

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
July 8, 2026**

REGULAR MONTHLY MEETING was called to order by Vice-Chair Childs at 6:05 P.M.

MEMBERS PRESENT: Councilman Bennett, Vice-Chair Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Mr. McEwing, and Mr. Phillip.

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

MEMBERS ABSENT: Mr. Owens. Ms. Becica notified the Secretary via email that she would be unable to attend this meeting. Chairperson Fisher notified the Secretary via email that she would be unable to attend this meeting. Ms. Lees also notified the Secretary via email that she would be unable to attend this meeting. Mr. Petro notified Councilman Bennett that he would be unable to attend this meeting. Councilwoman Prettyman notified Councilman Bennett via text that she 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 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.

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

APPROVAL OF THE MINUTES for June 10, 2026, as prepared by the Secretary was:

OFFERED BY: Mr. Harry Ciabaton

SECONDED BY: Councilman Bennett

ROLL CALL: 4 Voted in Favor

2 Abstained 0 Opposed

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

Mr. McEwing, and Mr. Phillip abstained.

UNFINISHED BUSINESS:

Climate Vulnerability Assessment

Status Update

Board Professional Conley Jr. reported that there was not much more to say on the above-listed matter other than what had already been noted in the minutes of the last two meetings. He stated that a meeting had been scheduled for July 22, 2026. He also stated that at that time, the College of New Jersey part of the team would be putting together their final recommendations to present before the Board. Board Professional Conley Jr. stated that the meeting was going to be a Zoom meeting.

NEW BUSINESS:

New Resolution: Woodbine Development Plan/ **Resolution No. 4-7-2026**
CLUB determination according to Local Redevelopment
and Housing Law

Vice-Chair Childs introduced the above listed resolution. The Secretary explained that she had to revise the agenda because the resolution number had to be corrected. Mr. Conley continued the meeting by asking if everyone knew what the resolution was all about. He stated that it was a resolution memorializing the approval of the Borough Wide Redevelopment Plan that was reviewed at the last meeting. He stated once the resolution was approved it could be released to go to Council. Mr. Harry Ciabatonni questioned If this Plan would give Council the authority to override decisions when it came to zoning. Mr. Conley Jr. stated that it would not. He proceeded to give an example of what it would allow Council to do. At this time, Vice-Childs asked for a motion to approve the resolution.

MOTION TO APPROVE RESOLUTION NO. 4-7-2026 MEMORIALIZING A DECISION MADE BY THE WOODBINE COMBINED LAND USE BOARD (CLUB) TO APPROVE THE WOODBNE BOROUGH WIDE REDEVELOPMENT PLAN DATED MARCH 27, 2026, AS PREPARED BY TIFFANY MORRISSEY, PP, AICP AND DEEMING IT AS NOT INCONSISTENT WITH THE MASTER PLAN was:

OFFERED BY: Mr. Harry Ciabatonni

SECONDED BY: Mr. McEwing

ROLL CALL: 6 Voted in Favor

0 Abstained 0 Opposed

RCV: Yeas: Councilman Bennett, Vice-Chair Childs, Mr. Harry Ciabatonni, Mr. Louis Ciabatonni, Mr. McEwing, and Mr. Phillip.

Recommendations from the Engineer:

Board Professional Conley Jr. stated that Mr. Robert Breunig's application as 2101 Associates LLC was almost done and he was notified that the plans were ready for pick up.

At this time, at the request of Mr. Conley Jr., the Secretary announced that she was officially retiring on Monday August 31, 2026, as the Land Use Board Secretary and the other jobs that she did for the Borough. She expressed her gratefulness for all the help the Attorneys which included Solicitor Batastini, had given her over the years and for the commitment and dedication of the Board Members that have served on the Land Use Board. She especially shared her gratitude for Board Professional Conley Jr. for his very organized way of keeping the ongoing applications, and his very detailed reports, and for having been the Professional who helped her the most, the entire twenty-five years she held the position. All the Board Members congratulated her and Board Members Vice-Chair Childs and Mr. Harry Ciabatonni stated that she would be missed. She concluded by thanking them all.

Mr. Conley continued the meeting by explaining an email regarding a transportation study that was sent to the Board Members by the Mayor. At the request of Vice-Chair Childs, the study will appear on the agenda for next month's LUB Meeting.

Recommendations from the Solicitor: Absent

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There was no correspondence to review before the Board. The Secretary stated that she would send out the NJPO Digital Newsletter to the Board Members.

There was no audience present.

There being no other official business to come before the Board, Vice-Chair Childs called for a motion for adjournment at 6:30 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Mr. Louis Ciabatonì

SECONDED BY: Mr. Harry Ciabatonì

ROLL CALL: All Present Voted in Favor

RCV: Yeas: Councilman Bennett, Vice-Chair Childs, Mr. Harry Ciabatonì, Mr. Louis Ciabatonì, Mr. McEwing, and Mr. Phillip.

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary