

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
PLANNING / ZONING BOARD
SUMMARY MINUTES
September 13, 2017**

REGULAR MONTHLY MEETING was called to order by Vice-Chair Sherby at 7:04 P.M.

MEMBERS PRESENT: Councilman Bennett (Mayor's Designee), Mr. Gaines, Mr. Keenan, Ms. Marra, and Vice-Chair Sherby.

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

MEMBERS ABSENT: Mr. Doran. Councilman Benson notified the Secretary via email that he would be unable to attend this meeting. Chairperson Fisher also notified the Secretary that she would be unable to attend this meeting. Mr. Hudgins notified the Secretary via phone that he would be unable to attend this meeting. Mr. Watson 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 18, 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.

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

APPROVAL OF THE MINUTES for August 9, 2017 as prepared by the Secretary was:

OFFERED BY: Councilman Bennett

SECONDED BY: Ms. Marra

ROLL CALL: 4 Voted In Favor

1 Abstained 0 Opposed

Mr. Keenan abstained.

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

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances: There is nothing to report on the zoning map and its related ordinances.

Board Professional Lewis Conley continued the meeting by reporting that there were no changes to the Farmland Preservation Maps. On another matter, he mentioned that Planning Grant Representatives will have a kick off meeting on October 25, 2017 here at the Borough Hall. He also reported that a draft letter was turned over to code enforcement regarding Applicant Robert Breunig. He stated that once the letter was approved it would be sent out. Regarding Family Dollar, he stated that they were still working out several issues with Pinelands. He stated that one of their main concerns is the establishment of a five (5) year written agreement for the maintenance of their alternate septic system which their attorney is in the process of completing.

The next topic that Board Professional Lewis Conley discussed was the Brian McEwing/Jodie Schweibinz Minor Subdivision Application. He also discussed the rule that the Department of Transportation had published regarding certain signs, and for which the Borough of Woodbine now had signs that needed approvals. He stated that the Borough of Woodbine had to clean up welcome signs from other advertising, and that the Department of Transportation had filed an amendment to their rule which now allowed bicycle signs to go up without approvals.

Board Professional Lewis Conley continued the meeting by mentioning the Eco Park and how Pinelands is now questioning the Borough's woodpecker study. A discussion was initiated regarding this matter. He concluded by mentioning a revision that occurred in the Pinelands Comprehension Management Plan. He stated that their report mentioned an increase in fees, among other items. He explained how good faith submissions of estimates were done and how the fees were going up an approximate twenty-five percent. He asked if anyone had any questions. No one had any questions.

NEW BUSINESS:

Administrative and Escrow Fees Ordinance

Ordinance No. 550-2015

Review

Board Professional Lewis Conley introduced the above ordinance and explained why the ordinance needed revising. He compared the above listed ordinance to those of Dennis and Middle Townships. He also mentioned the difference between Middle Township and Woodbine. A brief discussion was initiated. Board Professional Lewis Conley explained the different fees that were charged. Solicitor Russell explained the price comparison for "D" Variances.

More discussion took place on this matter including discussion on extra expenses that could potentially arise in an application process. Mr. Conley used the Azeez Museum Application as an example. He also explained the procedures in applications with regards to the use of performance bonds. He recommended that the same information should be reviewed by those who were not present at this meeting, and that the actual revising of the ordinance should be possibly done by a committee and not on a meeting night.

Recommendations from the Engineer: Nothing further to report.

Recommendations from the Solicitor: Nothing to report.

There was no correspondence to review.

There being no other official business to come before the Board, Vice-Chair Sherby called for a motion for adjournment at 7:49 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Councilman Bennett

SECONDED BY: Mr. Keenan

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

Monserate Gallardo-Rodriguez

Monserate Gallardo-Rodriguez
Board Secretary