

**City of Linwood Combined Land Use Board Meeting Minutes
Monday, August 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 6:00 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: Roger Steedle, Tom Kimble, Steven Abramoff, Mike Salerno, Leigh Ann Napoli and Bonnie Putterman. A quorum was present. Absent: Darren Matik, James Malamut, Jen Pierce and Junetta Dix. Also Present: Board Solicitor Brian Casey, Deborah Wahl, Polistina and Assoc. 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 May 18, 2026, which was seconded by Councilman Salerno. A vote was taken and passed unanimously.
FINANCE	The Solicitor's bill in the amount of \$4,778.24 and the conflict Engineer's bill in the amount of \$506.25 were submitted for payment. Mr. Steedle made a motion to approve payment of both bills, seconded by Ms. Napoli and passed unanimously.
NEW BUSINESS	A. Mr. Abramoff made an announcement that an application Was submitted for a minor subdivision for 2025 Shore Road & Burwick Ave. Block 13 Lots 16 & 16.01 and will be heard at the September 22, 2026 meeting. Mr. Abramoff advised that the applicant had done the certified mailings and legal notice for the August 17, 2026 meeting date. Mr. Abramoff asked if there was anyone from the public wishing to speak on this application. No one stepped forward. Mr. Abramoff asked for a motion to

allow the application to move forward without having to renotice for the September meeting. Councilman Salerno made the motion seconded by Ms. Putterman. All members were in agreeance.

- B. D&R for a C Variance – John Sharra
103 Parkwood Place Block 150 / lot 8.16
Mr. Abramoff and the Board reviewed the D&R and asked the solicitor for some clarification on one of the items in the D&R. Mr. Abramoff suggested the D&R be carried to the September 22nd meeting to give the solicitor time to revise the D&R. Mr. Steedle made a motion to approve carrying the D&R. Ms. Putterman seconded the motion. All members were in agreeance.

- C. Release of a Performance Guarantee for Burwick Ave.
Block 13 Lots 16.01 & 16.02

Ms. Wahl gave her report on releasing the Performance Guarantee. Ms. Wahl advised the City should make sure the applicant submits a Maintenance Bond and that the Bond is approved before the Performance Bond is released. Mr. Abramoff asked for a roll call vote to approve the release of the Performance Bond. A roll call vote was taken:

Kimble- Yes
Napoli- Yes
Putterman- Yes
Salerno- Yes
Steedle- Yes
Abramoff- Yes

- D. Councilman Salerno advised that there were members of the public here to speak on the John Sharra Application. Mr. Abramoff asked them to come forward and be heard.
1. Ludwig Capozzi of 105 Parkwood Drive stated that he did not receive the certified mail prior to the meeting.
 2. Dan Swatsky of 108 Parkwood Place also stated that he did not receive the certified mail prior to the meeting.
- Mr. Abramoff advised the members of the public that Mr. Sharra did notice in a timely manner. Mr. Abramoff advised that the solicitor could show them the certified receipts as proof.

E. C Variance for Joseph Nigro
2277 Burroughs Ave. Block 147 / Lot 3

Mr. Casey swore in Joseph Nigro. Mr. Nigro proceeded to present his application to widen his driveway. Mr. Nigro submitted color photos of his driveway and the street in front of his property. The photos were labeled exhibit A- 1 through 6.

Ms. Wahl gave the engineering report.

Mr. Abramoff asked Mr. Nigro if he could consider removing some impervious ground from another area of his property to try and keep the same lot coverage percentage and not add to it. After more discussion Mr. Nigro told the board he would like to consider making some changes to his application. Mr. Abramoff asked the board members for a motion to allow Mr. Nigro's application to continue at a future meeting without having to renotice. Councilman Salerno made the motion seconded by Mr. Kimble. A roll call vote was taken:

Kimble- Yes

Napoli- Yes

Putterman- Yes

Salerno- Yes

Steedle- Yes

Abramoff- Yes

ANNOUNCEMENTS

Mr. Abramoff advised the date for the next meeting will be Tuesday, September 22, 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 7:15 p.m.

Respectfully submitted,

Mary F. Cole