

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
May 8, 2019**

REGULAR MONTHLY MEETING was called to order by Vice-Chair Sherby at 7:03 P.M.

MEMBERS PRESENT: Councilman Bennett, Mr. Doran, Mr. Hudgins, Ms. Marra, Ms. Prettyman, and Vice-Chair Sherby. Chairperson Fisher and Mr. Keenan came in after the Pledge of Allegiance.

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

MEMBERS ABSENT: Councilman Benson notified the Secretary via email that he would be unable to attend this meeting. Mr. Gaines also notified the Secretary via email 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.

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

APPROVAL OF THE MINUTES for April 10, 2019 as prepared by the Secretary was:
OFFERED BY: Councilman Bennett SECONDED BY: Mr. Hudgins
ROLL CALL: 7 Voted In Favor
 0 Abstained 0 Opposed

Chairperson Fisher was not present for this vote.

ESCROW REPORT: None. The Secretary explained that the CFO had retired, and that she hoped to have a report from the new CFO for the next Land Use Board Meeting on June 12, 2019.

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances

Board Professional Lewis Conley reported that at the last DCA LPS Master Plan meeting of April 17, 2019, Sections three and four – The Transportation & Circulation Element, and the Community Facilities Element were discussed. He read from pages 9-10 of his “Status of Projects” report regarding the insertion of Storm Water Management information into the Land Use Element, as well as, traffic concerns at Webster Street near the school area. He also read regarding the GIS mapping project prepared by Tom Stanuikynas to formulate and analyze the Woodbine Master Plan. He stated that the project won two (2) second place awards. Mr. Conley also mentioned that Tom was leaving DCA and read his last email to the Board.

Board Professional Conley continued the meeting by discussing what a Master Plan was designed to do, and what authority the Land Use Board had regarding the preparation and handling of said Master Plan. Ms. Prettyman asked if the County paid any attention to the Master Plan. Mr. Conley explained how they do pay attention to the Master Plan in regards to projects and funding. Mr. Keenan asked who determined how a Master Plan is implemented. Solicitor Russell addressed his question. He explained what happens when the

Master Plan is reviewed to determine if the goals of the plan were met. Mr. Conley further explained the process of how ordinances are changed if revisions are needed. Applications that only required courtesy reviews and municipal right of ways were also discussed.

Board Professional Conley continued the meeting by introducing a discussion for 5 G Cell Towers. Solicitor Russell discussed a sample ordinance regarding said Towers. He read the information for these towers, including ground level cabinet site standards. Other items were discussed such as pole height. Mr. Conley mentioned that the current sample ordinance was very flawed. Solicitor Russell asked Mr. Conley how he felt about putting together the tower ordinance for Woodbine. Board Professional Conley stated that there are other utilities that would need to be included in the ordinance for it to be valid. Solicitor Russell mentioned the problem that he was currently having with AT & T. More discussion took place regarding this matter. The ordinance and its various parts were discussed. Ms. Prettyman asked if a cell tower application would be reviewed by the Borough Engineer. Mr. Conley addressed her question. Mr. Conley recommended that he should write a letter listing the concerns. Solicitor Russell agreed.

NEW BUSINESS:

New Resolution: Retirement of Borough CFO/Jack Miller **Resolution No. 3-4-19**

Chairperson Fisher read the resolution authorized by the Board for Jack Miller's retirement mentioning his 28 years of dedicated service to the Borough and the Land Use Board. Chairperson Fisher mentioned how Jack went above and beyond his duties.

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. Chairperson Fisher mentioned that the Woodbine Chamber of Commerce was hosting a networking session on May 30, 2019 at the Surf Dog.

There being no other official business to come before the Board, Vice-Chair Sherby called for a motion for adjournment at 8:01 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Mr. Hudgins

SECONDED BY: Councilman Bennett

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

Monserate Gallardo

Monserate Gallardo
Board Secretary