

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
October 9, 2019**

REGULAR MONTHLY MEETING was called to order by Chairperson Fisher at 6:10 P.M.

MEMBERS PRESENT: Councilman Benson, Councilman Bennett (Mayor's Designee), Mr. Doran, Chairperson Fisher, Mr. Hudgins, Mr. Keenan, Ms. Marra, and Ms. Prettyman.

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

MEMBERS ABSENT: Mr. Gaines. Mr. Sherby notified the Secretary at the September 11, 2019 Meeting that he would be unable to attend this meeting because he would be away on vacation.

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.

Adequate notice for the public hearing of the Woodbine Master Plan was also provided for 10 days before the meeting date of the hearing by notifying the Atlantic City Press on September 23, 2019 and the Cape May County Herald on September 25, 2019 and by posting a copy of said notice on the Borough Website, as well as, having one copy on public display at 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.

NEW BUSINESS:

2019 Woodbine Master Plan/Presentation and Public Hearing/DCA Offices of Local Planning Services	Discussion/Action
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Chairperson Fisher read the Master Plan Checklist and the publication notice for the 2019 Master Plan Public Hearing. Then a motion was made and seconded to open the hearing to the public.

**A MOTION MADE AND SECONDED TO OPEN THE PUBLIC HEARING FOR THE WOODBINE
2019 MASTER PLAN was:**

OFFERED BY: Ms. Prettyman	SECONDED BY: Councilman Benson
ROLL CALL: 7 Voted In Favor	
0 Abstained 0 Opposed	

Mr. Hudgins was not present to vote.

Maria Connolly PP, AICP, staff member of the DCA Local Planning Services (LPS) began the meeting by introducing herself, and providing a summary of the Project of the scope of services completed since the initial determination that a Master Plan Reexamination was needed. She gave the dates for each step completed in the process. She explained the functions of a Master Plan and gave an overview of the different elements involved in the making of same. She also explained the purpose of a Master Plan and how it went from an

initial re-examination, to the need for the creation of a new Master Plan. She explained that a Working Committee was created to look at the goals and objectives of the new Master Plan.

She continued the hearing by reporting how the Master Plan had to be compatible with other state and other local plans. She briefly spoke of the existing conditions in the Borough including Eco-Tourism and Niche Market opportunities such as having antique shops. She also mentioned the possibility of connecting to sanitary sewer in the future.

She reported on the Land Use Element. She discussed the issues with some of the zones, the creating of new zones and of the correcting of the Zoning Map. She explained the Land Use Recommendations such as the expansion of the definition regarding campgrounds, and the discussion of the Airport Safety Zone.

Geoffrey Gray-Cornelius PP, AICP, another staff member of the DCA LPS, continued the meeting by testifying on the Population and Economics Element. He went over the recommendations listed for this element. Next, he went over the Transportation and Circulation Element, and discussed the recommendations for this element as well. Within the recommendations he mentioned was to adopt the Complete Streets Policy and Checklist located in Appendix A to ensure that as road improvements projects took place, bicycle and pedestrian concerns would be addressed. He moved forward to present the Community Facilities Element and mentioned the recommendations within that element.

Maria Connolly continued the hearing by presenting the Historic and Cultural Resources Element. She reviewed the recommendations listed for this element. She moved on to present the Conservation Element. She mentioned the recommendations listed for this element including that the Borough should be ready to expand when public sewer is available. She also spoke of the Rural Sustainability Element and how the Borough has already completed some of the goals in the Rural Sustainability Plan. She discussed the Housing Element. She stated that Woodbine should continue to implement the settlement agreement with the Fair Share Housing Center, during its third round by implementing ordinances as directed by the Court.

At this time, Ms. Connolly mentioned again that DCA LPS staff has drafted the new Master Plan consistent with other state and local Plans, and concluded with comments regarding the Appendices. She stated that she would welcome any comments or questions from the Board. Solicitor Russell was not able to be there at the beginning of the hearing, so he questioned if both Maria Connolly and Geoffrey Gray-Cornelius had been sworn in. They had not been sworn in so Solicitor Russell swore them in asking them if all they stated would be stated again. They both said they would state the same things over again if needed.

Councilman Bennett and other Board Members congratulated them on a job well done. Maria Connolly commented that she had received good response in the information she needed to create the new Master Plan. Board Professional Lewis H. Conley spoke of the importance of this new Master Plan and that now it was necessary to write the new Ordinances to go with it. He also discussed how important it was when the Borough went in search of funding for the future of Woodbine to implement the goals and objectives of said Master Plan. He asked the Board Members to pay attention to what is coming as the ordinances are written. He took a moment to thank the DCA LPS staff for the work they did in creating the new Master Plan. Maria Connolly mentioned that there would be a final copy in a couple of weeks. She thanked the Secretary for her help. The Master Plan hearing was now complete. Chairperson Fisher asked if there was anyone in attendance that wanted to speak in favor of or in opposition to the draft Master Plan. There were none.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 7:11 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Councilman Bennett

ROLL CALL: All Present Voted In Favor

SECONDED BY: Mr. Hudgins

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary