

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
July 9, 2025**

REGULAR MONTHLY MEETING was called to order by Chairperson Fisher at 6:14 P.M.

MEMBERS PRESENT: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatoni, Mr. Louis Ciabatoni, Chairperson Fisher, Vice-Chair Lees, and Mr. Phillip.

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

MEMBERS ABSENT: Mr. Ovens and Councilwoman Prettyman. Mr. Petro notified Councilman Bennett 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 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.

Chairperson Fisher led the Board to the Pledge of Allegiance.

APPROVAL OF THE MINUTES for June 11, 2025, was tabled until the next Land Use Board Meeting in August 2025.

UNFINISHED BUSINESS:

Board Professional, Lewis H. Conely Jr. stated that the only changes in the Status of Projects Report had to do with the memorialization of the two applications heard last month for Jose & Lourdes Gomez and DMA Investments LLC. Moving forward, he stated that an interesting thing had occurred last Monday because the Governor had signed into law that it would no longer be required to publish the public meetings in a newspaper. He stated that any municipal advertising would occur on the municipal's website, and it would have a link where it would be easy to find. He also stated that it would begin in March of 2026. He commented on the reactions of people regarding this matter. Councilman Bennett stated that newspapers were going to lose a lot of revenue. Mr. Conley stated that many newspapers were not printing anymore. A discussion was initiated regarding this matter. Mr. Conley commented on how this new development could possibly affect bids.

Mr. Conley continued the meeting by briefly discussing the Pinelands Comprehensive Management Plan. He discussed some of the changes he noted like the change of fees and/or rates. He stated that the new rules were published on the Pinelands' Website.

NEW BUSINESS:

New Resolution:

Jose & Lourdes Gomez

Resolution No. 3-7-2025

Application No. 7-4-24
Block 64 Lots 8.02/13 & 14
629-633 DeHirsch Avenue
Minor Subdivision/Variances

**July 9, 2025
Meeting Minutes Pg. 2**

Chairperson Fisher introduced the above listed resolution. Solicitor Batastini briefly summarized said resolution. A motion was made and seconded to approve the resolution.

MOTION TO APPROVE RESOLUTION NO. 3-7-2025 MEMORIALIZING A DECISION MADE BY THE WOODBINE LAND USE BOARD TO APPROVE A MINOR TWO (2) LOT SUBDIVISION FROM THREE (3) LOTS WHICH INCLUDED THE VARIANCES NOTED UNDER THE C1 AND C2 VARIANCE REQUIREMENTS FOR APPLICANTS JOSE AND LOURDES GOMEZ, ON APPLICATION NO. 7-4-24 ON BLOCK 64 CREATING MORE CONFORMING LOTS 13 AND 14 AND ELIMINATING LOT 8.02 WHICH WILL NOT HAVE A NEGATIVE IMPACT AND WITH SAID APPLICANT ACCEPTING THE CONDITIONS AS LISTED IN BOARD PROFESSIONAL LEWIS H. CONLEY JR'S REPORT DATED JUNE 4, 2025 AND CREATING DEEDS OF CONSOLIDATION FOR SAID LOT 13 OWNED BY MANUEL MONTOYA AND HIS WIFE LOCATED AT 629-633 DEHIRSCH AVENUE AND LOT 14 OWNED BY JOSE AND LOURDES GOMEZ AND LOCATED AT 637-647 DEHIRSCH AVENUE IN THE BOROUGH OF WOODBINE was:

OFFERED BY: Mr. Harry Ciabatoni

SECONDED BY: Mr. Phillip

ROLL CALL: 8 Voted in Favor

0 Abstained 0 Opposed

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

New Resolution:

DMA Investments, LLC

Resolution No. 4-7-2025

Application No. 1-4-25
Block 125 Lot 1.04
555 John S. Penn Blvd.
Major Site Plan/Preliminary
Major Site Plan/Final/
Variance

Chairperson Fisher introduced the second resolution listed above. Solicitor Batastini also briefly summarized this resolution too. A motion was made and seconded to approve said resolution.

MOTION TO APPROVE RESOLUTION NO. 4-7-2025 MEMORIALIZING A DECISION MADE BY THE WOODBINE LAND USE BOARD TO APPROVE A MAJOR SITE PLAN, PRELIMINARY AND FINAL WITH A HEIGHT VARIANCE FOR AN ACCESSORY STORAGE BUILDING WITH CONDITIONS FOR APPLICANT DMA INVESTMENTS, LLC, APPLICATION NO. 1-4-25 ON BLOCK 125 LOT 1.04 ALSO KNOWN AS 555 JOHN S. PENN BLVD. LOCATED IN THE BOROUGH OF WOODBINE was:

OFFERED BY: Mr. Louis Ciabatoni

SECONDED BY: Councilman Bennett

ROLL CALL: 8 Voted in Favor

0 Abstained 0 Opposed

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

Pinelands Finding Letter – Ordinance No. 633-2024

Review

Board Professional Lewis H. Conley Jr. explained that the above finding was a letter signed by Susan Grogan from the Pinelands Commission. He stated that the Mayor and Council had reintroduced Ordinance 633-2024 due to a perceived default in the advertising of same. He summarized what was done to verify it. He stated that

after it was readopted, the new resolution was sent to Pinelands. He wanted to make sure everyone was aware of the process and that it was on record.

Report on State Plan Negotiations

Discussion

Mr. Conley continued the meeting by stating that the State was once again looking at the State Plan after twenty years and proceeded to explain the Cross Acceptance process. He stated that he, Mr. Graham, and Mayor Pikolycky had been selected as Negotiators in the process. He stated that the first meeting was held the Tuesday before. He explained that they were able to give input to the County and look at the State Plan. He stated that the County and others involved put their collective information together and the outcome was put into one (1) document and two (2) spreadsheets. He described what Planning areas were. He stated that the 173 acres on the other side of Route 610 were not in the Pinelands area and was called the CAFRA area which he stated is the only part of Woodbine in the State Plan.

He continued by describing what a Planning area one (1) or two (2) were and how they became these areas. He stated that the section on Route 610 was considered a Planning area five (5). He explained that twenty (20) years ago, he mentioned that the area was adjacent to the Woodbine "Towns" designation. He also explained that because of a Memorandum of Understanding between Pinelands and DEP, the "Towns" area was equal to a Planning area one (1). He stated that because of this designation, the CAFRA area could be considered a Planning area two (2). However, he stated that when he mentioned this argument to the State, the information was looked at but, the State did not accept making the change.

He continued by stating that when the Cross Acceptance process came around, he mentioned this argument again and was informed that they would hold off on any mapping changes until they could investigate the matter closely. He stated that for any area to be considered a Planning area now it had to be 100 acres. He stated that between the CAFRA area and the Pinelands Town area, Woodbine could meet that requirement. He stated that some definitions were also looked at, and the lettering of flood zones so that construction would not be considered in those zones. However, he commented that there were areas that would still need construction adjacent to water (fishing areas), and that those areas would probably need to be exempt. He mentioned the meetings he had with Lauren Purdom, the County Planner, and he read off the timeline of events scheduled to complete the process for the State Development, Redevelopment Plan. A brief discussion was initiated regarding this matter.

Climate Vulnerability Assessment

Discussion

Mr. Conley Jr. mentioned an interview he had with Tanya Warback, who he believed was a member of the Sustainable Jersey Group and a member of the State. He stated that Master Plans will soon be required to have a Climate Vulnerability Assessment. He stated that Woodbine had missed this requirement by about six (6) months. It had not been required when Woodbine had finished their Master Plan. He mentioned the cost of getting this accomplished, and the funding that was available to help some of the towns. He stated that Woodbine was not one of the towns selected for this funding. However, he mentioned the discussion he had with Ms. Warback to see if Woodbine could be considered for this funding. He explained about the committee that could be formed to handle the process, and he wanted to see if the Board Members were interested. Councilman Bennett stated that whatever the Board could help with, they would do to help. Mr. Conley Jr. stated that he would take that message back to Ms. Warback.

At this time, a vote was taken to let Ms. Warback know that the Board heard the presentation given by Mr. Conley Jr. regarding the Climate Vulnerability Assessment and that they were interested in getting assistance for same. Solicitor Batastini asked for more clarification regarding this vote. Mr. Conley Jr. addressed his request.

A MOTION WAS MADE AND SECONDED TO LET TANYA WARBACK KNOW THAT THE WOODBINE LAND USE BOARD HEARD A PRESENTATION GIVEN BY BOARD PROFESSIONAL LEWIS H. CONLEY JR. REGARDING THE CLIMATE VULNERABILITY ASSESSMENT AND WOULD LIKE TO REQUEST ASSISTANCE FOR SAME was:

OFFERED BY: Mr. Harry Ciabattoni SECONDED BY: Mr. Phillip

ROLL CALL: 8 Voted in Favor

SECONDED BY: Mr. Phillip

0 Abstained 0 Opposed

3. Hostile & Opposed

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

Recommendations from the Engineer: Nothing further to report.

Recommendations from the Solicitor: Nothing to report.

There was no correspondence to review before the Board except for the newsletters from NJPO.

Phyllis Schlegel and her husband, residents at 142 Sumner Avenue were in the audience. She asked how to obtain plans to look at the zone areas in town. Mr. Conley Jr. addressed her question. She also asked about the planting of trees in town. Councilman Bennett explained the process for that. He requested that they leave their names and numbers for more information. Mike Hoke of Ocean World site 14 also came forward and explained regarding a meeting that was held on July 14, 2025. He also stated that he came to show community support. A final discussion was initiated regarding the town's drinking water. Solicitor Batastini stated that this Board did not handle issues with the town's drinking water, and that it would be more appropriate to direct those questions to the Mayor and Council.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 7:15 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Mr. Harry Ciabattoni

SECONDED BY: Mr. Phillip

ROLL CALL: All Present Voted in Favor

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

Respectfully submitted by:

Monserrate Gallardo

Monserrate Gallardo
Board Secretary