

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
March 13, 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, Ms. Lees, Mr. Ovens, Mr. Petro, Mr. Phillip, and Councilwoman Prettyman.

Also, in attendance were Solicitor Jon Batastini (Via Zoom), Board Professional, Lewis H. Conley (in person), Borough Engineer Bruce Graham (via Zoom), and Board Secretary Monserrate Gallardo.

MEMBERS ABSENT: None.

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.

Members: **New Appointment**

Harry Ciabaton

Alternate I

Mr. Harry Ciabaton was sworn in by Solicitor Batastini who was present (via Zoom). When Mr. Batastini concluded the swearing in, those present in the room clapped.

At this time, Solicitor Batastini apologized and explained why he could not be present in person for this meeting.

Mr. Conley announced on record that the Seaweed Land LLC Application No. 3-3-24 would not be heard at this meeting. Jim Schroeder asked to comment and was sworn in by Solicitor Batastini. Mr. Schroeder expressed his support for the Seaweed Land LLC application. He stated his address for the record as 98 Corson Tavern Road, Ocean View, NJ 08230. Board Professional Lewis H. Conley stated that it was not certain if it would be heard at the next meeting because they had to go to Pinelands first. He asked Mr. Batastini regarding the re-notice. Mr. Batastini addressed his question.

APPROVAL OF THE MINUTES: The Secretary requested the minutes for February 13, 2024, be tabled until the April 10, 2024, Meeting.

NEW BUSINESS:

New Application: Clean Energy Fuels Corp.

Application No. 5-3-24

Block 127 Lot 2.02

326 Scott Avenue

Minor Site Plan/Pre. & Final

Hearing

Attorney Keith Davis introduced Application No. 5-3-24 for Clean Energy Fuels Corp. listed above. He stated that Clean Energy had filed an application for the installation of a compressed natural gas (GNG) system at the Waste Management facility located at 326 Scott Avenue also known as Block 127 Lot 2.02 in the Borough of Woodbine. He stated that it is at this property where the Waste Management Company parked their trucks that run on diesel. He also stated that the installation would provide slow fueling stations at each of the truck parking spaces which would permit overnight fueling of the newly purchased natural gas trucks while parked for the night.

Mike Cecere, Director of National Accounts for Clean Energy Fuels Corp., was sworn in by Solicitor Batastini. He stated his address as 441 Crescent Avenue, Morristown, NJ 08057. He gave a brief history of his employment with Clean Energy Fuels Corp. He stated that this would be the 5th station for Waste Management Companies that he has helped build. He was asked what improvements would be made at the facility. Mr. Cecere gave details of the station that would be built. He stated it was not a new technology but a proven one.

Mr. Cecere continued by stating that the Waste Management facility had an existing diesel pump and underground tank that would be removed. He stated that in its place would be installed the compressed natural gas (GNG) system. He opened a set of plans and started explaining the technique for the fueling stations. He stated that everything would be above ground. He went on to explain what would happen if there was a leak. He also explained how the trucks would be fueled. He stated the station would be built for 32 trucks. Attorney Keith Davis went over the photographs for clarification.

Mr. Cecere again continued the meeting by explaining the savings of using the compressed natural gas (GNG) system. As a member of the Woodbine Fire Department, Harry Ciabatonni questioned if there would be alarms in the installed systems. Mr. Cecere addressed his question. Mr. Cecere stated that Mr. Schrum would be responsible for setting up training for the Fire Department Members.

Next, Peter Morano was sworn in by Solicitor Batastini. He stated his address as 7224 3rd Avenue, Mays Landing, NJ 08330. Councilwoman Prettyman asked to give a comparison of diesel and the use of natural gas. Mr. Morano gave the comparison she requested.

Orvel Schrum, Project Manager for Clean Energy Fuels Corp. stated his address as 78142 Rill Stone Drive, Lancaster, SC 29720. He discussed possible contaminants. Further discussion was initiated regarding this matter. He stated that there would be no other sight improvements just the installation of the system.

Mr. Batastini asked if Mr. Conley or the Board Members had any other questions. There were no questions. Mr. Batastini summarized the application testimony. He stated the motion would be to approve a minor site plan approval with training for the Woodbine Fire Department firefighters.

MOTION TO APPROVE A MINOR SITE PLAN FOR APPLICANT CLEAN ENERGY FUELS CORP. APPLICATION NO. 5-3-24 TO INSTALL A COMPRESSED NATURAL GAS (GNG) SYSTEM AT THE WASTE MANAGEMENT FACILITY LOCATED ON BLOCK 127 LOT 2.02 ALSO KNOWN AS 326 SCOTT AVENUE IN THE BOROUGH OF WOODBINE was:

OFFERED BY: Mr. Louis Ciabatonni **SECONDED BY:** Mr. Phillip

ROLL CALL: All Present Voted in Favor
0 Abstained 0 Opposed

Attorney Keith Davis thanked the Board for their time.

ESCROW REPORT: The Secretary reported on the Pinelands and Regular Escrow accounts.

UNFINISHED BUSINESS:

Board Professional Conley reviewed the Engineer's Report with the Board Members. He spoke regarding the 2101 Associates LLC. application.

New Resolution: Nexamp Solar, LLC

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

Solicitor Batastini stated that he needed more time to speak to Attorney Chou and would have the resolution ready for the next meeting.

Completeness Review: Seaweed Land LLC/
Chris Glancey

Application No. 3-3-24
Block 125 Lot 7
1585 DeHirsch Avenue
Major Site Plan/Pre. & Final/
Variance Request
Correspondence

Board Professional Conley reported on the results of the completeness review done for the Seaweed Land LLC Application listed above. He stated that correspondence had been sent to the Applicant regarding the items that still needed to be done before they could come back to the Board.

Completeness Review: William & Theresa Saduk

Application No. 2-2-24
Block 91 Lot 8
1044 Washington Avenue
Minor Subdivision
Completeness Review

Mr. Conley gave a report regarding the completeness review done for the above-listed application. He stated that they were deemed complete and would come in next month for a hearing. He briefly discussed the items they would have to take care of before the hearing.

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

Board Professional Conley stated that the application listed above had not been submitted in time for the deadline and would be reviewed next month.

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**

Solicitor Batastini reported on the process of the possible adoption of the above-listed Ordinances by the Mayor and Council. He stated that during this process, the Ordinances would come before the Consolidated Land Use Board for review and recommendations back to Mayor and Council. The Secretary questioned if the Ordinances would come back for the April 10, 2024, Meeting since they would not be reviewed at this time. A discussion was initiated regarding this matter. Mr. Graham, who was present (via Zoom), also commented on this matter. The fire alarm sounded, and Fireman Harry Ciabatonni left the meeting. Mr. Petro asked a question regarding the Cannabis Ordinances. Mr. Graham addressed his question. Solicitor Batastini asked that a clearer copy of the above Ordinances be sent to the Board Members. The Secretary agreed to send the information requested. He stated that he wanted the copy that was approved by the Mayor and Council after their first reading.

At this time, a discussion was initiated regarding the receiving of applications for the Board Members to review.

Recommendations from the Engineer: Nothing further to report.

Recommendations from the Solicitor: Nothing further to report.

At this time, the Secretary spoke of the upcoming NJPO Mandatory Training to be taken by some of the Board Members. A discussion was initiated regarding this matter.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 7:10 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Mr. Louis Ciabatonni

ROLL CALL: All Present Voted in Favor

SECONDED BY: Councilman Bennett

Respectfully submitted by:

Monserrate Gallardo

Monserrate Gallardo
Board Secretary