

**BOROUGH OF WOODBINE  
COUNTY OF CAPE MAY  
LAND USE BOARD  
SUMMARY MINUTES  
January 8, 2020**

**REGULAR MONTHLY MEETING** was called to order by Vice-Chair Sherby at 7:05 P.M.

**MEMBERS PRESENT:** Councilman Bennett, Mr. Ciabatoni, Mr. Gaines, Mr. Hudgins, Mr. Keenan, Ms. Prettyman, and Vice-Chair Sherby.

Also, in attendance were Solicitor Brock Russell, Board Professional, Lewis H. Conley, and Board Secretary Monserrate Gallardo.

**MEMBERS ABSENT:** Chairperson Fisher notified the Secretary via phone that she would be unable to attend this meeting. Councilman Benson notified the Secretary via email that due to a conflict in scheduling, he would be unable to attend this meeting. Ms. Marra also notified the Secretary via email that due to a death in the family, she would be unable to attend this meeting.

Adequate notice of this meeting was provided in compliance with the Open Public Meeting Act by notifying the Atlantic City Press on January 16, 2019, and by posting a copy of said notice on the Lobby Bulletin Board, of the Borough Hall.

An audio recording of this Open Public Meeting is filed with the Secretary of the Board.

Vice-Chair Sherby led the Board to the Pledge of Allegiance.

**APPROVAL OF THE MINUTES** for December 11, 2019 as prepared by the Secretary was:

OFFERED BY: Ms. Prettyman

SECONDED BY: Mr. Hudgins

ROLL CALL: 4 Voted In Favor

2 Abstained 0 Opposed

Vice-Chair Sherby and Mr. Gaines abstained. Mr. Ciabatoni was not sworn in yet, and could not vote.

**ESCROW REPORT:** The Secretary read from an email sent from the Borough CFO regarding the Regular and Pinelands Escrows.

**UNFINISHED BUSINESS:**

**Zoning Map and Related Ordinances**

Board Professional Lewis Conley briefly reported that he had reached out to Maria Connolly from DCA LPS and confirmed that the Borough had been awarded a contract to update the Ordinances related to the New Master Plan. He also gave a status update regarding said Master Plan.

**NEW BUSINESS:**

**Members:        New Appointments-Term Dates**

Louis Ciabatonì                      **Class II**

**Reappointments-Term Dates**

George Sherby                      **Class IV**

Solicitor Russell swore in the members listed above in their respective positions. Vice-Chair Sherby requested that Mr. Ciabatonì tell the Board about himself. Mr. Ciabatonì introduced himself to the other Board Members.

**Selection of Officers**

At this time, a discussion was initiated before the Board regarding the Selection of Officers. A motion was made and seconded to nominate Lisa Fisher again as the Land Use Board Chairperson for the Year 2020.

**MOTION TO NOMINATE LISA FISHER AS THE CHAIRPERSON FOR THE WOODBINE LAND  
USE BOARD FOR THE YEAR 2020 was:**

OFFERED BY: Councilman Bennett

SECONDED BY: Vice-Chair Sherby

ROLL CALL: 7 Present Voted In Favor

0 Abstained 0 Opposed

Nominations were closed.

A motion was then made and seconded to nominate Mr. Sherby again as Vice-Chairman for the Year 2020.

**MOTION TO NOMINATE MR. SHERBY AS THE VICE-CHAIRMAN FOR THE WOODBINE LAND  
USE BOARD FOR THE YEAR 2020 was:**

OFFERED BY: Mr. Hudgins

SECONDED BY: Ms. Prettyman

ROLL CALL: 7 Present Voted In Favor

0 Abstained 0 Opposed

Nominations were closed.

**Consultants:        Selection of Professionals/Secretary to the Board**

Vice-Chair Sherby continued the meeting by discussing the appointment of the Board Professionals. Motions were made and seconded to appoint said Professionals as follows:

**MOTION TO RETAIN THE SERVICES OF MONSERRATE GALLARDO AS BOARD SECRETARY  
FOR THE WOODBINE LAND USE BOARD FOR THE YEAR 2020 was:**

OFFERED BY: Mr. Gaines

SECONDED BY: Councilman Bennett

ROLL CALL: 7 Present Voted In Favor

0 Abstained 0 Opposed

**MOTION TO RETAIN THE SERVICES OF BROCK D. RUSSELL AS SOLICITOR FOR THE WOODBINE LAND USE BOARD FOR THE YEAR 2020 was:**

OFFERED BY: Councilman Bennett

SECONDED BY: Mr. Hudgins

ROLL CALL: 7 Present Voted In Favor  
0 Abstained 0 Opposed

**MOTION TO RETAIN THE SERVICES OF VAN NOTE HARVEY ASSOCIATES AS THE ENGINEERING FIRM REPRESENTED BY BOARD PROFESSIONAL LEWIS H. CONLEY FOR THE WOODBINE LAND USE BOARD FOR THE YEAR 2020 was:**

OFFERED BY: Councilman Bennett

SECONDED BY: Mr. Keenan

ROLL CALL: 7 Present Voted In Favor  
0 Abstained 0 Opposed

**Committees:** Selection of Sub-Committees:

Master Plan

Site Plan Review & Sign

Subdivision

Zoning

Vice-Chair Sherby proceeded to review the 2020 Subcommittees as listed above. Upon further discussion, it was decided to eliminate the Master Plan Committee and revised the other committees. A motion was made and seconded to approve the committees as follows:

**Site Plan & Sign Committee:**

Vice-Chairman Sherby; Committee Chairman

David Bennett, Councilman

Michael Gaines

Patrick Keenan

**Subdivision Committee:**

Diana Marra; Committee Chairperson

Greg Hudgins

Barbara Prettyman

Vice-Chairman George Sherby

**Zoning Ordinances & Map Committee:**

Patrick Keenan; Committee Chairman

Louis Ciabatoni

Diana Marra

David Bennett, Councilman

**MOTION TO APPROVED THE SUBCOMMITTEES FOR THE YEAR 2020 AS LISTED ABOVE was:**

OFFERED BY: Ms. Prettyman

SECONDED BY: Mr. Keenan

ROLL CALL: 7 Present Voted In Favor  
0 Abstained 0 Opposed

**New Resolution:**      Official Newspapers  
                                 The AC Press/The Herald

**Resolution No. 1-1-20**

Vice-Chair Sherby continued the meeting by introducing the above listed resolution. A motion was made and seconded to approve said resolution:

**MOTION TO APPROVE RESOLUTION NO. 1-1-20 MEMORIALIZING A DECISION MADE BY THE LAND USE BOARD TO DESIGNATE THE PRESS OF ATLANTIC CITY AND THE HERALD TIMES AS THE OFFICIAL LEGAL NEWSPAPERS FOR THE PUBLICATION OF LAND USE BOARD NOTICES was:**

OFFERED BY: Councilman Bennett

SECONDED BY: Mr. Hudgins

ROLL CALL: 7 Present Voted In Favor  
0 Abstained 0 Opposed

Annual Meeting Dates Year 2020

**Review**

The Secretary proceeded to inform Vice-Chair Sherby of the Annual Meeting Dates proposed for the Year 2020. A motion was made and seconded to approve the Land Use Board Annual Meeting Dates, including the Wednesday November 11, 2020 meeting on Veteran's Day.

**MOTION TO APPROVE THE LAND USE BOARD ANNUAL MEETING DATES FOR THE YEAR 2020 AS LISTED was:**

OFFERED BY: Mr. Hudgins

SECONDED BY: Mr. Keenan

ROLL CALL: 7 Voted In Favor  
0 Abstained 0 Opposed

**Recommendations from the Engineer:** Board Professional Conley stated that this year he would be teaching the mandatory Land Use Course at the Vo-Tech High School in Cape May Court House, NJ.

**Recommendations from the Solicitor:** Nothing further to report.

Vice-Chair Sherby asked Board Professional Conley regarding the Robert Breunig application. Mr. Conley addressed his question.

The Secretary reported that the 31<sup>st</sup> Pinelands Short Course would be held at Stockton College on Saturday March 14, 2020. She also reported that the Borough was applying for the NJPO Membership and discussed what Members would be receiving as a result of that Membership. And finally, she went over the Re-Organization documents handed out at the meeting. There was no audience participation. Councilman Bennett reported that the Borough was awarded a Community Solar Project. He explained how many Mega Watts the Borough would be receiving. He also explained the process regarding same, including the capping of the Landfill. He stated that it might include better prices not just for electricity but for the gas utility as well. A discussion was initiated regarding same.

There being no other official business to come before the Board, Vice-Chair Sherby called for a motion for adjournment at 7:49 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Councilman Bennett

ROLL CALL: All Present Voted In Favor

SECONDED BY: Mr. Keenan

Respectfully submitted by:

*Monserrate Gallardo*

Monserrate Gallardo  
Board Secretary