

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
January 13, 2021**

REGULAR MONTHLY MEETING was called to order by Chairperson Fisher at 7:05 P.M.

MEMBERS PRESENT: Mr. Ciabatonì, Chairperson Fisher, 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. Due to Covid-19, Board Members and Professionals attended in person using precautionary methods or via teleconferencing.

MEMBERS ABSENT: Councilman Bennett notified the Secretary via phone that he would be unable to attend this meeting. Councilman Benson notified the Secretary via email that he would be unable to attend this meeting. Ms. Marra notified the Secretary via phone that 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 20, 2021 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.

Chairperson Fisher led the Board to the Pledge of Allegiance.

APPROVAL OF THE MINUTES for October 14, 2020 as prepared by the Secretary was:

OFFERED BY: Mr. Hudgins

SECONDED BY: Mr. Ciabatonì

ROLL CALL: 6 Voted In Favor

1 Abstained 0 Opposed

Vice-Chair Sherby abstained.

APPROVAL OF THE MINUTES for November 11, 2020 as prepared by the Secretary was:

OFFERED BY: Mr. Ciabatonì

SECONDED BY: Mr. Hudgins

ROLL CALL: 7 Voted In Favor

0 Abstained 0 Opposed

APPROVAL OF THE MINUTES for December 9, 2020 as prepared by the Secretary was:

OFFERED BY: Mr. Hudgins

SECONDED BY: Mr. Ciabatonì

ROLL CALL: 7 Voted In Favor

0 Abstained 0 Opposed

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

OFFERED BY: Mr. Ciabatonì SECONDED BY: Vice-Chair Sherby
ROLL CALL: 8 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 2021 was:

OFFERED BY: Chairperson Fisher

SECONDED BY: Mr. Sherby

ROLL CALL: 8 Present Voted In Favor
0 Abstained 0 Opposed

MOTION TO RETAIN THE SERVICES OF MONSERRATE GALLARDO AS BOARD SECRETARY FOR THE WOODBINE LAND USE BOARD FOR THE YEAR 2021 was:

OFFERED BY: Mr. Hudgins

SECONDED BY: Mr. Ciabaton

ROLL CALL: 8 Present Voted In Favor
0 Abstained 0 Opposed

Committees: Selection of Sub-Committees:

Master Plan

Site Plan Review & Sign

Subdivision

Zoning

Chairperson Fisher requested to table the voting on the Subcommittees until the February 10, 2021 Land Use Board Meeting to give everyone the chance to review the current committees.

New Resolution: Official Newspapers
The AC Press/The Herald

Resolution No. 1-1-21

Chairperson Fisher continued the meeting by introducing the above listed resolution. A motion was made and seconded to approve said resolution:

MOTION TO APPROVE RESOLUTION NO. 1-1-21 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: Mr. Ciabaton

SECONDED BY: Mr. Hudgins

ROLL CALL: 8 Present Voted In Favor
0 Abstained 0 Opposed

Annual Meeting Dates Year 2021

Review

The Secretary proceeded to inform Chairperson Fisher of the Annual Meeting Dates proposed for the Year 2021. A motion was made and seconded to approve the Land Use Board Annual Meeting Dates.

MOTION TO APPROVE THE LAND USE BOARD ANNUAL MEETING DATES FOR THE YEAR 2021 AS LISTED was:

OFFERED BY: Mr. Ciabaton

SECONDED BY: Mr. Gaines

ROLL CALL: 8 Voted In Favor
0 Abstained 0 Opposed

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances

Board Professional Lewis Conley stated that he had submitted a full report which included information on the last two Subdivisions (Applicants John Perone and Stephen Meyers) that were done and recorded at the Cape May County Clerk's Office. He felt that those Subdivisions came together well. He commented on the Woodbine Bike Path, and the parking available on DeHirsch Avenue for said path. He also commented on a study being done and funded by the Department of Transportation. He concluded by reporting on the latest updates regarding the Robert Breunig application. Vice-Chair Sherby commented on a notice he saw in the newspaper regarding same.

Recommendations from the Engineer: Board Professional Conley stated that this year, the mandatory Land Use Course may be made available online.

Recommendations from the Solicitor: Nothing further to report.

The Secretary mentioned a letter that came in from the County for a recording done regarding the Stephen Meyers' Subdivision. Vice-Chair Sherby asked Ms. Lees to say something about herself. Jessica Lees introduced herself to the Board Members.

There was no audience participation.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 7:40 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Vice-Chair Sherby

SECONDED BY: Mr. Hudgins

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary