

**BOROUGH OF WOODBINE**  
**BOROUGH COUNCIL MEETING**  
501 Washington Avenue  
Woodbine, NJ 08270  
7:30 PM

Thursday, March 05, 2026

**REGULAR MEETING**  
**AGENDA**

**CALL TO ORDER**

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting of March 05, 2026 was included in a list of meeting notice sent to the Cape May County Herald on January 9, 2026, and advertised in said newspapers on January 15, 2026 and January 22, 2026 and posted on the bulletin board in the municipal building on January 12, 2026 and has remained continuously posted as the required notices under the statute. In addition, a copy of this notice is and has been available to the public and is on file in the Office of the Municipal Clerk.

Proper notice having been given, the Municipal Clerk is directed to include this statement in the minutes of this meeting.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC HEARING ORDINANCE 641-2026 AN ORDINANCE AMENDING ORDINANCE NO. 565-2017, AS AMENDED, CHAPTER 2 , ARTICLE 111, SECTION 2-15.6 OF THE CODE OF THE BOROUGH WOODBINE ENTITLED DEFINITIONS, WATER RATE SCHEDULE**

**WATER RATE PRESENTATION:** Mark Agostini- RCAP Solutions

**ENGINEER/PROJECT REPORTS**

- (1) Adams & Franklin Streetscape Project (Water & Road)
- (2) Clay and Madison Avenue Reconstruction (Water & Road)
- (3) Sumner Avenue Bikeway
- (4) Water Treatment Plant & Water Main Extensions
- (5) Sewer Project Phase I
- (6) Stormwater Management Grant
- (7) Pavement Preservation Project (Sumner & DeHirsch)
- (8) Pavement Assessment Project

- (9) Open Space Eco-Park- Jake's Law Playground
- (10) F & S Landfill Solar Project
- (11) Railroad Bridge Renovation
- (12) USDA RBDG Redevelopment Plan
- (13) Brownfields Multi-Purpose Grant Hat Factory/ Airport/Franklin Street School/  
Landfill
- (14) NJDEP Urban Forestry Grant
- (15) Madison Avenue Reconstruction (Water & Road)
- (16) Washington Avenue Reconstruction (Water & Road)
- (17) Heilprin Avenue (Water & Road)
- (18) Sumner Avenue Water System Reconstruction
- (19) Water Meter Replacements
- (20) Storm Inlet Project
- (21) Climate Change Master Plan Update Technical Assistance
- (22) Longfellow Street Reconstruction
- (23) DeHirsch Avenue Bikeway Project
- (24) Public Safety & Accessibility Project
- (25) County Water Quality Management Plan /Wastewater Management Plan
- (26) Cape May County Cross Acceptance Plan
- (27) Escrow Account Activity

#### **AIRPORT ENGINEER'S REPORT**

- (1) Taxiway B Rehabilitation Edge Light & Markings- Construction
- (2) Transient Apron- Design
- (3) Taxiway D Relocation- Design
- (4) Terminal & Hangar
- (5) Hangar Renovation Project- Hangar #5
- (6) Taxiway E Design- aka Taxiway B Connector

#### **SOLICITOR'S REPORT**

- (1) NJDEP Assignment of Municipal Stormwater from Tier B to Tier A
- (2) Fair Share Housing (Status)
- (3) Comcast Franchise Renewal

(4) Fair Shar Housing Ordinance 640-2026

**NEW BUSINESS**

ACE Response to Storm

NOV Water Letter

Snowstorm Assessment

Rabies Clinic- March 14, 2026, 1pm – 3pm Ambulance Building

USDA State Director Stern Visit To Woodbine March 26, 2026

Opportunity Zone Designation

**COMMITTEE REPORTS**

Public Works; Buildings & Grounds [Chairman Bennett]:

Health, Education, Human Services [Chairman Prettyman]:

Public Safety & Courts [Chairman Cruz]:

Community Affairs & Grants [Chairman Ortiz]:

Property & Small Business [Chairman Johnson]:

Revenue & Finance [Chairwoman Perez]:

**ORDINANCES:**

**PUBLIC HEARING ORDINANCE 640-2026** AN ORDINANCE AMENDING ORDINANCE 576-2018, AS AMENDED, CHAPTER 25 OF THE CODE OF THE BOROUGH OF WOODBINE, AMENDING ORDINANCE 606-2022, AS AMENDED, CHAPTER 26, SECTION 26-4.14 OF THE CODE OF THE BOROUGH OF WOODBINE AND CREATING A NEW CHAPTER 27 ENTITLED AFFORDABLE HOUSING

**SECOND READING AND ADOPTION BY TITLE ONLY ORDINANCE 640-2026 BY TITLE ONLY** AN ORDINANCE AMENDING ORDINANCE 576-2018, AS AMENDED, CHAPTER 25 OF THE CODE OF THE BOROUGH OF WOODBINE, AMENDING ORDINANCE 606-2022, AS AMENDED, CHAPTER 26, SECTION 26-4.14 OF THE CODE OF THE BOROUGH OF WOODBINE AND CREATING A NEW CHAPTER 27 ENTITLED AFFORDABLE HOUSING

**SECOND READING AND ADOPTION BY TITLE ONLY ORDINANCE 641-2026 BY TITLE ONLY** AN ORDINANCE AMENDING ORDINANCE NO. 565-2017, AS AMENDED, CHAPTER 2, ARTICLE 111, SECTION 2-15.6 OF THE CODE OF THE BOROUGH WOODBINE ENTITLED DEFINITIONS, WATER RATE SCHEDULE

## RESOLUTIONS-CONSENT AGENDA

RESOLUTIONS- BY CONSENT AGENDA	
Resolution No.	Description
03-55-2026	APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR WATER SYSTEM IMPROVEMENTS AND RELATED STREET RECONSTRUCTION ALONG LONGFELLOW STREET, BETWEEN WASHINGTON AND ADAMS AVENUES SCHEDULE I: RESOLUTION
03-56-2026	GRANT MANAGEMENT PLAN FY 2026 SMALL CITIES PROGRAM
03-57-2026	CITIZEN PARTICIPATION PLAN FY 2026 SMALL CITIES PROGRAM
03-58-2026	TO COMMIT TO THE COMPETITIVE CONTRACTING PROCUREMENT PROCESS PURSUANT TO NJSA 40A:11-4.1 THROUGH 40A:11-4.5 FOR CERTAIN PROFESSIONAL SERVICES, CONTINGENT UPON AN FY 2024 SMALL CITIES GRANT AWARD FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS TO CARRY OUT WATER SYSTEM IMPROVEMENTS AND RELATED STREET RECONSTRUCTION ALONG LONGFELLOW STREET, BETWEEN WASHINGTON AND ADAMS AVENUES
03-59-2026	APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE DEHIRSCH AVENUE (CR550) STREETScape IMPROVEMENTS
03-60-2026	AWARD OF CONTRACT FOR ENGINEERING SERVICES TO REMINGTON AND VERNICK FOR DEHIRSCH AVENUE BIKEWAY PROJECT
03-61-2026	AWARD OF CONTRACT FOR ENGINEERING SERVICES TO MARINO GENERAL CONSTRUCTION, INC FOR THE HANGAR 5 RENOVATION PROJECT AT THE WOODBINE MUNICIPAL AIRPORT
03-62-2026	RESOLUTION OF THE COUNCIL OF THE BOROUGH OF WOODBINE ADOPTING AFFORDABILITY ASSISTANCE PROGRAM POLICIES AND PROCEDURES MANUAL, ADOPTING THE MARKET TO AFFORDABLE PROGRAM MANUAL AND ADOPTING AN AFFIRMATIVE MARKETING PLAN
03-63-2026	RESOLUTION OF THE COUNCIL OF THE BOROUGH OF WOODBINE APPOINTING A MUNICIPAL HOUSING LIAISON AND ADMINISTRATIVE AGENT TO ADMINISTER THE BOROUGH'S AFFORDABLE HOUSING PROGRAM
03-64-2026	RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF WOODBINE ADOPTING AN "AFFIRMATIVE MARKETING PLAN" FOR THE BOROUGH OF WOODBINE
03-65-2025	RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF WOODBINE ENDORSING A FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

### PUBLIC COMMENT

### PAYMENT OF BILLS

## **ADJOURNMENT**