

**BOROUGH OF WOODBINE  
LAND USE BOARD  
WEDNESDAY APRIL 10, 2024  
WORKSHOP MEETING 4:30 P.M.  
REGULAR MEETING 6:00 P.M.**

**WORKSHOP MEETING: 2101 Associates, LLC.      Application No. 4-3-24      4:30 P.M.**

Block 139 Lot 1  
2101 Route 610  
Minor Subdivision/  
Minor Site Plan/  
Variance Request (3)  
**Completeness Review**

**1453 Freid Ave LLC**

**Application No. 6-3-24**  
Block 127 Lots 2.03 & 2.04  
1437 & 1453 Freidriechstadt Avenue  
Major Site Plan/Pre.& Final/  
Conditional Use/Variance Request  
**Completeness Review**

**Jose & Lourdes Gomez**

**Application No. 7-4-24**  
Block 64 Lot 13  
629-633 DeHirsch Avenue  
Minor Subdivision  
**Completeness Review**

**REGULAR MEETING:      6:00 P.M.**

**1. CALL TO ORDER:**

**2. ROLL CALL:**

PRESENT:

ABSENT:

**3. ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED IN COMPLIANCE WITH THE OPEN PUBLIC MEETING ACT BY NOTIFYING THE CAPE MAY COUNTY HERALD ON JANUARY 17, 2024, AND BY POSTING A COPY OF SAID NOTICE ON THE LOBBY BULLETIN BOARD, OF THE BOROUGH HALL, AND ON THE BOROUGH WEBSITE.**

**4. PLEDGE OF ALLEGIANCE:**

**5. APPROVAL OF THE MINUTES OF February 13, 2024 & March 13, 2024, as prepared by the Secretary was:**

OFFERED BY:

SECONDED BY:

**ESCROW REPORT:**

**6. UNFINISHED BUSINESS & STATUS REPORTS:**

**New Resolution:** Nexamp Solar, LLC

**Resolution No. 3-3-24**  
Application No. 3-12-23  
Block 117 Lot 1  
1049 Fidler Road  
**Variations**

An Ordinance Amending Ordinance No. 597-2021, As Amended, Chapter 4, Section 4-6 of the Code of the Borough of Woodbine Entitled Cannabis Establishments

**Ordinance No. 619-2024  
Review**

An Ordinance Amending Ordinance No. 505-2009, As Amended, Chapter 26 of the Code of the Borough of Woodbine Entitled Zoning, so as to Permit, and Control the Operation and Location of Medical and Adult Cannabis

**Ordinance No. 621-2024  
Review**

**7. NEW BUSINESS:**

**New Application:** Longwood Tree Service, LLC

**Application No. 2-2-24**  
Block 91 Lot 8  
1044 Washington Avenue  
**Minor Subdivision  
Hearing**

**New Resolution:** Clean Energy Fuels Corp.

**Resolution No. 4-4-24**  
Application No. 5-3-24  
Block 127 Lot 2.02  
326 Scott Avenue  
**Minor Site Plan/Pre. & Final**

**Completeness Review:** 2101 Associates, LLC.

**Application No. 4-3-24**  
Block 139 Lot 1  
2101 Route 610  
Minor Subdivision/  
Minor Site Plan/  
Variance Request (3)  
**Completeness Review**

**Completeness Review:** 1453 Freid Ave LLC

**Application No. 6-3-24**  
Block 127 Lots 2.03 & 2.04  
1437 & 1453 Freidriechstadt Avenue  
Major Site Plan/Pre.& Final/  
Conditional Use/Variance Request  
**Completeness Review**

**Completeness Review:** Jose & Lourdes Gomez

**Application No. 7-4-24**  
Block 64 Lot 13  
629-633 DeHirsch Avenue  
Minor Subdivision  
**Not Reviewed**

An Ordinance amending Ordinance No. 593-2021 Chapter 21 Section 1 of the Borough of Woodbine Entitled Stormwater Control

**Ordinance No. 624-2024  
Review**

An Ordinance Amending Chapter 21, Stormwater Control, and Chapter 26, Zoning, of the Code of the Borough of Woodbine, County of Cape May and State of New Jersey

**Ordinance No. 625-2024  
Review**

- 8. RECOMMENDATIONS FROM THE ENGINEER:**
- 9. RECOMMENDATIONS FROM THE SOLICITOR:**
- 10. CORRESPONDENCE RECEIVED:**
- 11. AUDIENCE PARTICIPATION:**
- 12. MOTION FOR ADJOURNMENT:**

**\*\*\*Next Meeting May 8, 2024\*\*\***