

**BOROUGH OF WOODBINE  
COUNTY OF CAPE MAY  
LAND USE BOARD  
SUMMARY MINUTES  
August 14, 2024**

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

**MEMBERS PRESENT:** Ms. Becica, Councilman Bennett, Mr. Harry Ciabatoni, Mr. Louis Ciabatoni, Chairperson Fisher, Mr. Ovens, Mr. Phillip, and Councilwoman Prettyman.

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

**MEMBERS ABSENT:** Ms. Childs notified the Secretary that she would be absent from the August 2024 Meeting. Vice-Chair Lees notified the Secretary via email that she would be unable to attend this meeting. Mr. Petro also notified the Secretary 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 17, 2024, 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 July 10, 2024, were tabled until the August 2024 Meeting.

**NEW BUSINESS:**

**New Application: Seaweed Land LLC/  
Chris Glancey**

**Application No. 3-3-24  
Block 125 Lot 7  
1585 DeHirsch Avenue  
Major Site Plan/Pre. & Final/  
Variance Request  
Hearing**

Attorney Michael Malinsky introduced the 2<sup>nd</sup> Seaweed Land LLC application listed above. He briefly summarized the first hearing that was done for the application back in January 2024 where at that time, a Use Variance was approved for the Applicant. He described the uses that were approved. He also stated that the Applicant was back before the Board to get a final preliminary approval and variances for the signs on the property. Present with Mr. Malinsky were Mr. Chris Glancey, Owner of the application, and Andy Schaeffer, Engineer for the application.

Solicitor Batastini swore in Engineer Andy Schaeffer. Mr. Schaeffer gave details of what was being proposed. He showed the Board Members where the signs would be placed on the property. He stated that the signs would comply with the CRC recommendations. Mr. Malinsky asked if there would be two (2) wall mounted signs. Mr. Schaeffer affirmed that there would be two (2) wall mounted signs. The lighting on the property was also discussed. Mr. Schaeffer highly recommended lighting because of the nature of the business, functioning within the hours of operation from 9:00 am to 9:00 pm.

Mr. Schaeffer continued the meeting by commenting on the size of the signs and how important it was for the traffic to be able to see them. More discussion took place regarding the signs. Mr. Malinsky moved on to discuss the negative criteria and how it should not impact the Master Plan. Mr. Malinsky had no more questions for Mr. Schaeffer. Chairperson Fisher asked which roads the signs would be close to and commented about a certain incident that involved other signs in the area. Mr. Conley addressed her question. Mr. Schaeffer stated that the plans would be submitted to the Cape May County Planning Board for their review and approval.

Solicitor Batastini asked the Board Members if they had any more questions. No one had any questions. Solicitor Batastini proceeded to swear in Borough Engineer Bruce Graham. He asked him if he had any comments. Mr. Graham stated that he had no other comments other than what was already written in his report. Board Professional Lewis H. Conley Jr. was also asked if he had any comments. He had no other comments other than what was written in his report. Solicitor Batastini opened the hearing to the public. There was no comment from the public. Seeing that there was no public comment, Mr. Batastini closed the hearing to the public.

Solicitor Batastini summarized the application for the Board Members. He commented on the signs stating that the sign details would be reviewed by Mr. Conley. He also commented on the negative criteria. He stated that Woodbine Mayor and Council wanted to see the area rebuilt.

At this time, a motion was made by Chairperson Fisher and seconded by Councilwoman Prettyman. The Secretary asked if everyone was able to vote on this application. Solicitor Batastini affirmed that everyone could vote on the application except Mr. Harry Ciabatonni who had just walked into the hearing.

**MOTION TO GRANT A VARIANCE FOR THREE (3) PYLON MOUNTED SIGNS AT 32 SQ. FT. WITH A MAXIMUM HEIGHT OF 20' AS WELL AS TWO (2) BUILDING WALL MOUNTED SIGNS AT 40 SQ. FT. AND A PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH CONDITIONS AND COMPLYING WITH THE RECOMMENDATIONS AND COMMENTS MADE BY THE REPORTS PREPARED BY BOROUGH ENGINEER BRUCE S. GRAHAM DATED AUGUST 9, 2024, AND BOARD PROFESSIONAL LEWIS H. CONLEY JR., PLS, PP DATED AUGUST 12, 2024 FOR APPLICANT SEAWEED LAND LLC APPLICATION NO. 3-3-24 ON BLOCK 125 LOT 7 ALSO KNOWN AS 1585 DEHIRSCH AVENUE IN THE BOROUGH OF WOODBINE was:**

OFFERED BY: Chairperson Fisher

SECONDED BY: Councilwoman Prettyman

ROLL CALL: 7 Present Voted in Favor

1 Abstained 0 Opposed

Mr. Harry Ciabatonni abstained.

**New Application: Kathleen Mills/  
Heritage Homestead LLC**

**Application No. 8-8-24  
Block 16 Lot(s) 13 & 14  
516 Webster Street  
Informal Consultation**

Solicitor Batastini gave a few ground rules for the Board Members regarding the above-listed application. He stated what could and could not be done because it was only an informal consultation. George Miller, Attorney for the Applicant introduced the application. He described the type of facility that the Applicant operated. He stated that there was a great need for what the Applicant offered and proceeded to describe the type of activities that are held. He stated that the Applicant would like to come to the Borough of Woodbine. Solicitor Batastini swore in Ms. Kathleen Mills, the Applicant. She proceeded to explain the type of activities that are done. She

introduced her husband and explained that her son was born with down syndrome which is when they started the Heritage Homestead LLC program. She stated the clients are disabled adults.

She stated that the adults are kept safe and that there has never been any trouble. She also stated that there are no activities held at night or on the weekends. She stated that there is no food preparation on the premises and no overnight stays. Solicitor Batastini asked if anyone had any questions. No one had any questions. Mr. Miller stated they would notice for an interpretation, a use variance, and a minor site plan or waiver of same. Some details of the property were discussed. Mr. Harry Ciabatonni stated that the property would be beautiful for a small operation. After a brief discussion the Applicant thanked the Board for their time.

**New Resolution: 2101 Associates, LLC.**

**Resolution No. 6-8-24**

Application No. 4-3-24

Block 139 Lot 1

2101 Route 610

Minor Subdivision/

Minor Site Plan/

Variance Request (3)

**Review**

Solicitor Batastini continued the meeting by introducing the above-listed resolution. He reminded the Board of the Applicant's approvals. A motion was made and seconded to approve the resolution.

**MOTION TO APPROVE RESOLUTION NO. 6-8-24 MEMORIALIZING A DECISION MADE BY THE WOODBINE LAND USE BOARD TO APPROVE A MINOR SUBDIVISION FOR 2101 ASSOCIATES LLC, APPLICATION NO. 4-3-24 FOR TWO LOTS, ONE CONFORMING LOT AND ONE UNDERSIZED LOT THAT DOES NOT HAVE FRONTAGE ON AN IMPROVED STREET AS WELL AS MINOR SITE PLAN APPROVAL FOR THE SITE. THE APPROVAL WILL ALSO REQUIRE THREE EASEMENTS AS STATED IN THESE MINUTES. THE APPLICANT WILL ALSO COMPLY WITH THE CONDITIONS IN THE BOARD PROFESSIONAL LEWIS H. CONLEY JR.'S REPORT DATED MAY 7, 2024. THE DECISION FOR THE APPROVAL FOR BLOCK 139 LOT 1 ALSO KNOWN AS 2101 ROUTE 610 IN THE BOROUGH OF WOODBINE was:**

OFFERED BY: Chairperson Fisher

SECONDED BY: Mr. Louis Ciabatonni

ROLL CALL: 7 Present Voted in Favor

1 Abstained 0 Opposed

Ms. Becica abstained.

#### **UNFINISHED BUSINESS:**

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

Mr. Conley reported on his status of projects. He mentioned what was happening with the Clean Energy Fuel Corps. Application. Mr. Conley stated that the Applicant was okay with the County, and that Mr. Payette would provide Mr. Conley with the plans approved by Pinelands to see if the changes could be handled administratively. Mr. Conley also reported that the Longwood Tree Service Applicant would be submitting a single copy of the perfected subdivision for his review, and he would let the Applicant know if it is OK to submit the mylars for signature.

**Recommendations from the Solicitor:** Nothing to report.

**ESCROW REPORT:** The Secretary reported that she had not been able to look at the Escrow accounts.

The Secretary reported on the correspondence received. Applicant Jose Gomez, who was present, submitted plans for his Minor Subdivision on Block 64 Lot 8.02.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 7:00 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Mr. Harry Ciabatoni

ROLL CALL: All Present Voted in Favor

SECONDED BY: Chairperson Fisher

Respectfully submitted by:

*Monserrate Gallardo*

Monserrate Gallardo  
Board Secretary