

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
December 11, 2024**

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

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

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

MEMBERS ABSENT: Mr. Harry Ciabaton, notified the Secretary via email that he would be unable to attend this meeting.

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.

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.

NEW BUSINESS:

Borough Ordinance 633-2024/

Solicitor Jon Batastini 12/10/2024 Report

Review

Solicitor Batastini reported on correspondence dated December 10, 2024, in which he requested that the Borough of Woodbine Mayor and Council accept it as a report from the Woodbine Consolidated Land Use Board regarding a Master Plan consistency review of Woodbine Ordinance 633-2024. He stated that the ordinance sought to remove asphalt manufacturing facilities as a permitted use within the Light Industrial Manufacturing (LIM) Zone in section 26-4.12(a)(2)(g) and that it also amended and supplemented Chapter 26, Section 26-4.12(5) to permit asphalt and concrete manufacturing facilities only as conditional uses within the zone, establishing bulk and other standards for the operation of said asphalt and concrete manufacturing facilities in the said LIM Zone.

He continued by stating that the ordinance rezoned Block 111 Lot 10 (owned by CMC MUA), Block 111 Lot 11 (owned by the Borough of Woodbine), Block 121 Lot 2 (owned by the Borough of Woodbine), and Block 122 Lot 1 (owned by the Borough of Woodbine), from the existing R-1 Residential Moderate Density Zone into the LIM Zone. He reminded the Board Members of some of the conditional uses that were reviewed, and the buffers which he stated would help the citizens of Woodbine regarding safety and other factors in the asphalt and concrete manufacturing facilities. He stated that Woodbine Ordinance 606-2022, which was noted in the report as a similar ordinance was also reviewed and for which Board Professional Conley Jr. had provided testimony regarding the reasonableness of the bulk requirements and standards for the conditional uses that would as Mr. Batastini stated protect the general welfare and safety of the citizens of the Borough of Woodbine as mandated by the Master Plan and that rezoning of the lots would remove the current and incompatible adjoining uses (residential and railroad/landfill).

He concluded by emphasizing that the Secretary should submit this report prepared on behalf of the Woodbine Consolidated Land Use Board with its recommendations to the Governing Body. The Secretary questioned if, there was anything else that had to be done regarding this matter. Solicitor Batastini stated that only the submission of the report was all that was needed. Board Professional Conley Jr. recommended that it should be submitted with formal correspondence. Chairperson Fisher asked if anyone had any questions.

Mr. Ovens requested to repeat the location of the Block and Lots. Chairperson Fisher gave the locations of the same. A motion was made and second to recommend sending the report to the Governing Body. All were in favor, and no one opposed. Solicitor Batastini said goodbye and left the meeting.

The minutes for November 13, 2024, were reviewed. Chairperson Fisher asked the Board Members and Board Professional Conley Jr. if they saw anything that needed revising. Board Professional Conley Jr. stated that the last paragraph on page 2 of the minutes needed revising as the Secretary stated that there were no questions yet, Mr. Harry Ciabatonni had questions regarding how the lot sizes in the ordinance had been determined and other details that were mentioned regarding the LIM Zone. Chairperson Fisher asked if the minutes could be approved, with the revisions. The minutes were accepted with the revisions.

APPROVAL OF THE MINUTES for November 13, 2024, as revised by the Secretary was:

OFFERED BY: Councilman Bennett

SECONDED BY: Vice-Chair Lees

ROLL CALL: 8 Present Voted in Favor

2 Abstained 0 Opposed

Ms. Becica and Mr. Ovens abstained.

UNFINISHED BUSINESS & STATUS REPORTS:

Board Professional Conley Jr. stated that Borough Ordinance 612-2022 had been superseded by Ordinance 633-2024.

NEW BUSINESS (Con't):

Borough Resolution No. 12-140-2024

Review

Board Professional Conley Jr. stated that the above-listed resolution was adopted by Council and mentioned how informational it was. He spoke regarding the requirement for new Master Plans to address the Substantial Jersey Climate Vulnerability Assessment. He mentioned the study that Rutgers University was working on with DEP on this topic. He also stated that constrained municipalities may become eligible to have a Planner, such as himself, participate with them allowing the information to become accessible to the Borough. He also mentioned how this topic was interesting to the Mayor and continued to explain the details of this requirement.

Continuing the meeting, Board Professional Conley Jr. took this moment to report on the active applications. He commented on the Longwood Tree Service Application. He also spoke regarding the recommendations that were made for the CNG Fueling Station. He explained how the process for the Pinelands Commission worked regarding the submission of resolutions and moved on to give a status update on the Robert Breuning Application. He explained the process for reviewing documents when he receives them. He used the Robert Breuning Application as an example. A brief discussion was initiated regarding this specific application. Chairperson Fisher asked about the status of the Seaweed Land LLC application. Mr. Conley addressed her question.

Recommendations from the Engineer: Nothing further to report.

Recommendations from the Solicitor: Solicitor Batastini was not present to comment.

The Secretary mentioned that the only correspondence that came in was the NJPO Newsletter.

Audience Participation: None.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 6:45 P.M. The Secretary wished everyone a Happy Holiday.

MOTION FOR ADJOURNMENT:

OFFERED BY: Mr. Harry Ciabatonì

SECONDED BY: Mr. Petro

ROLL CALL: All Present Voted in Favor

Respectfully submitted by:

Monserate Gallardo

Monserate Gallardo
Board Secretary