

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
May 14, 2025**

REGULAR MONTHLY MEETING was called to order by Chairperson Fisher at 6:05 P.M.

MEMBERS PRESENT: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Chairperson Fisher, Vice-Chair Lees, Mr. Petro, Mr. Phillip, and Councilwoman Prettyman.

Also, in attendance were Solicitor Jon Batastini (via phone), Board Professional, Lewis H. Conley, and Board Secretary Monserrate Gallardo.

MEMBERS ABSENT: Mr. Owens.

Adequate notice of this meeting was provided in compliance with the Open Public Meeting Act by notifying the Cape May County Herald on January 15, 2025, and by posting a copy of said notice on the Lobby Bulletin Board, of the Borough Hall and on the Borough Website.

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 April 9, 2025, as revised by the Secretary was:

OFFERED BY: Mr. Louis Ciabaton

SECONDED BY: Mr. Petro

ROLL CALL: 8 Voted in Favor

2 Abstained 0 Opposed

Ms. Becica and Councilwoman Prettyman abstained.

UNFINISHED BUSINESS:

Board Professional Lewis H. Conley Jr. reported regarding Mr. Breunig's application. He stated that he was still waiting on the County Planning Board's comments. He also reported on Mr. Gomez's application. He stated that he deemed his application complete upon his attorney's submission of needed documents. He also stated that the application was now ready to be heard at the June 11, 2025, Land Use Board Meeting.

He continued the meeting by commenting on the 1453 Fried LLC Application. The Secretary informed the Board that the property had been sold. Solicitor Batastini recommended that correspondence be sent to the new owner to see if they would consider withdrawing the application if it was not going to be pursued. A discussion was briefly initiated regarding this application. Board Professional Lewis H. Conley Jr. agreed with Solicitor Batastini that correspondence should be sent to the new owner. The last application Mr. Conley discussed was regarding the Homestead Heritage Day Care Center application. The Secretary informed the Board that the Applicant had been in to see her to see how they could be refunded the balance of their escrow money.

NEW BUSINESS: None.

Recommendations from the Engineer: Board Professional, Lewis H. Conley Jr. discussed the 200 ft. list that are done for applications, and how they relate to Daniel's Law. He questioned if the Borough had any rules in place regarding this matter. The Secretary mentioned an incident that occurred with Ms. Childs.

Mr. Batastini recommended that names should no longer be provided on the 200 ft. list. Solicitor Batastini caution against using personal emails for Borough work as well. Councilwoman Prettyman recommended that a formal request be made to the Borough to see if Borough emails can be provided to the Board Members.

Recommendations from the Solicitor: Solicitor Batastini discussed something that Mayor Pikolycky had requested be discussed at the meeting. He discussed an area in the Borough that had been labeled a PA 5 designation. He stated that the Borough was now pursuing to convert it to a PA 2 area. He explained the difference between the two designations. Harry Ciabatonni questioned if this was something that should be addressed at this time. Board Professional Lewis H. Conley Jr. explained how the area in question became a PA 5 but that it was good to pursue changing it. He stated that it was done through the plan endorsement process. He stated that the response could be seen on the website. Chairperson Fisher asked who had the final decision on this matter. Mr. Conley addressed her question.

There was no correspondence to review before the Board.

Jose Gomez, resident at 553 Adams Avenue, questioned the Board regarding the fees that were being charged for the submission of his amended application. He explained what he was trying to do and wanted to know what was the purpose of the variance that he was required to file. Mr. Conley explained the reason why he had to file the variance. Mr. Gomez discussed his frustration with the process. Solicitor Batastini cautioned that the Board could not at this time discuss his application that had not yet been heard.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 6:35 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Councilwoman Prettyman
ROLL CALL: All Present Voted in Favor

SECONDED BY: Ms. Childs

Respectfully submitted by:

Monserate Gallardo

Monserate Gallardo
Board Secretary