

**BOROUGH OF WOODBINE  
COUNTY OF CAPE MAY  
PLANNING / ZONING BOARD  
SUMMARY MINUTES  
July 14, 2011**

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

The Chairman led the Board to the Pledge of Allegiance.

Adequate notice of this meeting was provided in compliance with the Open Public Meeting Act by notifying the Atlantic City Press on January 25, 2011 and March 23, 2011, 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.

**MEMBERS PRESENT:** Mayor Pikolycky, Councilman Benson, Councilwoman Mary Helen Perez (Mayor's Designee), Chairman Bennett, Vice-Chairman Zenyuk, Mr. Craig, and Mr. Sturm.

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

**MEMBERS ABSENT:** Ms. Fisher, Mr. Fitzgerald, Mr. Player and Ms. Suthard. Mr. Doran notified the Secretary via email that he would be unable to attend this meeting. Mr. Burns notified the Chairman that he would be unable to attend this meeting. Mr. Petro notified via phone that he would be unable to attend this meeting.

**APPROVAL OF THE MINUTES** for June 9, 2011 as prepared by the Secretary was:

OFFERED BY: Vice-Chairman Zenyuk

SECONDED BY: Mr. Sturm

ROLL CALL: 4 Voted In Favor

2 Abstained 0 Opposed

Mayor Pikolycky voted on the minutes. The Mayor's Designee was not available at this time to vote.

**ESCROW REPORT:** The Secretary informed the Board regarding the Regular and Pinelands Escrow Reports. She reported that Robert Breunig would receive a refund on his application submission once it was processed through the next council meeting, and that the First Baptist Church would proceed forward with their application once litigation concerning their application was finalized.

**NEW BUSINESS:**

Sharon Schellinger

**Extension Request Review**

Application No. 1-6-09

Block 121 Lot 1

418 Heine Avenue

Proposed Minor Subdivision

At this time, Mr. Conley recommended the review of the above listed request. Chairman Bennett introduced the request. Mr. Conley gave a brief history regarding this application. A discussion was initiated regarding this request. Solicitor Daniels informed the Board of the options they had in taking a vote. He recommended that this should be the last time that the applicant's request for an extension should be granted. A motion was made and seconded that this extension request be approved but, no further extensions be given for this previously approved minor subdivision.

**MOTION TO APPROVE GRANTING A THIRD AND FINAL SIX MONTH EXTENSION REQUEST FROM SEPTEMBER 8, 2011 TO MARCH 8, 2012 FOR A PREVIOUSLY APPROVED MINOR SUBDIVISION AS SET FORTH IN RESOLUTION NO. 3-9-09 FOR APPLICANT SHARON SCHELLINGER APPLICATION NO. 1-6-09 ON BLOCK 121 LOT 1 ALSO KNOWN AS 418 HEINE AVENUE IN THE BOROUGH OF WOODBINE was:**

OFFERED BY: Councilman Benson

SECONDED BY: Mr. Craig

ROLL CALL: 5 Voted In Favor

0 Abstained 1 Opposed

Eco-park

**Brain Storming Session**

Mr. Conley continued the meeting by reviewing the draft ordinances for the Airport Light Industrial Manufacturing (ALIM) Zone as well as the Light Industrial Manufacturing (LIM) Zone. It was a continuation of the presentation given by Mr. Zumpino and himself at the last Planning / Zoning Board Meeting. He began a brainstorming session by speaking regarding the possible uses for these zones. A discussion was initiated regarding this topic. He questioned the Board on what kind of things could be located in the proposed airside of the airport. The discussion continued on this matter. Councilman Benson recommended a future discussion with airport engineers.

The meeting was continued by discussing the matter of the Eco-park itself. The possible permitted uses were reviewed. Technical teaching sites were discussed as well as possible roadways, and business locations. The discussion moved on to the proposed size of lots in the proposed Eco-park. In the ALIM Zone, Mr. Conley discussed the possibility of condominiumizing. The review by the Board of possible permitted uses was continued. After the review was concluded, Mr. Conley agreed to develop an outline of the brainstorming discussion for Mr. Zumpino to be submitted by the next meeting date.

Pinelands Land Use Modifications

**Ordinance Review for Consistency with the CMP**

Board Professional Conley introduced the above listed information for review. He walked the Board Members through the information expounding on details and definitions, as well as, showing them the revisions proposed. He also spoke at length regarding clustering in certain zones, and the Pinelands Density Transfer Program. After the review was concluded, Solicitor Daniels informed the Board Members on voting regarding the revisions, and stated that he would put together a resolution after the fact. A motion was made and seconded to approve sending the proposed revisions to Mayor and Council along with the resolution for their final review and possible adoption.

**MOTION TO APPROVE FORWARDING TO MAYOR AND COUNCIL THE PINELANDS LAND USE MODIFICATIONS AS REVIEWED BY THE PLANNING / ZONING BOARD OF ADJUSTMENT ALONG WITH THE APPROVED RESOLUTION MEMORIALIZING THE DECISION was:**

OFFERED BY: Mr. Craig

SECONDED BY: Vice-Chair Zenyuk

ROLL CALL: 5 Voted In Favor

0 Abstained 0 Opposed

Councilman Benson had to leave the meeting early and was not able to vote on this matter.

**UNFINISHED BUSINESS:**

**Zoning Map and Related Ordinances** – Except for the reviews done, there was nothing further to report.

**Recommendations from the Engineer:** Board Professional Lewis Conley spoke on Assembly Bill A3992 and Senate Bill S2887 regarding the regulation of energy solar systems.

**Recommendations from the Solicitor:** Nothing to report.

There being no other official business to come before the Board, Chairman Bennett called for a motion for adjournment at 8:41 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Vice-Chairman Zenyuk

ROLL CALL: All Present Voted In Favor

SECONDED BY: Mr. Sturm

Respectfully submitted by:

*Monserrate Gallardo*

Monserrate Gallardo  
Board Secretary