

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

Thursday, March 20, 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 20, 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:	6	0

**** Via Telephone**

Also Present:

Mayor William Pikolycky

Borough Engineer, Bruce Graham**

Borough Airport Engineer Kan Liu, PE, DY Consultants

Borough Special Engineer Jim Verna, Van Note-Harvey Associates

Borough Grant Consultant Michael Zumpino, Triad Associates
 Borough Grant Consultant Todd Noon, Triad Associates**
 Acting Borough Clerk Laurie Boyd
 Consolidated Land Use Board, Lewis Conley- Van Note Harvey Associates

RESOLUTIONS

RESOLUTION	
Resolution No.	Description
03-54-2025	AUTHORIZING THE READING OF THE 2025 BUDGET BY TITLE ONLY

Motion for:	RESOLUTION 03-54-2025 AUTHORIZING THE READING OF THE 2025 BUDGET BY TITLE ONLY					
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			6 -- 0 -- 0 -- 0		

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.

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

Motion for:	Continue 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]			☐	☐	☐	☐
Decision:	APPROVED			5 -- 0 -- 0 -- 1		

FIRST READING: ORDINANCE 635-2025 BY TITLE ONLY: CALENDAR YEAR 2025 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

Mayor Pikolycky asked for a motion to accept Ordinance 635-2025. Motion- Ortiz. Second- Bennett

Motion for:	ORDINANCE 635-2025 BY TITLE ONLY: CALENDAR YEAR 2025 MODEL ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)					
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			6 -- 0 -- 0 -- 0		

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. (Conley)) All parties (Pinelands) State, County and Borough come together to decide the best course of action for Master Plans for all entities.

Open Space Eco-Park- Jake's Law Playground (Graham) Contract awarded and work started. Pause in construction to get updated pricing for and delivery of centerpiece. (Verna) Will hear back from contractor on latest pricing and will revisit the project cost.

Mobile Carrier Projects at Water Tower

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

(2) Verizon Wireless Lease (Graham) Verizon is finalizing construction plans.

USDA Projects

- (1) Water Project- Phase 1B- (Verna) Plans submitted plans to USDA. Making adjustments for signed and sealed copies that will be sent to USDA in a week. Project for dehumidification and epoxy coating. This will exhaust the final funding on the grant.
- (2) Asset Management Plan- (Graham) Cyber security plan is in process of being finalized.
- (3) Sewer Project (Verna) Plans and specifications submitted to USDA for approval.
- (4) Hat Factory Property (ECWAG)
 - a. Subdivision (Graham) Additional comments from Pinelands received and being addressed.

I Bank Funding Application Status- (Zumpino)

Adams Avenue/Franklin Streetscape Project- (Verna) Requested contractor schedule for line striping and reseeding.

Clay Street/Madison Avenue Project- (Verna) Contractor submitting post construction submittals and measurement. Closeout documents being drawn up.

Madison Avenue Bet. Webster St & DeHirsch Ave- (Verna) Bid opening set for April 9, 2026.

Answering comments on the drawing. (Graham) Requesting an extension of time on 2023 funding in the event there is an issue.

NJDOT LTPF: Railroad Trestle Bridge Project- (Graham) Waiting on DOT approval to execute contracts.

DOT Sumner Avenue Bikeway- (Verna) In closeout phase. Looking for final payment voucher.

DOT Pavement Preservation Pilot Program-(Verna) In closeout phase with DOT. Material certifications from contractor received. Processing final change order.

Landfill Redevelopment Zone – Solar Project (Graham) Redevelopment agreement in process.

Todd Noon of Triad Associates gave a report on the funding balances and drawdown actions on the projects.

Lincoln and Franklin Avenue Parks-

1. Playground Equipment Project Phase II- Installation begun

Mayor Pikolycky questioned the DOT TAP Grant progress.

Escrow Account Activity- (Graham) No issues.

Asphalt Preservation DOT Roadway Survey- (Graham) 55% complete for analysis.

EPA Brownfields Grant-(Graham) Met with Tom Maher of TWT to discuss next steps and potential start dates. Updated on the various cites and what is needed.

DEP Leafing Out Grant Plan- (Graham) In process.

Community Forestry Management Plan (Bennett) No update

Rt 550/Washington Ave Reconstruction Woodbine/CMC Project- (Pikolycky) Updated on the meeting with Cape May County and reconstruction project timeline

Borough Redevelopment Zone (Zumpino) Decision to look at the entire town as a redevelopment area rather than the airport as first considered.

Zumpino- The Borough is supporting the Woodbine American Legion with an application in their attempt to obtain funding from Congressionally Directed Spending.

Zumpino- The New Jersey EDA is offering funding for cannabis businesses through the borough. The program is called C-Pace. The new cannabis business that is working toward locating in the borough is asking that council consider the program. Discussion ensued.

Pikolycky- Woodbine Elementary School, Mayor Pikolycky, Councilwoman Prettyman, and Department of Education met to discuss a report done on the Woodbine, Upper Township and Dennis Township schools. Woodbine Elementary School is applying for capital projects.

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

ENGINEER'S REPORT –

NEW BUSINESS

- 2025 Transportation Alternative Grant Application
- ACUA Recycle Can Upgrade begins April 1, 2025

Leaf and Brush Pick-up-Beginning first week of April- Leaves and Brush must be out in last week of March for pick-up. DPW will be in each area twice during the pick-up period

Pikolycky- Woodbine Volunteer Fire Department received a \$5000.00 grant from South Jersey Industries with Borough assistance.

RESOLUTIONS-CONSENT AGENDA

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

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			6 -- 0 -- 0 -- 0		

RESOLUTIONS- BY CONSENT AGENDA	
Resolution No.	Description
03-55-2025	SELF-EXAMINATION OF BUDGET
03-56-2025	INTRODUCTION OF BUDGET
03-57-2025	A RESOLUTION OF THE BOROUGH OF WOODBINE AUTHORIZING THE SALE OF SURPLUS PERSONAL PROPERTY NO LONGER NEEDED FOR PUBLIC USE ON AN ONLINE AUCTION WEBSITE
03-58-2025	REQUEST FOR AN EXTENSION OF TIME TO AWARD A CONTRACT MADISON AVENUE RECONSTRUCTION

SOLICITOR'S REPORT- Solicitor Absent

(4) COAH-

(5) NJDEP Assignment of Municipal Stormwater from Tier B to Tier A- Meeting on March 25, 2025 with DEP.

(6) Madden and Madden reimbursement

(7) NJEDA C-PACE Funding - Cannabis

AIRPORT ENGINEER'S REPORT

- (1) Taxiway B Rehabilitation- Construction Phase IV (East End)- No Action. Waiting on Closeout
- (2) Taxiway B Rehabilitation Edge Light & Markings- Construction- Hydroseeding and repainting scheduled
- (3) Transient Apron- Design- Pinelands Commission require redesign of retention business. DOT LTPF needs further information.
- (4) Terminal & Hangar- Grant Application submittal for focused EA and design on schedule.
- (5) Taxiway D Relocation- Design- Geotech survey in process.
- (6) ACIP FY 2025 Grant Season- Taxiway B Connector project submitted.
- (7) Hangar Renovation Project- Grant Application submitted. Will use AIG funding. CATEx required.
- (8) NJDOT Grant Submittal
 - a. Taxiway D Relocation- Construction- Grant acceptance sent.
 - b. CCTV- Design and Construction- Not Funded

COMMITTEE REPORTS

Public Works; Buildings & Grounds [Chairman Bennett]: None

Health, Education, Human Services [Chairman Prettyman]: None

Public Safety & Courts [Chairman Cruz]: None

Community Affairs & Grants [Chairman Ortiz]: None

Property & Small Business [Chairman Johnson]: None

Revenue & Finance [Chairwoman Perez]: None

PUBLIC COMMENT

Mayor Pikolycky called for public comment.

Tyler Przyinka from Vitae Farms spoke on the C-Pace program

PAYMENT OF BILLS

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			6-- 0 – 0 -- 0		

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			6-- 0 – 0 -- 0		

Meeting adjourned at 8:47pm.

Laurie E. Boyd, Acting Borough Clerk
Date: July 10, 2025

Approved for Release: July 17, 2025