BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
September 9, 2026

REGULAR MONTHLY MEETING was called to order by Chairperson Fisher at 6:04 P.M.

MEMBERS PRESENT: Mr. Louis Ciabatoni, Chairperson Fisher, Mr. Petro, Mr. Harry Ciabatoni, Councilwoman Prettyman, Councilman Bennett, Mr. Phillip, Ms. Becica, and Mr. McEwing.

Also, in attendance were Board Secretary Elizabeth Oaks, Board Professional Lewis H. Conley Jr., and Solicitor Jon Batastini.

MEMBERS ABSENT: Mayor Pikolycky, Ms. Lees, Mr. Ovens, and Vice-Chair Childs.

MEMBERS ARRIVING LATE: Ms. Lees and Vice-Chair Childs.

Adequate notice of this meeting was provided in compliance with the Open Public Meeting Act by notifying the Cape May County Herald on January 21, 2026, 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.

The Pledge of Allegiance was recited.

APPOINTMENT OF BOARD SECRETARY:

A motion was made by L. Ciabatoni, seconded by Petro to appoint Elizabeth Oaks as Board Secretary to the Borough of Woodbine Land Use Board effective September 9, 2026. The motion carried on roll call.
ROLL CALL: 9 Voted in Favor; no oppositions and no abstentions were recorded.
RCV: Yeas: Mr. Louis Ciabatoni, Chairperson Fisher, Mr. Petro, Councilman Bennett, Councilwoman Prettyman, Mr. Phillip, Ms. Becica, Mr. McEwing, and Mr. Harry Ciabatoni.

APPROVAL OF THE MINUTES:
August 12, 2026, as prepared by the Secretary.
The minutes were emailed to Board Members on September 8, 2026. A motion was made by H. Ciabatoni, seconded by Petro to approve the minutes as presented. The motion carried by a voice vote, with all members present voting in the affirmative.

Board member Ms. Lees arrived at 6:06 PM and Vice-Chair Childs arrived at 6:14 PM.

UNFINISHED BUSINESS:

Climate Vulnerability Assessment: Status Update

Board Professional Conley Jr. reported that final draft comments were still awaited from the program participants regarding the Climate Vulnerability Assessment. The policy statement language had been discussed and would be softened to distinguish recommendations from mandatory actions, recognizing the Borough's

staffing and financial limitations. Upon receipt, the final assessment would be considered for adoption as a Master Plan amendment.
The Board was informed that a virtual workshop had been proposed to solicit feedback from municipalities participating in the assessment process. Participating municipalities were being asked to share approximately five to ten minutes of feedback on the process, including suggestions for improvement. Board Members were invited to forward comments for inclusion in the Borough's response.

New Jersey Transit Market Study & Survey

A question was raised regarding the status of the New Jersey Transit market study following the submission of surveys. Board Professional Conley Jr. stated that he had not received information regarding the next steps or timetable.

NEW BUSINESS:

None.

Recommendations from the Engineer:

Board Professional Conley Jr. stated that his approximately 45-page written report would be substantially shortened. He advised that resolutions concerning the release of a performance guarantee appeared on the Borough Council consent agenda and therefore appeared to have been finalized.

Regarding an outstanding application, Mr. Conley Jr. reported that the Pinelands Commission had identified conditions of prior approval requiring paving and stormwater management improvements within 90 days. Necessary County and other agency approvals had not yet been obtained, preventing portions of the required work. The discussion included drainage facilities along Route 550 and erosion and sediment control restrictions on land disturbance.

Mr. Conley Jr. explained that the Board maintains the record of its approvals and conditions, while enforcement is the responsibility of the appropriate municipal enforcement official. He proposed coordinating a meeting with the zoning officer, the applicant and applicant's engineer, and possibly a Pinelands representative, to identify outstanding approvals and establish a realistic schedule for completing the required work.

Recommendations from the Solicitor:

Solicitor Batastini welcomed Ms. Oaks and commented on their prior working relationship and her experience with land use matters.

The Board requested clarification of a Pinelands "no call-up" letter. Solicitor Batastini described it as notice that the Pinelands Commission does not elect to call up a local approval for further review within the applicable review period. The explanation was revisited later in the meeting; it was not a separate Board action.

CORRESPONDENCE:

There was no correspondence to review before the Board.

OTHER BUSINESS:

An announcement was made that the Borough car show was scheduled for October 10, 2026, and that volunteers, sponsors, and participants were being sought. Volunteers were welcome to assist for even a short period, including with registration.

Data Center Discussion

The Board discussed the possibility of addressing large-scale data centers through the Borough's Master Plan or zoning ordinance before an application is received. Solicitor Batastini explained that a blanket prohibition would need a documented planning basis to withstand a legal challenge. Data centers are not expressly defined as a distinct use in the ordinance, and the discussion considered whether they could fall within broader industrial or business use classifications.

Possible approaches included identifying suitable areas through overlay or redevelopment planning, regulating data centers as a conditional use with specific standards, or recommending that Borough Council consider an ordinance. Members discussed noise, visual impacts, water consumption, electricity demand, diesel generators, truck traffic and employment impacts, while emphasizing the need for reliable technical information before drawing conclusions.

Solicitor Batastini offered to contact an attorney familiar with data center opposition in another municipality, and Mr. Conley Jr. suggested looking for relevant planning seminars and available expertise. Members discussed advising Borough Council of the issue first so that Council could indicate whether it wished to pursue research or request further Board action. No formal motion or zoning recommendation was adopted.

Examples of large-scale development elsewhere were discussed for perspective. Figures cited during that discussion were not presented as verified estimates for a proposed Woodbine facility. The Borough had not received such a proposal, according to the discussion.

There being no other official business to come before the Board, a motion was made and seconded to adjourn. The motion carried.

Respectfully submitted by:

Elizabeth Oaks
Board Secretary