

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
LAND USE BOARD
SUMMARY MINUTES
December 10, 2025**

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, Vice-Chair Lees, Mr. Petro, Mr. Phillip, and Councilwoman Prettyman.

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

MEMBERS ABSENT: Mr. Ovens.

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 October 8, 2025, as prepared by the Secretary was:

OFFERED BY: Mr. Petro

SECONDED BY: Mr. Louis Ciabaton

ROLL CALL: 10 Voted in Favor

0 Abstained 0 Opposed

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

APPROVAL OF THE MINUTES for November 12, 2025, as prepared by the Secretary was:

OFFERED BY: Mr. Phillip

SECONDED BY: Mr. Louis Ciabaton

ROLL CALL: 8 Voted in Favor

2 Abstained 0 Opposed

RCV: Yeas: Councilman Bennett, Ms. Childs, Mr. Harry Ciabaton, Mr. Louis Ciabaton, Chairperson Fisher, Vice-Chair Lees, Mr. Petro, and Mr. Phillip.

Ms. Becica and Councilwoman Prettyman abstained.

UNFINISHED BUSINESS AND STATUS REPORTS:

Climate Vulnerability Assessment

Status Update

Councilman Bennett had no new updates to report.

NEW BUSINESS:

New Resolution: Brian & Lisa Sullivan

Resolution No. 7-12-2025

Application No. 2-8-25

Block 130 Lot 9

1556 DeHirsch Avenue

Major Site Plan/Pre. & Final/

Conditional Use

Chairperson Fisher introduced the above-listed resolution. Solicitor Batastini gave a summary regarding same. He stated that moving forward both Board Professional Lewis H. Conley Jr. and Mr. Graham would continue to make decisions regarding details of the application. Mr. Harry Ciabatonni asked if this resolution was final as he had voted “no” regarding said application. Solicitor Batastini explained the voting procedure for this resolution. A motion was made and seconded to approve the resolution.

MOTION TO APPROVE RESOLUTION NO. 7-12-2025 MEMORIALIZING A DECISION MADE BY THE WOODBINE CONSOLIDATED LAND USE BOARD TO GRANT A PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH CONDITIONS AS STATED IN BOARD PROFESSIONAL LEWIS H. CONLEY JR.’S REPORT OF NOVEMBER 10, 2025, AND BRUCE S. GRAHAM’S REPORT UPDATED FROM OCTOBER 6, 2025, TO NOVEMBER 11, 2025, ALSO CONDITIONED ON COUNTY APPROVAL AND OTHER STANDARD APPROVALS FOR APPLICANTS BRIAN AND LISA SULLIVAN, APPLICATION NO. 2-8-25 FOR A MOTOR VEHICLE SALES AND SERVICE FACILITY ON PROPERTY BLOCK 130 LOT 9 ALSO KNOWN AS 1556 DEHIRSCH AVENUE IN THE BOROUGH OF WOODBINE was:

OFFERED BY: Mr. Louis Ciabatonni

SECONDED BY: Mr. Phillip

ROLL CALL: 8 Voted in Favor

2 Abstained 1 Opposed

RCV: Yeas: Councilman Bennett, Ms. Childs, Mr. Harry Ciabatonni, Mr. Louis Ciabatonni, Chairperson Fisher, Vice-Chair Lees, Mr. Petro, and Mr. Phillip.

Ms. Becica and Councilwoman Prettyman abstained.

Recommendations from the Engineer:

Board Professional Conley Jr. reported on the 2101 Associates LLC (Robert Breunig) application. He expressed his concerns regarding said application. He also reported on the denial received from the County regarding the Seaweed Land application.

Recommendations from the Solicitor:

Solicitor Batastini further commented regarding the 2101 Associates LLC and the Seaweed Land applications. A brief discussion was initiated regarding these applications. Councilwoman Prettyman questioned Solicitor Batastini regarding the release of escrow funds. A discussion also took place regarding this matter.

The NJPO Newsletter was the only correspondence to review.

There being no other official business to come before the Board, Chairperson Fisher called for a motion for adjournment at 6:39 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Mr. Harry Ciabatonì

SECONDED BY: Mr. Phillip

ROLL CALL: All Present Voted in Favor

0 Abstained 0 Opposed

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

Respectfully submitted by:

Monserate Gallardo

Monserate Gallardo
Board Secretary