

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
February 12, 2020**

REGULAR MONTHLY MEETING was called to order by Chairperson Fisher at 7:00 P.M.

MEMBERS PRESENT: Councilman Bennett, Mr. Ciabaton, Chairperson Fisher, Mr. Keenan, Ms. Marra, 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: Mr. Gaines. Councilman Benson notified the Secretary via email that due to a conflict in scheduling, he would be unable to attend this meeting. Mr. Hudgins also notified the Secretary via phone that he 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 Cape May County Herald Times on January 15, 2020, 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 January 8, 2020 as prepared by the Secretary was:

OFFERED BY: Councilman Bennett

SECONDED BY: Mr. Ciabaton

ROLL CALL: 5 Voted In Favor

2 Abstained 0 Opposed

Chairperson Fisher and Ms. Marra abstained.

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 reported that he had been working with the staff at the DCA Local Planning Services, and together with them, had prepared a proposal and a scope of services that the Mayor approved. He also reported that he drafted a resolution to retain their services to help with the preparation of the zoning ordinances for the October 2019 Master Plan. This resolution was to be placed on the agenda for adoption at the February 20, 2020 Council Meeting. He stated that this time there would be the forming of a Coordination Committee as opposed to a Working Committee. He also reported that he recommended who should be part of that Coordination Committee which would be administered to by the Secretary. He anticipated a kick off meeting in approximately 30 days beginning with the receipt of the adopted resolution by the DCA LPS staff which would start the clock for them.

He continued the meeting by reporting that as to the October 2019 Master Plan, the Secretary received a letter from Susan R. Grogan, P.P., AICP, of Pinelands Commission in which he had been copied. He stated that the letter acknowledged the receipt of Resolution No. 5-11-19 by the Pinelands Commission adopting said October 2019 Woodbine Borough Master Plan by the Woodbine Land Use Board. However, the letter also stated that the review by the Pinelands Commission would remain incomplete until the ordinances enforcing said Master Plan were also submitted for their review.

Mr. Conley also reported a request received from the Borough Clerk to see if the remaining escrows could be refunded back to the Applicant, JSM Properties, LLC. He gave a status update regarding this application stating that the conditions for their approvals were not yet met. A discussion was initiated regarding this matter. A motion was made and seconded to deny their request to have their remaining escrows refunded to them until they have met the conditions for the approvals they received.

MOTION TO DENY THE RELEASE OF REMAINING ESCROW FUNDS TO APPLICANT JSM PROPERTIES LLC., APPLICATION NO. 2-6-18 LOCATED ON BLOCK 125 LOT 7 ALSO KNOWN AS 1585 DeHIRSCH AVENUE IN THE BOROUGH OF WOODBINE UNTIL SUCH A TIME AS ALL INSPECTIONS AND REVIEWS INDICATE THAT THE CONDITIONS FOR THEIR APPROVALS HAVE BEEN MET was:

OFFERED BY: Ms. Prettyman

SECONDED BY: Ms. Marra

ROLL CALL: 7 Voted In Favor

0 Abstained 0 Opposed

Board Professional Lewis Conley reported that Assembly Bill A-678 which was last edited on February 3, 2020 was being discussed again. He explained that this was a bill to license Land Use Board Administrators and Zoning Officers. He also explained the concerns regarding this bill. He stated that both he and the Mayor have drafted letters in opposition of said bill.

NEW BUSINESS: None.

Recommendations from the Engineer: Nothing further to report.

Recommendations from the Solicitor: Nothing to report.

The Secretary reminded Board Members that the 31st Pinelands Short Course would be held at Stockton College on Saturday March 14, 2020. She also reported that she was still waiting on the items to be sent regarding the NJPO Membership. Mr. Conley spoke regarding his daughter's accomplishments on TV. Vice-Chair Sherby briefly discussed the concerns with the lights at Panzini's. Sullivan Motors was also discussed.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 7:28 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Vice-Chair Sherby

SECONDED BY: Councilman Bennett

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary