application at the November meeting. Mr. Nigro agreed that he would like to attend that meeting. Mr. Abramoff asked the board members for a motion to allow Mr. Nigro's application to continue at a future meeting without having to re-notice. Mr. Malamut made the motion seconded by Mr. Kimble. A roll call vote was taken:

Pierce – Yes
Kimble- Yes
Dix- Yes
Napoli- Yes
Malamut - Yes
Matik- Yes
Steedle- Yes
Abramoff- Yes

Mr. Abramoff called a brief recess at 7:06.

Mr. Abramoff called the meeting back to order at 7:11.

C. Minor Subdivision and D Variance for Burwick LLC
Shore Road & Burwick Ave. Block 13 Lots 16 & 16.01

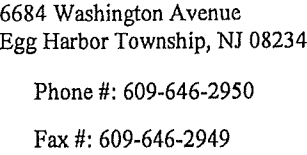
Mr. Abramoff asked Mayor Matik and Ms. Napoli to refrain from voting on this application because a D Variance is being sought. Mr. Goldstein swore in Andrew Schaeffer, Engineer and Gina Nassar, Attorney, for the applicant. Ms. Nassar presented the application for a minor subdivision and D2 variance. Mr. Schaeffer explained the Seaview Baptist Church would like to take the rear corner of their property where the basketball court and playground are and subdivide and sell it to the owners of lot 16.01. Mr. Schaeffer advised that they would need to ask for a D2 variance so that the portion of land could go from an institutional zone to an R-10 zone. Ms. Wahl gave the engineering report. Mr. Abramoff opened the application to the public. Hearing and seeing none the public portion was closed. Mr. Abramoff asked if there were any more comments or concerns from the board. Hearing and seeing none Mr. Abramoff asked the board members for a motion to approve the Minor Subdivision and D Variance for Shore & Burwick Ave, Block 13 Lots 16 & 16.01. Ms. Dix made the motion seconded by Mr. Malamut. A roll call vote was taken:
Pierce – Yes
Kimble- Yes
Dix- Yes
Malamut - Yes
Steedle- Yes
Abramoff- Yes

ANNOUNCEMENTS Mr. Abramoff advised the next meeting will be Monday, October 19, 2026, at 6pm.

ADJOURNMENT A motion to adjourn the meeting was made by Mr. Malamut, seconded by Ms. Napoli and passed unanimously. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Mary F. Cole



Date	Invoice #
10/2/2026	10-26-24

Billed To:
Ms. Mary Cole
Linwood Planning Board
400 Poplar Avenue
Linwood, NJ 08221

For professional services rendered in connection with:

7701.03 2277 Burroughs

Local No.
BLOCK / LOT

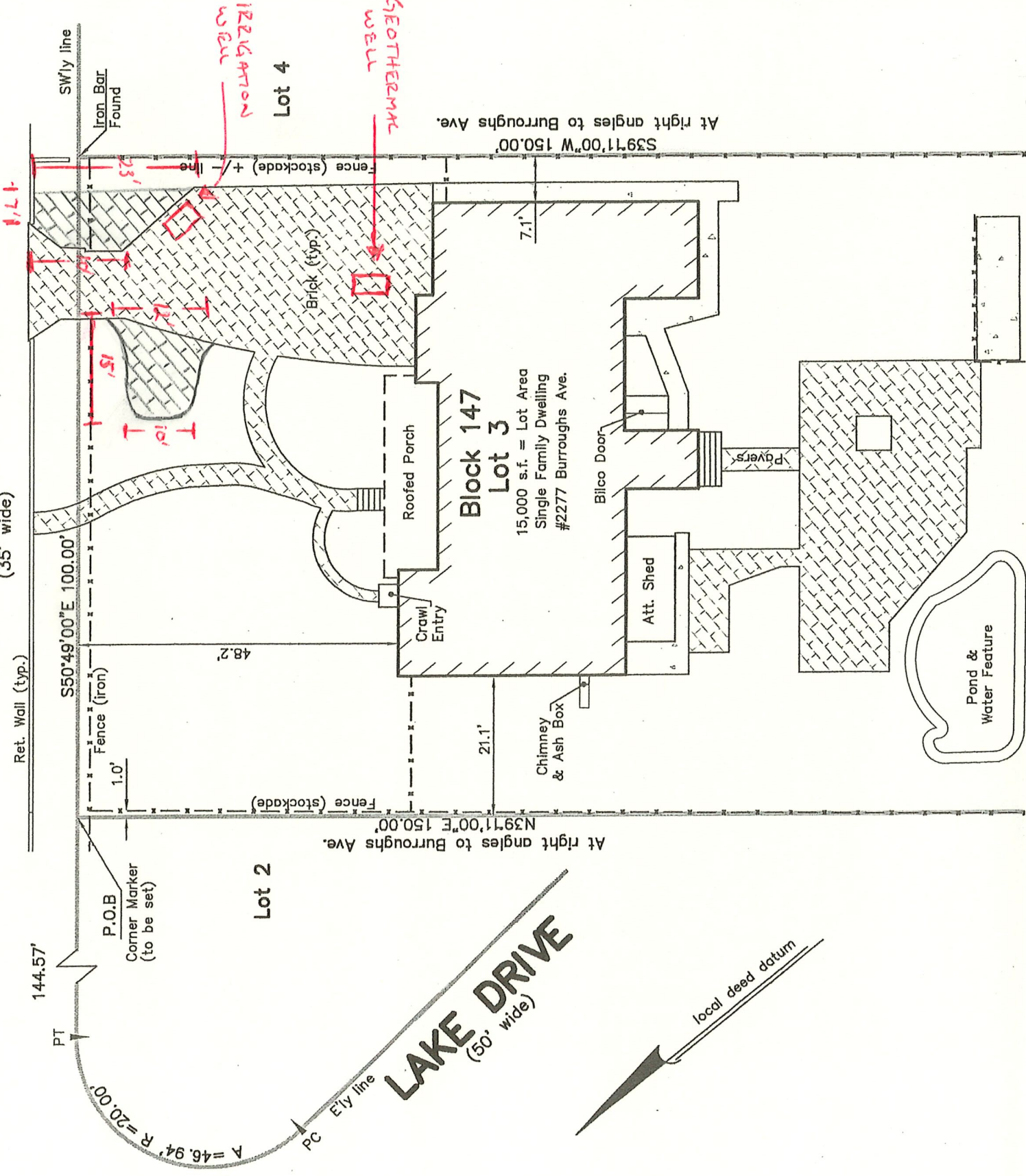
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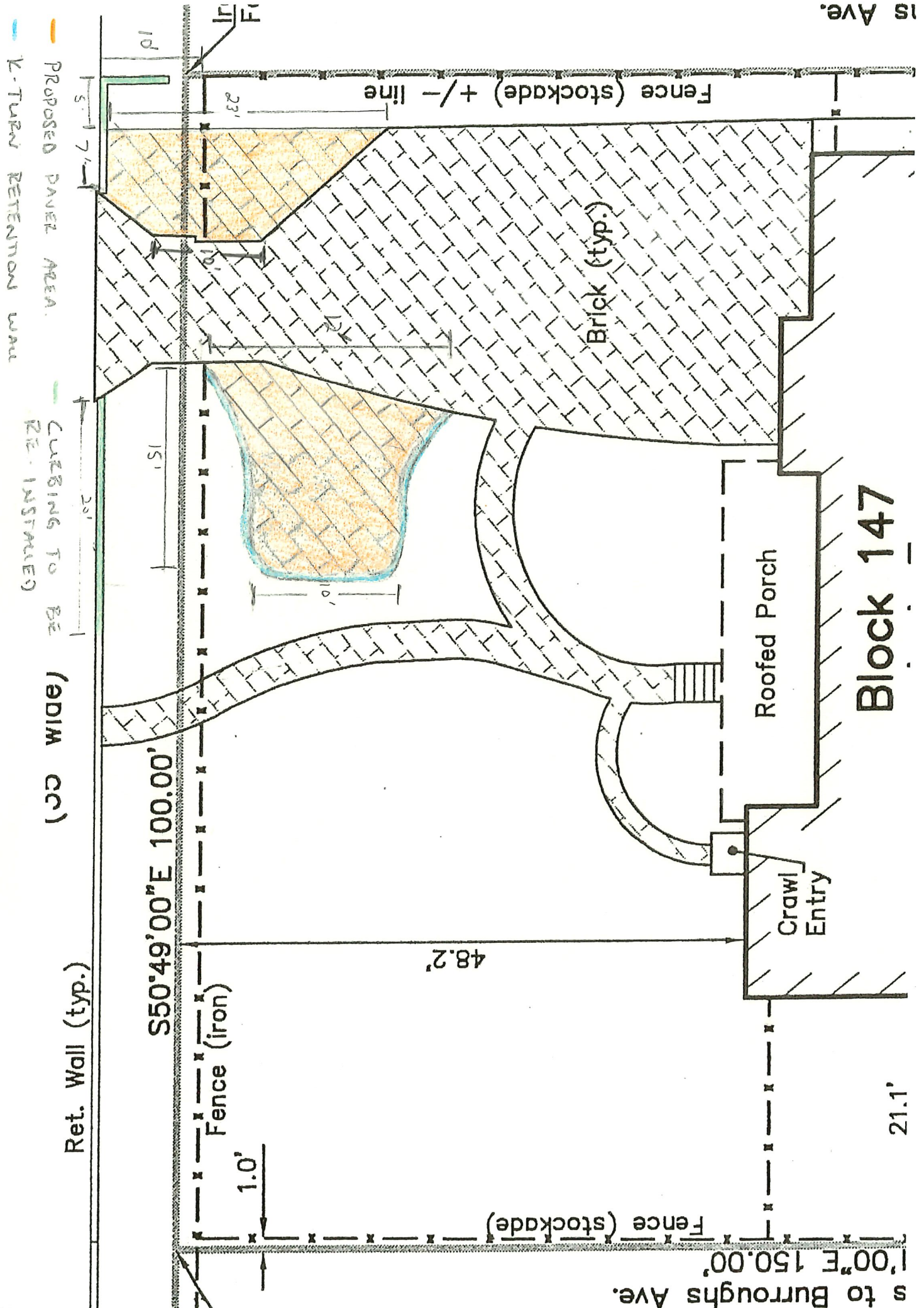
CC

Total	\$472.50
Payments/Credits	\$0.00
Balance Due	\$472.50

**NIGRO
UPDATED DRIVEWAY
DOCUMENTS FOR
2277 BURROUGHS
AVENUE**

BURROUGHS AVENUE
(a/k/a Burroughs Road)
(35' wide)





A.) FACING ZION ROAD



B.) FACING ZION RD.



C.) FACING DAY AVE



D.) FACING OAK AVE



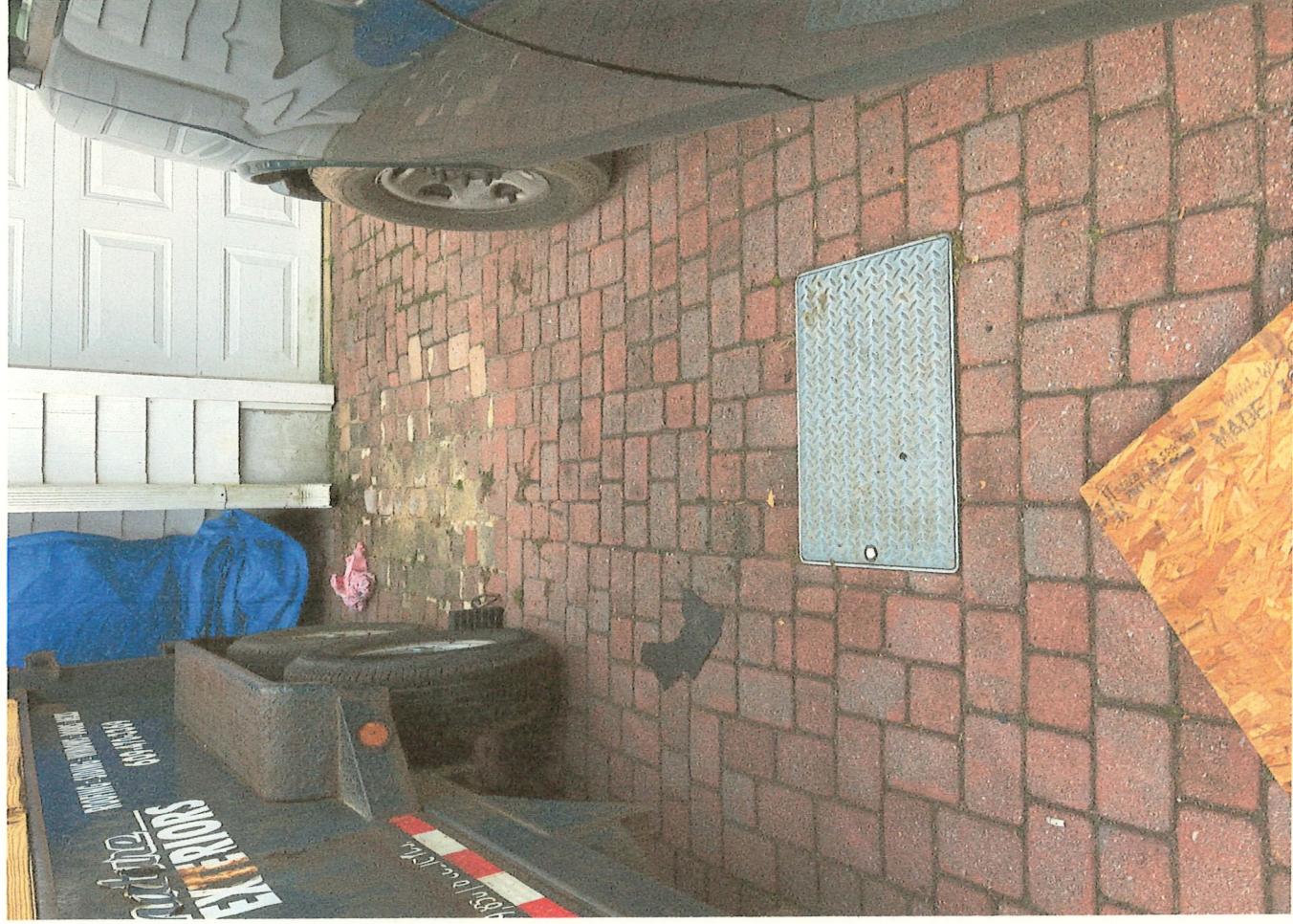
E.) EXISTING DRIVEWAY
PAVER AGGREGATE



F.) IRRIGATION WELL COVER



G.) GEOTHERMAL WELL COVER.



H.) REAR PATIO PAVEMENT
AND AGGREGATE



1) TOWARDS 210 W RD.
TRAMMEL 10/9/2026

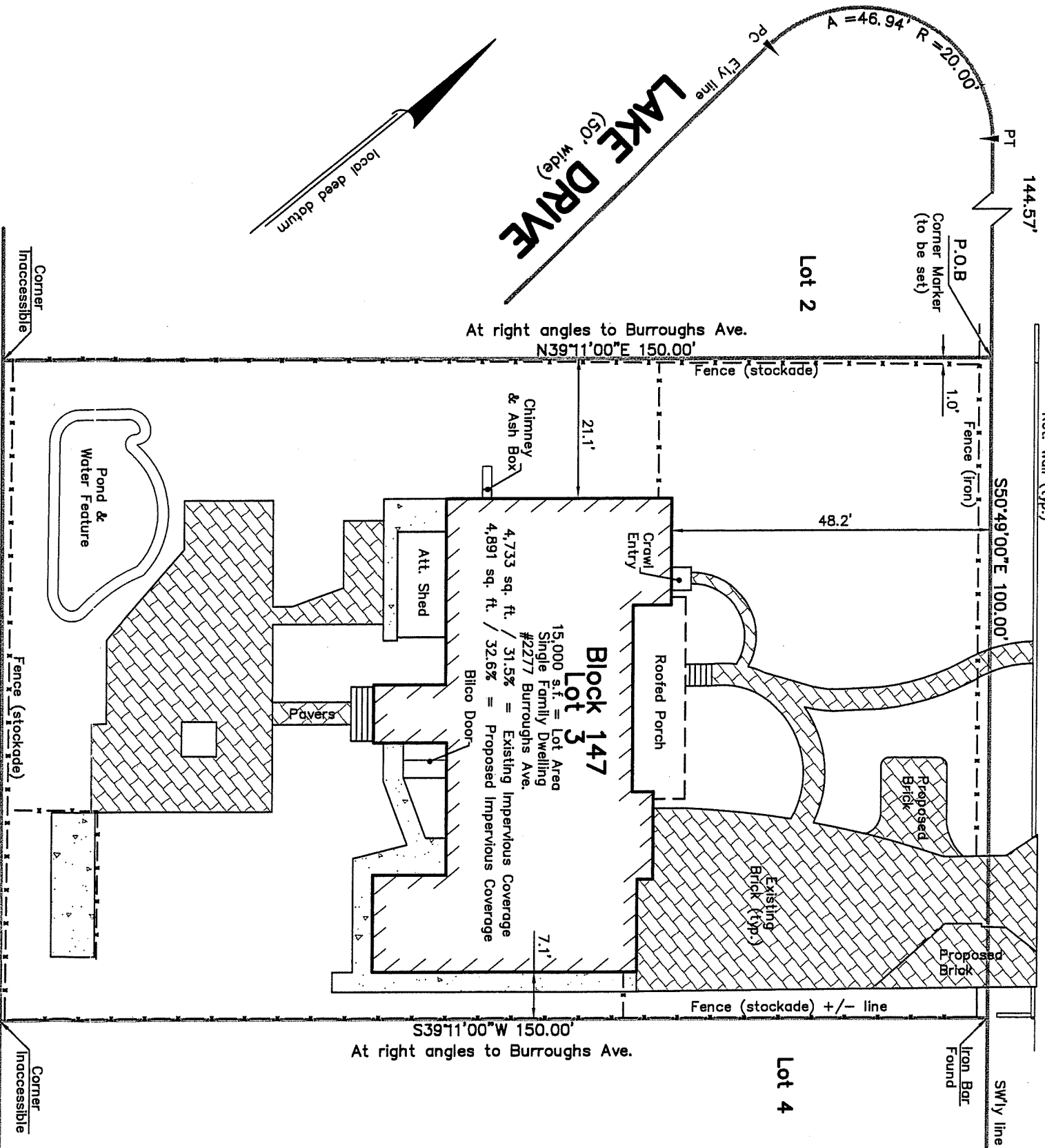


J. Toward's Zion Rd.
Trimmed 10/9/2026



BURROUGHS AVENUE
(a/k/a Burroughs Road)

(35' wide)



DEED DESCRIPTION

Description of a certain tract or parcel of land situate in the City of Linwood, County of Atlantic, State of New Jersey, being designated as Lot 3 in Block 147 on the current official tax map and being more particularly described as follows:

BEGINNING in the Southwesterly line of Burroughs Avenue (also known as Burroughs Road)(35 feet wide) and the division line between lots 2 & 3 in block 147. Said **BEGINNING** Point being measured South 50 degrees 49 minutes 00 seconds East, a distance of 144.57 feet from the point of tangency of a curve to the right having a radius of 20 feet connecting the Southwesterly line of Burroughs Avenue with the Easterly line of Lake Drive (50 feet wide) and thence running:

1. South 50 degrees 49 minutes 00 seconds East along the Southwesterly line of Burroughs Avenue, a distance of 100.00 feet to the division line between lots 3 & 4 in block 147; thence
2. South 39 degrees 11 minutes 00 seconds West along the last mentioned division line and at right angles to Burroughs Avenue, a distance of 150.00 feet to the division line between lots 1 & 3 in block 147; thence
3. North 50 degrees 49 minutes 00 seconds West along the last mentioned division line and parallel with Burroughs Road, a distance of 100.00 feet to the aforementioned division line between lots 2 & 3 in block 147; thence
4. North 39 degrees 11 minutes 00 seconds East along the last mentioned division line and at right angles to Burroughs Avenue, a distance of 150.00 feet to the Point and Place of **BEGINNING**.

GENERAL NOTES:

Offsets are shown only for checking compliance with deed restrictions and zoning regulations. Offsets shall not be used for any other purposes. Surveyor shall not have any responsibility or liability if the offsets shown are used other than as intended.

This property is subject to any documents of record, either recorded or unrecorded, Underground Improvements, easements, property line agreements or other conditions unknown to the surveyor are not shown. Surveyor reserves the right to modify this survey should any such information become available.

Surveyor's signature and embossed seal signify that this survey was prepared in accordance with the current regulations adopted by the New Jersey State Board of Professional Engineers and Land Surveyors. Only signed and sealed copies of this survey shall be considered as true copies.

The illustration of riparian claims or regulated wetlands affecting subject property, if any, are not included as a part of surveyor's contract. Surveyor reserves the right to modify this survey should client specifically request these additional services.

This survey has been prepared only for the use of the named parties. Surveyor shall not have any responsibility or liability should this survey be used for resale of property, for use with survey affidavit, or for use by any other person or entity not specifically named, for any reasons other than as intended.

Portions of property are located in a F.E.M.A. FIRM
ZONE "X-shaded"; Base Flood Elevation N/A ft. (NAVD88)

Portions of property are located in a F.E.M.A. FIRM
ZONE "X-unshaded"; Base Flood Elevation N/A ft. (NAVD88)

Virginia J. Rose Nigro and Joseph Nigro

Agents Title, LLC

Surveyed in accordance with Title Resources Guaranty
Company Title Commitment No. 5525AT-01

First National Bank of Absecon
its successors and/or assigns

In consideration of the mutual covenants and promises contained in the agreement between the above named parties and the undersigned, the provisions of which are incorporated herein by reference, I declare that this plan is based on a field survey made on 03/30/2026 by me, or under my immediate supervision in accordance with N.J.A.C. 13:40-5.1, and to the best of my professional knowledge, information and belief,

a) correctly represents the conditions found at and as of the date of the field survey, except such easements, if any, below the surface of the lands or on the surface of the lands and not visible,

b) except as shown on the plan, there are no discrepancies between the boundary lines of the subject property as shown on the plan and as described in the legal description of record.

This plan is made to provide information to the title insurer so that it may insure title to the lands shown herein and for the mortgage holder named above. This declaration is given solely to the above named parties for this transaction only and is not transferable, except as provided herein.

PAUL M. KOELLING
LAND SURVEYOR
PLS; N.J. LICENSE NO. 24GSO4328B00

SURVEY OF PREMISES

SITUATE IN
CITY OF LINWOOD
COUNTY OF ATLANTIC, N.J.
#2277 Buroughs Avenue
BLOCK 147 LOT 3

PAUL KOELLING
& ASSOCIATES, LLC

PROFESSIONAL LAND SURVEYING
2161 SHORE ROAD
LINWOOD, NJ 08221
phone (609) 927-0279

CERTIFICATE OF AUTHORIZATION #24GA28256300

Date: October 5, 2026 by: KOMIS/TJS
Scale: 1" = 20'