

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
January 14, 2026**

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

MEMBERS PRESENT: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

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

MEMBERS ABSENT: Mr. Ovens, and Councilwoman Prettyman. Vice-Chair Lees notified the Secretary via email that she would be unable to attend this meeting. Brian McEwing had a commitment prior to his appointment as an Alternate III so he could not 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 December 10, 2025, as prepared by the Secretary was:

OFFERED BY: Mr. Louis Ciabaton

SECONDED BY: Mr. Phillip

ROLL CALL: 8 Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

NEW BUSINESS:

Members: New Appointment/Reappointments-Term Dates

David Bennett, Councilman
Louis Ciabaton
Barbara Prettyman, Councilwoman
Linette Childs
Harry Ciabaton
Brian McEwing

Class I (Mayor's Designee)
Class II
Class III
Class IV
Alternate I
Alternate III

Solicitor Batastini swore in the reappointed Board Members listed above except for Councilwoman Prettyman who was not present. Due to his prior commitment, newly appointed Alternate III Member, Brian McEwing, was also absent. The Oaths of Office for them will be done at the next meeting. A sheet with the new term dates was handed out to the Board Members.

Selection of Officers

Solicitor Batastini asked for a nomination to appoint a chairman. A motion was made and seconded to nominate Lisa Fisher again as the Land Use Board Chairperson for the Year 2026.

MOTION TO NOMINATE LISA FISHER AS THE CHAIRPERSON FOR THE WOODBINE LAND USE BOARD FOR THE YEAR 2026 was:

OFFERED BY: Councilman Bennett

SECONDED BY: Mr. Petro

ROLL CALL: 8 Present Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

Nominations were closed.

The nomination of the vice-chairperson and the reappointment of the Professionals were done together with one vote. So, a motion was made and seconded to nominate Jessica Lees as Vice-Chairperson for the Year 2026.

MOTION TO NOMINATE JESSICA LEES AS THE VICE-CHAIRPERSON FOR THE WOODBINE LAND USE BOARD FOR THE YEAR 2026 was:

OFFERED BY: Mr. Louis Ciabaton

SECONDED BY: Ms. Childs

ROLL CALL: 8 Present Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

Nominations were closed.

Consultants: Selection of Professionals/Secretary to the Board

MOTION TO RETAIN THE SERVICES OF MONSERRATE GALLARDO AS BOARD SECRETARY FOR THE WOODBINE LAND USE BOARD FOR THE YEAR 2026 was:

OFFERED BY: Mr. Louis Ciabaton

SECONDED BY: Ms. Childs

ROLL CALL: 8 Present Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

MOTION TO RETAIN THE SERVICES OF VAN NOTE HARVEY ASSOCIATES (A DIVISION OF PENNONI) AS THE ENGINEERING FIRM REPRESENTED BY BOARD PROFESSIONAL LEWIS H. CONLEY JR. FOR THE WOODBINE LAND USE BOARD FOR THE YEAR 2026 was:

OFFERED BY: Mr. Louis Ciabaton

SECONDED BY: Ms. Childs

ROLL CALL: 8 Present Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

MOTION TO RETAIN THE SERVICES OF JON D. BATASTINI AS SOLICITOR FOR THE WOODBINE LAND USE BOARD FOR THE YEAR 2026 was:

OFFERED BY: Mr. Louis Ciabatonì

SECONDED BY: Ms. Childs

ROLL CALL: 8 Present Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatonì, Mr. Louis Ciabatonì, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

Before the voting was concluded, the annual meeting dates were discussed, and the upcoming changes to the publishing of future notices for the Land Use Board after March 1, 2026. The second Wednesday in November is the Veteran's Day Holiday (November 11, 2026). So, Wednesday November 4, 2026, was selected to hold the Land Use Board Meeting for that month by the Board Members. The Cape May County Herald continued to be the official newspaper for the Land Use Board for Year 2026. However, after March 1, 2026, any notices to be published must also be posted on the Official Borough Website.

MOTION TO APPROVE THE REVISED WOODBINE ANNUAL LAND USE BOARD MEETING DATES FOR THE YEAR 2026 WITH THE 6 PM START TIME REMAINING THE SAME was:

OFFERED BY: Mr. Louis Ciabatonì

SECONDED BY: Ms. Childs

ROLL CALL: 8 Present Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatonì, Mr. Louis Ciabatonì, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

New Resolution No. 1-1-26: Designation of the Official Legal Newspaper (The Herald of CMC), and the Location for Public Notices

MOTION TO APPROVE RESOLUTION NO. 1-1-26 MEMORIALIZING A DECISION MADE BY THE LAND USE BOARD TO DESIGNATE THE HERALD OF CAPE MAY COUNTY AS THE OFFICIAL LEGAL NEWSPAPER FOR THE PUBLICATION OF LAND USE BOARD NOTICES UNTIL MARCH 1, 2026, AND THEN AFTER MARCH 1, 2026, NOTICES WILL BE POSTED ON THE BOROUGH OF WOODBINE OFFICIAL WEBSITE was:

OFFERED BY: Mr. Louis Ciabatonì

SECONDED BY: Ms. Childs

ROLL CALL: 8 Present Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatonì, Mr. Louis Ciabatonì, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

UNFINISHED BUSINESS:

Climate Vulnerability Assessment

Status Update

Councilman Bennett gave a status update regarding the above listed matter. He mentioned a meeting that would be held on January 22, 2026.

Recommendations from the Engineer: Nothing further to report.

Recommendations from the Solicitor: Nothing further to report.

There was no correspondence to review.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 6:25 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Mr. Petro

SECONDED BY: Councilman Bennett

ROLL CALL: All Present Voted in Favor

RCV: Yeas: Ms. Becica, Councilman Bennett, Ms. Childs, Mr. Harry Ciabatonni, Mr. Louis Ciabatonni, Chairperson Fisher, Mr. Petro, and Mr. Phillip.

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary