

**City of Linwood Combined Land Use Board Meeting Minutes
Monday, May 18, 2026**

CALL TO ORDER

A regularly scheduled meeting of the City of Linwood Combined Land Use Board was called to order by Mr. Steedle at 6:02 p.m.

**FLAG SALUTE
AND SUNSHINE LAW**

The Pledge of Allegiance was led by Mr. Steedle, who also placed on the record the statutorily required Open Public Meetings Act Sunshine Law announcement.
Mr. Steedle asked all attending to remain standing for a moment of silence for departed Planning Board Chairman Mitchell Gurwicz.

ROLL CALL

Present: Roger Steedle, Tom Kimble, Steven Abramoff, James Malamut, Mike Salerno, Leigh Ann Napoli, Jen Pierce, Junetta Dix.
A quorum was present.
Absent: Darren Matik, Bonnie Putterman.
Also Present: Board Solicitor Eric Goldstein, Deborah Wahl, Polistina and Assoc. and Planning Board Secretary and Recording Secretary Mary Cole.

Mr. Steedle handed over the meeting to Mr. Goldstein.
Mr. Goldstein asked for a motion to open the meeting up for nominations to select a new Board Chairman.
Councilman Salerno made the motion seconded by Ms. Dix. Councilman Salerno nominated Steve Abramoff to sit as board chairman seconded by Mr. Kimble. Mr. Goldstein asked if there were any other nominations. Seeing and Hearing none Mr. Goldstein asked for a roll call to approve the motion.
Pierce- Yes
Kimble- Yes
Dix- Yes
Napoli- Yes
Malamut- Yes
Salerno- Yes
Steedle- Yes
Mr. Goldstein turned the meeting back over to Mr. Abramoff.

MINUTES

Mr. Abramoff asked the board members to review the minutes. Hearing no comments, a motion was made by Ms. Napoli to approve the meeting minutes of March 16, 2026, which was seconded by Ms. Dix. A vote was taken and passed unanimously.

FINANCE

The Solicitor's bill in the amount of \$2,243.24 and the conflict Engineer's bill in the amount of \$101.25 were submitted for payment. Ms. Dix made a motion to approve payment of both bills, seconded by Mr. Malamut and passed unanimously.

NEW BUSINESS A.

C Variance – John Sharra
103 Parkwood Place Block 150 / lot 8.16

Attorney for the applicant Christopher Baylinson introduced the application and then turned it over to engineer Thomas Dase. Mr. Dase explained that Mr. Sharra was asking for the relief in coverage because Mr. Sharra's lot is 6,000 sq feet but is held to the R-10 10,000 sq foot lot size standards. Several Board members had concerns that the addition of a pool would throw the already existing lot coverage way over what is allowed. Seeing and hearing none, Mr. Abramoff asked Ms. Wahl to give the engineers' report.

After more discussion, Mr. Baylinson addressed the board and requested to withdraw the pool from Mr. Sharra's application for the time being to let the applicant revisit his options. The Board accepted the request and gave Mr. Baylinson an extension deadline for the August meeting. Mr. Abramoff asked if the board members for more questions or comments. Mr. Abramoff then opened the public portion.

1. Elizabeth Soltys of 204 Schoolhouse Drive, Linwood
Ms. Soltys stated that if this application was being heard in Ventnor or Margate the pool and driveway would be allowed.

Mr. Abramoff asked if there was anyone else wishing to be heard. Seeing and hearing none he closed the public portion. Mr. Abramoff asked for a motion to approve the C Variance for the driveway/walkway expansion for 103 Parkwood Place. Block 150 / Lot 8.16.

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

A roll call vote was taken:

Pierce- Yes

Kimble- Yes

Dix- Yes

Napoli- Yes

Malamut- Yes

Salerno- Yes

Steedle- Yes

Abramoff- Yes

B. A Resolution to amend the Housing Element and Fair Share Plan

Mr. Goldstein advised the board they would be voting to adopt a resolution for what Council has already approved.

Mr. Abramoff asked if anyone else had a question.

Mr. Abramoff asked for a motion to approve the resolution. Mr. Steedle made the motion seconded by Ms. Napoli.

A roll call vote was taken:

Pierce- Yes

Kimble- Yes

Dix- Yes

Napoli- Yes

Malamut- Yes

Salerno- Yes

Steedle- Yes

Abramoff- Yes

ANNOUNCEMENTS

Mr. Abramoff advised the date for the next meeting will be Monday, June 15, 2026, at 6pm.

ADJOURNMENT

A motion to adjourn the meeting was made by Ms. Napoli, seconded by Councilman Salerno and passed unanimously. The meeting adjourned at 7:12 p.m.

Respectfully submitted,

Mary F. Cole