

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
December 8, 2021**

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

MEMBERS PRESENT: Councilman Bennett, Councilman Benson, Mr. Ciabatoni, Chairperson Fisher, Mr. Keenan, and Ms. Prettyman.

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

MEMBERS ABSENT: Mr. Gaines and Ms. Marra. Ms. Lees notified the Secretary via email 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. Sherby also notified via phone 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 20, 2021, 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 October 13, 2021, and November 10, 2021, as prepared by the Secretary was:

OFFERED BY: Councilman Bennett

SECONDED BY: Chairperson Fisher

ROLL CALL: 4 Voted in Favor

2 Abstained 0 Opposed

Councilman Benson and Mr. Keenan abstained.

ESCROW REPORT:

The Secretary reported on the Escrow Accounts.

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances

Board Professional Lewis Conley reported that he was waiting for DCA Local Planning Services Staff to submit ordinance documents. He stated that he was communicating with them. He also reminded DCA Staff that they should be updating the zoning map. He reported that all the Cannabis Ordinances have been implemented. He stated all ordinances will be codified as received. He commented on the process for introducing the ordinances and who would be involved in the review process. He briefly discussed that climate change did not have to be included in the Master Plan. He discussed the new regulations regarding same.

He continued the meeting by commenting on the Cannabis Ordinances and the process they were going through. The Secretary read an email she received from a person interested in having a Cannabis business. Solicitor Russell also commented on this matter. The Secretary commented that licensing would not allow for the opening of Cannabis Stores, but it was only for the purpose of growing Cannabis. Mr. Conley explained the difficulty of the application process.

Mr. Conley continued by reporting regarding the newest development with 2101 Associates. He explained all that still needed to be done by the Applicant to receive the Certificate of Occupancy he was requesting. A discussion on ownership of the property was initiated regarding this matter. Mr. Conley commented on how important it had been to keep a running report on this application, especially now that a possible inspection may be needed. Mr. Conley commented on some of the things that should have been done on the property in question. He commented on all the documents he had ready regarding same.

Ms. Prettyman questioned why Councilman Benson's application was still on the report. Mr. Conley addressed her question. Councilman Benson commented that the application was complete.

Mr. Conley introduced Brian Prohowich, Engineer representing Van Note Harvey Associates to the Board. He was welcomed by the Board Members. The 2022 Annual Land Use Board Meeting Dates were briefly looked at and no conflict was seen with any of them.

NEW BUSINESS: None.

Recommendations from the Engineer: None.

Recommendations from the Solicitor: None.

The Secretary read a resignation letter from Vice-Chair George Sherby. A discussion regarding the future Selection of Officers was initiated by the Board. Mr. Conley reported on a workshop that he attended at the League of Municipalities.

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 7:47 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Councilman Bennett

SECONDED BY: Chairperson Fisher

ROLL CALL: All Present Voted in Favor

Respectfully submitted,

Monserrate Gallardo

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Board Secretary