

**BOROUGH OF WOODBINE  
COUNTY OF CAPE MAY  
LAND USE BOARD  
SUMMARY MINUTES  
September 10, 2025**

**REGULAR MONTHLY MEETING** was called to order by Vice-Chair Lees at 6:06 P.M.

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

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

**MEMBERS ABSENT:** Mr. Ovens.

Adequate notice of this meeting was provided in compliance with the Open Public Meeting Act by notifying the Cape May County Herald on January 15, 2025, 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.

Vice-Chair Lees led the Board to the Pledge of Allegiance.

**APPROVAL OF THE MINUTES** for July 9, 2025, as prepared by the Secretary was:

OFFERED BY: Mr. Phillip

SECONDED BY: Councilman Bennett

ROLL CALL: 7 Voted in Favor

2 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Vice-Chair Lees, and Mr. Phillip.

Mr. Petro and Councilwoman Prettyman abstained. Chairperson Fisher was not present to vote.

**APPROVAL OF THE MINUTES** for August 13, 2025, as prepared by the Secretary was:

OFFERED BY: Councilwoman Prettyman

SECONDED BY: Mr. Phillip

ROLL CALL: 6 Voted in Favor

3 Abstained 0 Opposed

RCV: Yeas: Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Vice-Chair Lees, Mr. Phillip, and Councilwoman Prettyman.

Ms. Becica, Mr. Louis Ciabaton, and Mr. Petro abstained. Chairperson Fisher came in after the voting for these minutes. She sat in the audience and allowed Vice-Chair Lees to continue the meeting.

**UNFINISHED BUSINESS AND STATUS REPORTS:**

Climate Vulnerability Assessment    **Status Update**

Board Professional Lewis H. Conley stated that at this time, the Council Members on the Land Use Board would report on the above-listed matter. Councilman Bennett reported that a kick-off meeting had taken place with members of Sustainable Jersey back in July 2025. He stated that there was an agreement in the packets

given to the Board Members that would be incorporated into the Master Plan. However, he was not sure if it would be a stand-alone element of the Master Plan. He stated that there were other items sent from Sustainable Jersey such as charts and maps. He stated that a survey which was also part of the packet given was something that Sustainable Jersey wanted Woodbine residents to fill out. He stated that the survey would be made available during Woodbine's upcoming car show and could be found on the website. A brief discussion was initiated regarding the questions found in the survey. Board Professional Conley Jr. stated that the next milestone would be the engagement of the community. Councilman Bennett encouraged the Board Members to fill out the questionnaire and give them to the Board Secretary. Mr. Conley Jr. recommended some wording to go with the questionnaire. More discussion took place regarding this matter.

#### Woodbine Fee Ordinance

#### Review

Board Professional Conley Jr. noted that reviews were getting more costly and that now there were also reviews being done for storm water management. He stated that any fee increases would have to be recommended to the Mayor and Council. He also commented that some applications were taking more review time because of the lack of professional involvement that some applicants were not seeking. Mr. Conley Jr. stated that he proposed fee increases and hoped that those recommendations would be reviewed and discussed. Councilman Bennett asked what percentage did escrow accounts had to fall below before more escrow money was requested on the applications. Mr. Conley Jr. addressed his question. Mr. Conley Jr. also addressed the question asked by Councilwoman Prettyman regarding the proposed percentages. After discussion, a motion was made and seconded to have Solicitor Batastini draft a letter to submit with the Ordinance fee increase recommendations proposed by Mr. Conley Jr. to the Mayor and Council.

**MOTION TO AUTHORIZE SOLICITOR BATASTINI TO DRAFT A LETTER WHICH IS TO BE SUBMITTED WITH THE PROPOSED ORDINANCE FEE INCREASES RECOMMENDED BY BOARD PROFESSIONAL LEWIS H. CONLEY JR. TO THE MAYOR AND COUNCIL was:**

OFFERED BY: Mr. Louis Ciabatonì

SECONDED BY: Ms. Childs

ROLL CALL: 10 Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatonì, Mr. Louis Ciabatonì, Chairperson Fisher, Vice-Chair Lees, Mr. Petro, Mr. Phillip, and Councilwoman Prettyman.

#### Status Reports

#### Update

Mr. Conley Jr. stated that 2101 Associates LLC finally received approval from the County for their subdivision although he has not seen what was submitted to the County yet. Chairperson Fisher asked what that meant for the Board. Mr. Conley addressed her question. Solicitor Batastini stated he would email the Applicant's attorney and request the plans that were submitted to the County. Councilwoman Prettyman asked if the Applicant would need to come back to the Board. Mr. Conley stated he would look at the plans and determine what course of action was needed at this time. He then proceeded to explain the process to the Board Members.

Mr. Conley Jr. continued the meeting by commenting on the Seaweed Land LLC application. He stated that they had not yet gone to the County although they were located on two (2) County roads. He described all that had to be shown on the plans regarding that application. He stated that the last activity for that application took place back in March 2025. He continued by expressing concern with the 1453 Fried LLC application. He stated that the application had been deemed incomplete because they had not gone to Pinelands. He stated that they eventually went to Pinelands but had issues to address, and they sold the land.

Mr. Conley Jr. stated there was money sitting in their escrow account and expressed his concern that the application was still open, and an automatic approval was something that could potentially still happen. A brief discussion was initiated regarding this matter. Solicitor Batastini stated that because the application was never deemed complete and the property was sold, 1453 Fried LLC was considered over and closed. This is the finding stated on record and in the minutes. Their escrow account was discussed and Solicitor Batastini stated that they should request the return of their escrow balance. Solicitor Batastini also stated that the Board Secretary should send the applicant's attorney an email asking for the status of said application. Recommendations for the wording in the email were discussed.

Mr. Conley Jr. continued the meeting by reporting on the Jose and Lourdes Gomez application. He stated that Mr. Gomez had now completed the conditions on said application and the mylars and prints were in the office of the Secretary waiting for signatures. He explained the process regarding the County. He proceeded to the DMA Investments LLC application by discussing slight revisions that were made to their storm water management plan. He described conversations he had with their Engineer regarding errors in the plans. He stated that corrected plans were submitted. And finally, he concluded with a status update regarding the new Brian and Lisa Sullivan application, which was scheduled for a hearing at the, October 8, 2025, Land Use Board Meeting.

**NEW BUSINESS:** None.

**Recommendations from the Engineer:** Nothing further to report.

**Recommendations from the Solicitor:** Solicitor Batastini stated the changes that will take place in March 2026 regarding newspaper publications. He described the changes for the Board Members.

There was no correspondence to review before the Board except for the newsletters from NJPO. Mr. Conley made a final comment regarding the Nexamp application but did not go into too much detail as it was Engineer Graham who handled that application due to a conflict with his company, Pennoni. He just stated that Nexamp received Pinelands approval that day.

There was no audience participation.

There being no other official business to come before the Board, Vice-Chair Lees called for a motion for adjournment at 6:46 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Councilwoman Prettyman

SECONDED BY: Councilman Bennett

ROLL CALL: All Present Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Chairperson Fisher, Vice-Chair Lees, Mr. Petro, Mr. Phillip, and Councilwoman Prettyman.

Respectfully submitted by:

**Monserate Gallardo**

Monserate Gallardo  
Board Secretary