

BOROUGH OF WOODBINE
BOROUGH COUNCIL MEETING
501 Washington Avenue
Woodbine, NJ 08270
7:30 PM

Thursday, March 06, 2025

REGULAR MEETING
MINUTES

Mayor Pikolycky called the meeting to order at 7:30 pm

CALL TO ORDER

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of March 06, 2025, was included in a list of meeting notice sent to The Press of Atlantic City and the Cape May County Herald on January 9, 2025, and advertised in said newspapers on January 22, 2025, and January 18, 2025, respectively, posted on the bulletin board in the municipal building on January 8, 2025 and has remained continuously posted as the required notices under the statute. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk.

Proper notice having been given, the Municipal Clerk is directed to include this statement in the minutes of this meeting.

PLEDGE OF ALLEGIANCE- Mayor Pikolycky led the assembly in the Pledge of Allegiance.

ROLL CALL- Mayor Pikolycky called for a roll call.

Council Member	Present	Absent
Councilman Ortiz	☒	☐
Councilman Johnson	☒	☐
Councilman Bennett	☒	☐
Councilwoman Perez	☒	☐
Councilwoman Prettyman**	☒	☐
Councilman Cruz	☐	☒
Quorum:	5	1

**** Via Telephone**

Also Present:

Mayor William Pikolycky

Borough Solicitor Richard Tonetta, Esq

Borough Engineer, Bruce Graham**

Borough Special Engineer Jim Verna, Van Note-Harvey Associates

Consolidated Land Use Board, Lewis Conley- Van Note Harvey Associates
Borough Acting Clerk Laurie Boyd

Mayor Pikolycky called for the approval of the minutes.

APPROVAL OF MINUTES- December 05, 2025

Motion for:	Approval of the Consent Agenda					
Vote Taken By:	☒ Roll Call		☐ Voice		☐ Other:	
Roll Call	Motion	Second	Yes	No	Abstain	Absent
Councilman Ortiz	☒	☐	☒	☐	☐	☐
Councilman Johnson	☐	☐	☒	☐	☐	☐
Councilman Bennett	☐	☒	☒	☐	☐	☐
Councilwoman Perez	☐	☐	☒	☐	☐	☐
Councilwoman Prettyman	☐	☐	☒	☐	☐	☐
Councilman Cruz	☐	☐	☐	☐	☐	☒
Mayor Pikolycky [☒ Tie Vote Not Required]			☐	☐	☐	☐
Decision:	APPROVED			5 -- 0 -- 0 -- 1		

APPROVAL OF MINUTES- December 19, 2025

Motion for:	Approval of the Consent Agenda					
Vote Taken By:	☒ Roll Call		☐ Voice		☐ Other:	
Roll Call	Motion	Second	Yes	No	Abstain	Absent
Councilman Ortiz	☐	☐	☒	☐	☐	☐
Councilman Johnson	☐	☐	☒	☐	☐	☐
Councilman Bennett	☐	☒	☒	☐	☐	☐
Councilwoman Perez	☒	☐	☒	☐	☐	☐
Councilwoman Prettyman	☐	☐	☒	☐	☐	☐
Councilman Cruz	☐	☐	☐	☐	☐	☒
Mayor Pikolycky [☒ Tie Vote Not Required]			☐	☐	☐	☐
Decision:	APPROVED			5 -- 0 -- 0 -- 1		

APPROVAL OF MINUTES- January 07, 2025

Motion for:	Approval of the Consent Agenda					
Vote Taken By:	☒ Roll Call		☐ Voice		☐ Other:	
Roll Call	Motion	Second	Yes	No	Abstain	Absent
Councilman Ortiz	☐	☒	☒	☐	☐	☐
Councilman Johnson	☐	☐	☒	☐	☐	☐
Councilman Bennett	☒	☐	☒	☐	☐	☐
Councilwoman Perez	☐	☐	☒	☐	☐	☐
Councilwoman Prettyman	☐	☐	☒	☐	☐	☐
Councilman Cruz	☐	☐	☐	☐	☐	☒
Mayor Pikolycky [☒ Tie Vote Not Required]			☐	☐	☐	☐
Decision:	APPROVED			5 -- 0 -- 0 -- 1		

PRESENTATION REGARDING ORDINANCE 633-2024- LEWIS CONLEY, PLANNER-CONSOLIDATED LAND USE BOARD

(Tonetta) Gave overview of the history of the ordinance. (Conley) Testified to the ordinance content and necessity of zoning change.

SECOND READING AND ADOPTON: ORDINANCE 633-2024 BY TITLE ONLY: AN ORDINANCE AMENDING ORDINANCE 606-2022, AS AMENDED, CHAPTER 26, SECTION 26-4.12, ENTITLED LIGHT INDUSTRIAL MANUFACTURING (LIM), SO AS TO REMOVE ASPHALT MANUFACTURING FACILITIES AS A PERMITTED USE THEREIN, TO SET FORTH ASPHALT AND CONCRETE MANUFACTURING FACILITIES AS CONDITIONAL USES IN THE LIGHT INDUSTRIAL ZONE AND SET STANDARDS THEREFORE AND TO CHANGE THE BOUNDARIES OF THE LIGHT INDUSTRIAL ZONE BY THE ADDITION OF CERTAIN LOTS THERETO

PUBLIC HEARING ORDINANCE 633-2024

Mayor Pikolycky opened the Public Hearing on Ordinance 633-2024. Members of the public commented.

Kristen Sorensen-1356 De Hirsch- Asked council to keep the zoning as R-1 rather than changing to Light Industrial. Commented adjacent lots are residential.

Matthew Hoke- 14 Pacific- Ocean World residents would like to keep the lots zoned as residential. Asked about the acreage of the contiguous lots.

Jane Player- 151 Fidler Hill – Asked if she could make a motion to amend the ordinance to increase the amount of acreage needed as a buffer.

Andrew Haley- 1285 Friedrichstadt- Questioned the buffer area if a large industrial plant is approved.

47 Dogwood- Expressed that people will want to develop lots in question and keep it the zoning residential.

Mike Micalonis- Ocean World VP- Expressed that residents of Ocean World are opposed to ordinance. Asked if borough has the intent of selling the properties.

Walt- 252 Oak St- Requested the area left as residential.

Susan Peretta- Site 16 Ocean World- Questioned what would be allowed in the zone and what reporting is concerned.

Marie Dempsey- Ivy St- Questioned the amount of acreage in each of the lots.

Kelly- Ivy St- Asked prohibiting any building on that area

Susan Walker- 1285 Friedrichstadt- Questioned how long it would take to sell municipal property.

George Sherby- De Hirsch Ave- Commented that the Borough is staying ahead of a potential property.

Hagenbush- 69 Pacific- Questioned that the Borough's intent to sell the property for tax revenue.

Councilman David Bennet- Commented on his experience in working on the Master Plan and the process of determining the zoning for the area.

David Hoak-Ocean World- Ocean World taxpayers do not want the zoning change.

Mayor Pikolycky- Commented on decisions being made by council for the best interest of the community.

Council President Ortiz- Commented on council abiding by the rules and working for the good of the community.

Solicitor Tonetta- Informed council and public on the process of purchasing Borough owned property.

Mayor Pikolycky made a motion to table the public hearing Motion- Johnson Second-Perez.

Motion for:	Table Public Hearing on Ord 633-2024					
Vote Taken By:	☒ Roll Call		☐ Voice		☐ Other:	
Roll Call	Motion	Second	Yes	No	Abstain	Absent
Councilman Ortiz	☐	☐	☒	☐	☐	☐
Councilman Johnson	☒	☐	☒	☐	☐	☐
Councilman Bennett	☐	☐	☒	☐	☐	☐
Councilwoman Perez	☐	☒	☒	☐	☐	☐
Councilwoman Prettyman	☐	☐	☒	☐	☐	☐
Councilman Cruz	☐	☐	☐	☐	☐	☒
Mayor Pikolycky [☒ Tie Vote Not Required]			☐	☐	☐	☐
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PUBLIC HEARING ORDINANCE 634-2025

Mayor Pikolycky opened the public hearing for Ordinance 634-2025. No member of the public commenting Mayor Pikolycky closed the public hearing.

SECOND READING AND ADOPTON ORDINANCE 634-2025 BY TITLE ONLY:
ORDINANCE 634-2025 BOND ORDINANCE OF THE BOROUGH OF WOODBINE
AMENDING AND RESTATING IN ITS ENTIRETY BOND ORDINANCE NO. 605-2022
ADOPTED ON MAY 5, 2022, BY THE BOROUGH OF WOODBINE, IN THE COUNTY OF
CAPE MAY, NEW JERSEY, APPROPRIATING FIVE MILLION TWO HUNDRED
TWENTY-THREE THOUSAND DOLLARS (\$5,223,000) AND AUTHORIZING UP TO FIVE
MILLION TWO HUNDRED TWENTY-THREE THOUSAND DOLLARS (\$5,223,000)
AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS OR NOTES
OF THE BOROUGH OF WOODBINE, COUNTY OF CAPE MAY NEW JERSEY FOR THE
CONSTRUCTION OF VARIOUS CAPITAL IMPROVMENTS TO THE BOROUGH'S
SANITARY SEWER SYSTEM AND TO SPECIFY THE SOURCES OF FUNDING FOR
SUCH IMPROVEMENTS

Motion for:	Table Public Hearing on Ord 634-2025					
Vote Taken By:	☒ Roll Call		☐ Voice		☐ Other:	
Roll Call	Motion	Second	Yes	No	Abstain	Absent
Councilman Ortiz	☐	☐	☒	☐	☐	☐
Councilman Johnson	☒	☐	☒	☐	☐	☐
Councilman Bennett	☐	☐	☒	☐	☐	☐
Councilwoman Perez	☐	☒	☒	☐	☐	☐
Councilwoman Prettyman	☐	☐	☒	☐	☐	☐
Councilman Cruz	☐	☐	☐	☐	☐	☒
Mayor Pikolycky [☒ Tie Vote Not Required]			☐	☐	☐	☐
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UNFINISHED BUSINESS

County Water Quality Management Plan- (Graham) Part of the Cross Acceptance Plan. Hearing at County Administration Building for public comment March 26, 2025. (Mayor) All parties (Pinelands) State, County and Borough come together to decide the best course of action.

Open Space Eco-Park- Jake's Law Playground (Verna) Prices being compiled by contractor for the changes in the scope of work and equipment. Project on hold until prices are received.

Mobile Carrier Projects at Water Tower

(1) Dish Network- No change. Project still on hold.

(2) Verizon Wireless Lease (Graham) Approved lease was signed by Verizon Next step is finalizing construction plans.

USDA Projects

(1) Water Project- Phase 1B- (Verna) Contractor is working to getting documents together for closeout.

a. SKADA System/T-Mobile

(2) Asset Management Plan- (Verna) No Change. Have to complete for IBank funding. Working with RCAP Solutions on plan and also with a cyber security plan.

(3) Sewer Project (Verna) Phase 1A is with USDA. Working on a dry permit for USDA authorization for work to begin.

(4) Hat Factory Property (ECWAG)

a. Subdivision (Graham) Waiting for Pinelands decision on Subdivision

I Bank Funding Application Status- (Verna) Survey work, Environmental Impact statements, and engineering has started.

Adams Avenue/Franklin Streetscape Project- (Verna) Project substantially complete, but waiting on weather for seeding and line striping

Clay Street/Madison Avenue Project- (Verna) In closeout phase.

Madison Avenue Bet. Webster St & DeHirsch Ave- (Verna) Bid Opening scheduled. Waiting on DOT approval for bid opening.

NJDOT LTPF: Railroad Trestle Bridge Project- (Graham) Bids received and awarded. waiting for DOT approval and notice to proceed.

DOT Sumner Avenue Bikeway- (Verna) In closeout phase.

DOT Pavement Preservation Pilot Program-(Verna) In closeout phase with DOT

Landfill Redevelopment Zone – Solar Project (Graham) NexAmp is working on lease agreement.

Lincoln and Franklin Avenue Parks-

1. Playground Equipment Project Phase II- Spring Start within two weeks.

Escrow Account Activity- (Verna) Replenishment amounts are being requested.

Asphalt Preservation DOT Roadway Survey- (Graham) Vendor has collected all the information. An update meeting has been scheduled.

EPA Brownfields Grant-(Graham) Need to meet with Taylor Wiseman Taylor regarding the project.

DEP Leafing Out Grant Plan- (Graham) Reached out to DEP for approval of hiring Colliers International for

** 9:15 PM Solicitor Richard Tonetta left the meeting.

Community Center Emergency Roof Replacement- Completed.

Rt 550/Washington Ave Reconstruction Woodbine/CMC Project- (Verna) Finished survey work will generate base maps and share with GPI.

USDA Airport Redevelopment Zone Grant- (Graham) No update

SOLICITOR'S REPORT

- (1) COAH-
- (2) NJDEP Assignment of Municipal Stormwater from Tier B to Tier A- (Verna) Meeting scheduled with state to discuss alternatives to the reassignment
- (3) Madden and Madden reimbursement

RESOLUTIONS-CONSENT AGENDA

Mayor Pikolycky asked for a motion to approve the consent agenda. Motion by Councilman Ortiz, seconded by Councilman Johnson

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Councilman Johnson	☐	☐	☒	☐	☐	☐
Councilman Bennett	☐	☐	☒	☐	☐	☐
Councilwoman Perez	☒	☐	☒	☐	☐	☐
Councilwoman Prettyman	☐	☐	☒	☐	☐	☐
Councilman Cruz	☐	☐	☐	☐	☐	☒
Mayor Pikolycky [☒ Tie Vote Not Required]			☐	☐	☐	☐
Decision:	APPROVED			5 -- 0 -- 0 -- 1		

RESOLUTIONS- BY CONSENT AGENDA	
Resolution No.	Description
03-52-2025	RESOLUTION AUTHORIZING THE BOROUGH OF WOODBINE TO RECEIVE FY 2026 COMMUNITY PROJECT FUNDING ON BEHALF OF WOODBINE AMERICAN LEGION POST 298 FOR IMPROVEMENTS TO THE AMERICAN LEGION FACILITY
03-53-2025	AUTHORIZING EXECUTION OF A COMMUNITY SERVICE AGREEMENT WITH RCAP SOLUTIONS FOR TECHNICAL ASSISTANCE RELATING TO THE BOROUGH OF WOODBINE'S STORMWATER MANANGEMENT SYSTEM

ENGINEER'S REPORT –

NEW BUSINESS

- 2025 Transportation Alternative Grant Application-(Graham) In discussion with GPI
- NJDOT FY25 AIP Grant-Airport- \$528,013.09
- State Development and Redevelopment Plan Public Meeting March 26, 2025 2pm,-4pm
County Administration Building CMCH
- Movie Filming March 10-14, 2025
- 5th annual NAACP Freedom Fund Awards March 15, 2025- 5 pm Wildwood Convention
Center- Councilwoman Perez Honoree.
- Cape May County League Meeting – March 24, 2025, 5:00 pm, The Whitebrier
Restaurant – 260 20th Street, Avalon, NJ 08202 RSVP by 3/15
- ACUA Recycle Can Upgrade begins April 1, 2025
- Community Forestry Management Plan

COMMITTEE REPORTS

Public Works; Buildings & Grounds [Chairman Bennett]: Nothing further to report.

Health, Education, Human Services [Chairman Prettyman]: Question regarding change of agenda order

Public Safety & Courts [Chairman Cruz]: Absent

Community Affairs & Grants [Chairman Ortiz]: No Report

Property & Small Business [Chairman Johnson]: Absent

Revenue & Finance [Chairwoman Perez]: No Report
(Mayor P) Congratulated Councilwoman Perez on receiving the NCAAP Freedom Award.

PUBLIC COMMENT-

Mayor Pikolycky called for public comment.

George Sherby of DeHirsch Ave questioned the American Legion funding through
Congressionally Directed Spending and if there is any expense to the borough.
He also asked about the accesses to the bikepath being closed off.

PAYMENT OF BILLS-

Mayor Pikolycky called for a motion to pay bills. Motion Councilman Johnson Second
Councilman Bennett

Motion for:	Motion to Pay Bills					
Vote Taken By:	☒ Roll Call		☐ Voice		☐ Other:	
Roll Call	Motion	Second	Yes	No	Abstain	Absent
Council President Ortiz	☐	☐	☒	☐	☐	☐
Councilman Johnson	☒	☐	☒	☐	☐	☐
Councilman Bennett	☐	☒	☒	☐	☐	☐
Councilwoman Perez	☐	☐	☒	☐	☐	☐
Councilman Prettyman	☐	☐	☒	☐	☐	☐
Councilman Cruz	☐	☐	☐	☐	☐	☒
Mayor Pikolycky [☒ Tie Vote Not Required]			☐	☐	☐	☐
Decision:	APPROVED			5-- 0 -- 0 -- 1		

ADJOURNMENT

Mayor Pikolycky called for a motion for adjournment. Motion Council President Ortiz, Second Councilman Johnson

Motion for:	Motion for Adjournment					
Vote Taken By:	☒ Roll Call		☐ Voice		☐ Other:	
Roll Call	Motion	Second	Yes	No	Abstain	Absent
Council President Ortiz	☐	☐	☒	☐	☐	☐
Councilman Johnson	☐	☒	☒	☐	☐	☐
Councilman Bennett	☐	☐	☒	☐	☐	☐
Councilwoman Perez	☒	☐	☒	☐	☐	☐
Councilman Prettyman	☐	☐	☒	☐	☐	☐
Councilman Cruz	☐	☐	☐	☐	☐	☒
Mayor Pikolycky [☒ Tie Vote Not Required]			☐	☐	☐	☐
Decision:	APPROVED			5-- 0 -- 0 -- 1		

Meeting adjourned at 8:48pm.

Laurie E. Boyd, Acting Borough Clerk
Date: June 11, 2025

Approved for Release: June 19, 2025