

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
June 10, 2020**

REGULAR MONTHLY MEETING was called to order by Vice-Chair Sherby at 7:00 P.M.

MEMBERS PRESENT: Councilman Bennett, Councilman Benson, Mr. Ciabaton, Chairperson Fisher, Mr. Gaines, Mr. Hudgins, 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. Due to Covid-19, Board Members, Professionals, and Applicant attended via teleconferencing.

MEMBERS ABSENT: None.

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.

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

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

At this time, there were some technical difficulties that had to be resolved before the meeting could proceed.

NEW BUSINESS:

Chairperson Fisher was finally able to get into the meeting via teleconference, and she continued it from this point on. She introduced the following new application:

New Application: John Perone

Application No. 1-5-20
Block 111 Lot 17
1180 DeHirsch Avenue
Minor Subdivision

Mark Gibson of Gibson Associates, located at 522 Sea Isle Blvd. Ocean View, NJ 08270 introduced himself. Solicitor Russell swore in Mr. Gibson as a qualified expert as a Land Surveyor and his Client, Applicant John Perone. Mr. Gibson stated that he had prepared a Minor Subdivision Plan and proceeded to describe the details of said minor subdivision. He stated that the property met all the bulk requirements and needed no variances. He also stated that there was a certificate of filing from the Pinelands Commission. He commented that if Board Members had any questions, he would be able to respond to them. Chairperson Fisher asked if the Board Members had any questions. Mr. Gaines had a question regarding the meaning of question number 17 regarding map filing requirements. Solicitor Russell swore in Mr. Conley before the question was addressed. Both, Mr. Gibson and Mr. Conley addressed Mr. Gaines' question. Vice-Chair Sherby also had a question regarding the first paragraph in the Cape May County Planning Letter for this application. Mr. Conley addressed Vice-Chair Sherby's question.

Chairperson Fisher asked if there were any other questions. The Board Members had no other questions. Mr. Conley asked Chairperson Fisher if she wanted a summary of his report. She responded that she did. Mr. Conley proceeded to summarize the report. He complimented Mr. Gibson in that this application was the nicest and cleanest minor subdivision plan to come before the Board. Mr. Gibson thanked Mr. Conley for his comment.

MOTION TO CLOSE; THE HEARING FOR THE MINOR SUDIVISION APPLICATION NO. 1-5-20 SUBMITTED BY JOHN PERONE FOR HIS PROPERTY LOCATED AT BLOCK 111 LOT 17 ALSO KNOWN AS 1180 DeHIRSCH AVENUE IN THE BOROUGH OF WOODBINE was:

OFFERED BY: Councilman Benson

SECONDED BY: Mr. Hudgins

ROLL CALL: 10 Voted In Favor

0 Abstained 0 Opposed

MOTION TO APPROVE THE MINOR SUDIVISION APPLICATION NO. 1-5-20 SUBMITTED BY JOHN PERONE FOR HIS PROPERTY LOCATED AT BLOCK 111 LOT 17 ALSO KNOWN AS 1180 DeHIRSCH AVENUE IN THE BOROUGH OF WOODBINE WITH CONDITIONS AS STATED IN BOARD PROFESSIONAL LEWIS CONLEY'S REPORT DATED MAY 13, 2020 was:

OFFERED BY: Councilman Benson

SECONDED BY: Councilman Bennett

ROLL CALL: 10 Voted In Favor

0 Abstained 0 Opposed

APPROVAL OF THE MINUTES for March 11, 2020, April 8, 2020 & May 13, 2020 as prepared by the Secretary was:

OFFERED BY: Councilman Bennett

SECONDED BY: Vice-Chair Sherby

ROLL CALL: 7 Voted In Favor

3 Abstained 0 Opposed

Chairperson Fisher, Mr. Gaines, and Ms. Marra abstained.

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances – Mr. Conley reported that the only thing that was new on his report was found on page 15 which was the John Perone application just heard. He commented very briefly regarding the 5G network. There was nothing from DCA LPS to report.

Recommendations from the Engineer: Nothing further to report.

Recommendations from the Solicitor: Nothing to report.

The Secretary stated that Board Members received two (2) NJPO newsletters to review. 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

ROLL CALL: All Present Voted In Favor

SECONDED BY: Mr. Hudgins

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary