

**BOROUGH OF WOODBINE  
COUNTY OF CAPE MAY  
LAND USE BOARD  
SUMMARY MINUTES  
September 11, 2019**

**REGULAR MONTHLY MEETING** was called to order by Chairperson Fisher at 7:05 P.M.

**MEMBERS PRESENT:** Councilman Bennett (Mayor's Designee), 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.

**MEMBERS ABSENT:** 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.

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 August 14, 2019 as prepared by the Secretary was:  
OFFERED BY: Councilman Bennett                      SECONDED BY: Mr. Keenan  
ROLL CALL: 6 Voted In Favor  
                 2 Abstained 0 Opposed

Vice-Chair Sherby and Ms. Prettyman abstained.

**ESCROW REPORT:** The Secretary read an email regarding the Escrow Accounts.

**UNFINISHED BUSINESS:**

**Zoning Map and Related Ordinances** Board Professional Lewis Conley gave a status update regarding the Woodbine Master Plan. He mentioned that resource extraction was not discussed in the initial development of the Master Plan therefore; it was being addressed in the final draft. He stated that notice for a Master Plan hearing would be published in the local newspapers. He stated that said hearing would begin at 6:00 pm. Solicitor Russell also briefly discussed the Land Use Element. Board Professional Conley mentioned the grant to codify the Ordinances relating to the Master Plan.

**Robert Breunig/ Vacation of portion of Friedriechstadt Avenue**

Board Professional Lewis Conley stated that the above vacation was in process before Mayor and Council.

Mr. Conley continued the meeting by discussing the 5G Network. He stated that Mayor and Council were not aware of it. The Secretary affirmed that she had communicated the matter to the Clerk but nothing had been done about it. Mr. Conley recommended that in the future anything sent to Mayor and Council should be put in writing or by resolution.

The meeting was continued by discussing proposed locations for the communication towers. Board Professional Conley recommended the development of site standards. He described what would be the process of the checklist and approvals for the said towers for the Board Members.

**NEW BUSINESS:** None.

**Recommendations from the Engineer:** Nothing further to report.

**Recommendations from the Solicitor:** None.

There was no correspondence to review before the Board.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 7:35 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Mr. Hudgins

SECONDED BY: Ms. Marra

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

*Monserrate Gallardo*

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Board Secretary