

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
PLANNING / ZONING BOARD
SUMMARY MINUTES
July 11, 2018**

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

MEMBERS PRESENT: Councilman Benson, Councilman Bennett (Mayor's Designee), Chairperson Fisher, Mr. Doran, Mr. Gaines, Mr. Hudgins, Ms. Marra, Ms. Prettyman, and Vice-Chair Sherby.

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

MEMBERS ABSENT: Mr. Keenan notified via email that he would be unable to attend this meeting. Mr. Watson also notified via email that he would be unable to attend this meeting. Due to illness, Monserrate Gallardo-Rodriguez, PZ Board Secretary, did not 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 December 6, 2017, 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 June 13, 2018 as prepared by the Secretary was:
OFFERED BY: Ms. Marra SECONDED BY: Vice-Chair Sherby
ROLL CALL: 6 Voted In Favor
 3 Abstained 0 Opposed

Councilman Benson, Mr. Doran, and Mr. Hudgins abstained.

ESCROW REPORT: The Secretary reported regarding the Regular and Pinelands Escrows.

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances: Board Professional Conley discussed the concerns he had regarding the process for reviewing incoming applications. He stated that the process of Board members not getting the application package until one (1) hour before the meeting at a sub-committee meeting is not working. He also stated that Board members do not have the advanced information to look at the site and understand the nature of the application until just before a public hearing on the matter. If they are not a member of the sub-committee they know nothing about the application until it is presented to them by the applicant or appellant's team.

He felt that perhaps there should be a two (2) month process for reviewing new applications. He explained to the Board how it might work. He also recommended picking a different time to review applications instead of one (1) hour before the meeting. A discussion was initiated regarding this matter.

Solicitor Russell recommended that Board Members come into the Borough Hall to actually look at the application on their own. Both, Mr. Conley and Solicitor Russell discussed the purpose of a subcommittee. Solicitor Russell gave examples of what was being done in other towns. Other methods for reviewing the applications were discussed including how applications would be deemed complete. Solicitor Russell recommended that this matter be decided at the Reorganization Meeting in January 2019.

Recommendations from the Engineer: Board Professional Conley reported on the Master Plan Reexaminations Committee June 6, 2018 Meeting and how Ms. Leslie Gimeno, County Planner, along with her assistants joined the LPS Working Committee. He also reported what sites were toured at the June 27, 2018 Meeting which included the Cape May County Landfill, the Woodbine Airport, Woodbine Manor Apartments and the Azeez Museum of Jewish History. He stated that the next meeting would be held on July 25, 2018 at 10:30 am at the Borough Hall.

He provided an update on the Robert Breunig application. He stated that Mr. Bruce Graham, Borough Code Enforcement Officer, recently signed a court summons for Mr. Breunig. The matter is now in due process. Board Professional Conley briefly discussed the BOOS-Woodbine (Family Dollar) application. He reported the construction is complete and final submission documents are due in order to satisfy the Pinelands Commission. He also commented on the JSM Properties LLC. Resolution scheduled for possible approval at this meeting. He concluded by discussing the Quality Electric Service signs. One of the two (2) approved signs had been installed and the other will be installed later in the year. A brief discussion took place regarding this matter.

NEW BUSINESS:

New Resolution: JSM Properties, LLC.

Application No. 2-6-18
Block 125 Lot 7
1585 DeHirsch Avenue
Major Site Plan/Pre. & Final/
Variance

Chairperson Fisher introduced the above listed resolution. Solicitor Russell commented on the language he inserted in paragraph 17 of the resolution with regard to the fact that an asphalt plant was not a part of this application. He read the paragraph and stated he felt the language was satisfactory, especially for any future questions on what was actually approved. He stated that disagreements do happen but that the language is clear. A motion was made and seconded to approve the resolution.

MOTION TO MEMORIALIZE A DECISION MADE BY THE PLANNING / ZONING BOARD OF ADJUSTMENTS WITH RESOLUTION NO. 3-7-18 TO APPROVE A PRELIMINARY AND FINAL MAYOR SITE PLAN TOGETHER WITH A VARIANCE FROM ORDINANCE 26-25.4 a.2, AS WELL AS, SITE PLAN WAIVERS FOR THE APPLICANT JSM PROPERTIES LLC., APPLICATION NO. 2-6-18 ON BLOCK 125 LOT 7 ALSO KNOWN AS 1585 DEHIRSCH AVENUE IN THE BOROUGH OF WOODBINE. SAID APPLICATION IS APPROVED WITH THE CONDITION THAT THE APPLICANT COMPLY WITH THE TWENTY-FOUR (24) ITEMS LISTED ON THE RESOLUTION WHICH INCORPORATE RECOMMENDATIONS FROM BOARD PROFESSIONAL LEWIS H. CONLEY TO ALSO INCLUDE CERTAIN CONDITIONS AS LISTED FROM HIS REVIEW LETTER DATED JUNE 12, 2018 REGARDING THE APPLICATION, AND CONDITIONS FROM ENGINEER BRUCE GRAHAM'S LETTER DATED JUNE 13, 2018 ADDRESSING STORM WATER MANAGEMENT. THE APPLICANT SHALL ALSO OBTAIN ALL REQUIRED APPROVALS FROM OUTSIDE GOVERNING AGENCIES. THIS APPROVAL was:

OFFERED BY: Barbara Prettyman

SECONDED BY: Councilman Bennett

ROLL CALL: 6 Voted In Favor

3 Abstained 0 Opposed

Ordinance No. 574-2018

Review

Solicitor Russell continued the meeting by reporting on Ordinance 574-2018. He stated that this ordinance would modify the existing codified zoning ordinances of Woodbine to be consistent with the recently adopted changes to the Pinelands Comprehensive Management Plan. Board Professional Lewis Conley explained the changes regarding the septic systems, and to the Comprehensive Management Plan. Solicitor Russell stated that the Board cannot approve the ordinance, but rather its duty, under the Municipal Land Use Law, is to determine if these changes are consistent with the Woodbine Borough Master Plan. Solicitor Russell stated that it heard from Board Professional Conley that it is consistent.

MOTION BY THE PLANNING / ZONING BOARD OF ADJUSTMENTS TO DETERMINE THAT ORDINANCE 574-2018 IS CONSISTENT WITH THE WOODBINE BOROUGH MASTER PLAN was:

OFFERED BY: Councilman Benson

SECONDED BY: Mr. Hudgins

ROLL CALL: 9 Voted In Favor

0 Abstained 0 Opposed

Recommendations from the Solicitor: Nothing to report.

There was no correspondence to review before the Board. Councilman Bennett spoke about the Green Team. Board Professional Conley commented on something that the LPS Staff had picked up regarding the distribution of the adoption of the Redevelopment Zone. As a result and with quick work of Borough Staff, the additional distributions were made and the matter has been completely resolved.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 7:42 P.M.

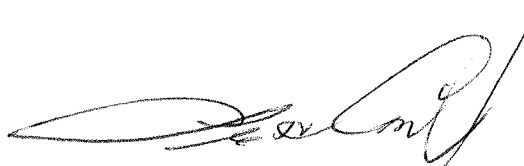
MOTION FOR ADJOURNMENT:

OFFERED BY: Vice-Chair Sherby

SECONDED BY: Councilman Bennett

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

A handwritten signature in black ink, appearing to read 'Lewis H. Conley', is written over a horizontal line.

Lewis H. Conley, Acting
Board Secretary