

ROLL CALL: All Present Voted in Favor  
0 Abstained 0 Opposed

May 13, 2026  
Meeting minutes Pg. 2

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

There was no public audience to comment on said application.

**MOTION TO CLOSED THE HEARING OF THE APPLICATION TO THE PUBLIC was:**

OFFERED BY: Ms. Lees                      SECONDED BY: Ms. Becica

ROLL CALL: All Present Voted in Favor

0 Abstained 0 Opposed

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

At this time, a motion was made and second to approve the “by right” minor subdivision. Board Professional Conley Jr. defined a “by right” subdivision for the Board Members.

**MOTION TO APPROVE A “BY RIGHT” MINOR SUBDIVISION FOR THE BOROUGH OF WOODBINE ON BLOCK 65 LOT(S) 1, 2, & 3 ALSO KNOWN AS 413 ADAMS AVENUE was:**

OFFERED BY: Mr. Harry Ciabatonì      SECONDED BY: Vice-Chair Childs

ROLL CALL: 7 Voted in Favor

2 Abstained 0 Opposed

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

Governing Body Members could not vote so Councilman Bennett and Councilwoman Prettyman abstained.

**Recommendations from the Solicitor:** There was nothing for Solicitor Batastini to report. Mr. Conley Jr. questioned him regarding Board Members attending the Redevelopment Plan Presentation to be given at the Council Meeting of May 21, 2026, to which they had been invited. Solicitor Batastini stated that Board Members attending the Presentation were to attend only as citizens and were cautioned by Mr. Batastini to be careful with their comments, and they were not to use any information heard at the Council Meeting for the Land Use Board Meeting. He asked Board Members if they had any questions. There were no questions so after he concluded, he left the meeting.

**APPROVAL OF THE MINUTES** for March 11, 2026, as prepared by the Secretary was:

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

ROLL CALL: 7 Voted in Favor

2 Abstained 0 Opposed

RCV: Yeas: Councilman Bennett, Vice-Chair Childs, Mr. Harry Ciabaton, Chairperson Fisher, Mr. McEwing, Mr. Phillip, and Councilwoman Prettyman.

Ms. Becica and Ms. Lees abstained.

**APPROVAL OF THE MINUTES** for April 8, 2026, as prepared by the Secretary was:

OFFERED BY: Mr. Harry Ciabatonì      SECONDED BY: Mr. McEwing

ROLL CALL: 8 Voted in Favor  
1 Abstained 0 Opposed

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

Councilwoman Prettyman abstained.

### **UNFINISHED BUSINESS:**

Climate Vulnerability Assessment

#### **Status Update**

Councilman Bennett reported that only three (3) people had filled out the survey. He still encouraged all Board Members to fill out the online survey on the Borough Website. Mr. Conley Jr. requested to have it reflected in the minutes that not only the Board Members were asked to take the online survey but that they would also reach out to other residents in town to go take said survey online at: [www.boroughofwoodbine.net](http://www.boroughofwoodbine.net). He stated that anyone reading the minutes would know where to locate the survey. Ms. Lees asked if Woodbine Borough had a Facebook page or if the Chamber of Commerce had a page where the survey could also be placed. Chairperson Fisher addressed her question.

### **Recommendations from the Engineer:**

Board Professional Conley Jr. stated that there were some plans that needed signatures and requested that Chairperson Fisher stay after the meeting to sign said plans. He continued by reporting on 2101 Associates LLC with Applicant Robert Breunig. He gave a brief history on this application. He also reported on the DMA Investments LLC and the Seaweed Land applications.

He continued by commenting on his concerns regarding the Zoning Map and its need to be updated. He stated that certain lots had been moved so that the current Zoning Map is no longer accurate. He also mentioned the amendments to the Master Plan that were done but not yet codified and placed where they could be located. He made a reference to page 33 of his report of the items that had been worked on since 2022, those that had been completed and those items that had not been completed. He also stated that the Borough's Tax Map had not been updated yet either. He explained the reasons for his concerns; including the fact that the Tax Assessor signs a yearly book stating that the maps are updated and accurate. The correction of the campground ordinances was also discussed.

The Secretary reported that the NJPO Planners were going digital and was letting the Board Members know that there were still a few hard copies available for any Board Members that wanted them.

There was no audience present.

At this time Ms. Lees initiated a discussion on Data Centers. Chairperson Fisher mentioned a Data Center located in Georgia and the constant expense it generated in unbilled water usage and electricity. Mr. Conley Jr. stated that a Use Variance would be required to have one in Woodbine. Councilwoman Prettyman stated how important it was to have this matter in the Ordinance books.

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There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 6:45 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Ms. Lees

SECONDED BY: Mr. Harry Ciabatonì

ROLL CALL: All Present Voted in Favor

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

Respectfully submitted by:

*Monserate Gallardo*

Monserate Gallardo  
Board Secretary