

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
December 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. Hudgins, Mr. Keenan, and Ms. Prettyman.

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

MEMBERS ABSENT: Mr. Gaines and Ms. Marra. Councilman Benson notified the Secretary via email that he would be unable to attend this meeting. Vice-Chair Sherby notified the Secretary via phone that due to illness, 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 November 13, 2019 as prepared by the Secretary was:

OFFERED BY: Mr. Hudgins

SECONDED BY: Mr. Keenan

ROLL CALL: 5 Voted In Favor

0 Abstained 0 Opposed

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

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances: Board Professional Lewis Conley reported regarding the adoption of the 2019 Woodbine Master Plan. He stated that the Secretary would send a copy of said Master Plan to the required agencies.

NEW BUSINESS:

LUB Annual Meeting Dates for Year 2020

Review

The Secretary introduced the Land Use Board Annual Meeting Dates for the Year 2020 for review. She mentioned that there was a conflict in November 2020 as the meeting date fell on Veteran's Day. Solicitor Russell recommended to leave the meeting date as is and revisit it again in October 2020. A discussion was initiated regarding this matter. It was determined by the Board that it may be cancelled if no applications come in for that month.

Jeff Doran

Letter of Resignation

Chairperson Fisher read the letter of resignation sent in by Mr. Doran.

Board Professional Lewis Conley continued the meeting by addressing a request for a zoning change at 1665 Washington Avenue. He described the situation for the Board and recommended that the person making the request should file a zoning application. The Secretary agreed that having the person making the request start by filing a zoning application was a good recommendation. Some discussion occurred regarding this matter. Solicitor Russell summarized the situation for the Board. Mr. Conley felt that this would create a good procedure for such requests coming in to the Land Use Office. Other types of situations were discussed.

Ms. Prettyman questioned what was still left to do regarding the Robert Breunig application. Mr. Conley addressed her question. He commented on several concerns regarding said application. Chairperson Fisher asked Mr. Conley if he had seen the new regulations from DEP regarding the use of soils and fill materials at construction sites. She read the article regarding same. Afterwards, she discussed what the article meant. A discussion was initiated regarding this matter. Chairperson Fisher discussed what would happen if sewer came to town. Other scenarios were discussed.

Mr. Hudgins continued the meeting by stating he noticed that Mr. Sullivan was moving his cars onto his property on Route 550. Ms. Prettyman also commented on the amount of jeeps piling up at Ziggy's property. Solicitor Russell cautioned on discussion of any property on record.

Councilman Bennett continued the meeting by stating that Land Use Guide Books would be ordered for the Board Members. He stated it was currently in the process.

Recommendations from the Engineer: None.

Recommendations from the Solicitor: None.

There was no correspondence to review before the Board. The Secretary stated that the Mayor had given copies of the Pine Barrens Byway Booklet for Board Members to review.

AUDIENCE PARTICIPATION: 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 7:50 P.M. The Secretary wished everyone a Happy Holiday.

MOTION FOR ADJOURNMENT:

OFFERED BY: Councilman Bennett

SECONDED BY: Mr. Hudgins

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary