

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
March 13, 2019**

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

MEMBERS PRESENT: Councilman Bennett, Chairperson Fisher, Mr. Gaines, 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. Watson. Councilman Benson notified the Secretary via email that he would be unable to attend this meeting. Mr. Doran also notified the Secretary via email that he would be unable to attend this meeting. Mr. Hudgins notified the Secretary in person 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 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.

Chairperson Fisher led the Board to the Pledge of Allegiance.

APPROVAL OF THE MINUTES for February 13, 2019 as prepared by the Secretary was:

OFFERED BY: Vice-Chair Sherby

SECONDED BY: Ms. Marra

ROLL CALL: 4 Voted In Favor

3 Abstained 0 Opposed

Mr. Keenan, Mr. Gaines, and Chairperson Fisher 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 on the last meeting held with the DCA LPS Staff on March 6, 2019. He stated that the Economic and the Land Use Element were done and ready for review/comments. He also briefly reported on the Robert Breunig application. He then proceeded to give a few more details regarding the DCA LPS meeting. He explained the entire process for the Board regarding the approval of the Master Plan. He stated that the DCA LPS Staff have gone above and beyond what they were required to do. He gave some highlights of the Land Use Element. He requested that the Board Members review the Land Use Element and if they had any questions to forward them to the Secretary.

He continued the meeting by mentioning that recommendations were made to eliminate and/or add some zones. He showed the Board Members some of the areas that had been discussed. A proposed "Institutional Zone" was also discussed. He mentioned the different institutions that could be placed in this proposed zone. Solicitor Russell gave an example of a nursing home.

Board Professional Lewis Conley explained the different types of living situations available for seniors. A discussion was initiated before the Board regarding this matter. Mr. Conley continued on to discuss the airport. The Planned Development Zone was also discussed. Mr. Conley described the original purpose of the Planned Development Zone and how it changed. He stated that this zone needed to be fixed. He proceeded to discuss the other zones in the Borough. He spoke about the concerns of allowing single family dwellings in the Town / Commercial Zone. He also mentioned a campground proposed to be located near the airport. Mr. Conley discussed commercial businesses on Route 550 and the type of roads that would be most beneficial for these businesses. Sewer for these zones was also discussed.

Board Professional Lewis Conley continued by discussing the Economic Element. He mentioned that the population had not changed much but that the owner occupied homes had changed. He discussed the GIS Community and the various names given to people according to where they were located. He also discussed driving time for these types of people. He mentioned that it might be better to concentrate business and community in the center of town as oppose to having people spread out all over the town. He gave the “Orange Square” on Tennessee Avenue in Atlantic City as an example.

NEW BUSINESS:

Lee Watson

Attendance Review

Chairperson Fisher introduced the next topic listed above. The Secretary informed the Board what measures had been taken regarding Mr. Watson’s current situation. A brief discussion was initiated regarding this matter. The lack of execution of the Airport Memorandum of Agreement (MOA), and the 5G Network were also discussed. He recommended that a letter be drafted by the Secretary to be signed by the Chairperson and sent to Mayor and Council regarding the MOA. More discussion took place on this matter.

Recommendations from the Engineer: Nothing further to report.

Recommendations from the Solicitor: Nothing further to report.

There was no outside correspondence to review before the Board.

An audience participant for this meeting was Mr. J. Wilson, a new resident in town. The Secretary questioned Ms. Prettyman if she had taken the mandatory training. Ms. Prettyman addressed her question.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 8:05 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Councilman Bennett

SECONDED BY: Mr. Gaines

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary