

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
PLANNING / ZONING BOARD
SUMMARY MINUTES
January 13, 2016**

REGULAR MONTHLY MEETING was called to order by Vice-Chair Fisher at 7:04 P.M.

MEMBERS PRESENT: Councilman Benson, Councilman Bennett (Mayor's Designee), Vice-Chair Fisher, Mr. Doran, Mr. Gaines, Mr. Hudgins, Ms. Marra, Mr. Sherby, Mr. Sturm, Ms. Suthard.

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

MEMBERS ABSENT: Mr. Fitzgerald. Chairman Player has been out due to illness. Mr. Watson notified the Secretary via phone 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 Atlantic City Press on January 20, 2015, and by posting a copy of said notice on the Lobby Bulletin Board, of the Borough Hall.

An audio recording of this Open Public Meeting is filed with the Secretary of the Board.

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

APPROVAL OF THE MINUTES for December 30, 2015 as prepared by the Secretary was:

OFFERED BY: Ms. Suthard

SECONDED BY: Mr. Hudgins

ROLL CALL: 9 Voted In Favor

1 Abstained 0 Opposed

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances – Mr. Conley requested that the business matters be handled first before he discussed the resource extraction and mining information.

NEW BUSINESS:

Members: Reappointments-Term Dates
Selection of Officers

The Secretary continued the meeting by mentioning to Vice-Chair Fisher that the taking of oaths for certain Board Members had to be tabled until they were officially appointed or re-appointed by the Mayor at the upcoming Council Meeting of January 21, 2016. The Selection of Officers was also tabled.

Vice-Chair Fisher moved on to discuss the appointments of the Board Professionals. A motion was made and seconded to retain the services of Brock D. Russell as Solicitor for the Year 2016. Van Note Harvey Associates, represented by Board Professional, Lewis H. Conley, and the Secretary, Monserrate Gallardo were also re-appointed for the Year 2016.

Vice-Chair Fisher continued the meeting by introducing the above listed resolution. The Secretary confirmed with the Solicitor that only those Board Members who heard the application were able to vote on the above resolution. The Secretary called out the names of those present who were able to vote.

MOTION TO APPROVE RESOLUTION NO. 2-1-16 MEMORIALIZING THE DECISIONS MADE BY THE PLANNING / ZONING BOARD OF ADJUSTMENTS TO GRANT PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH TWO (2) BULK VARIANCES AND DESIGN WAIVERS, WITH CONDITIONS, AS WELL AS, A "D" VARIANCE FOR APPLICATION NO. 2-12-15 FOR APPLICANT BOOS DEVELOPMENT GROUP, INC. TO DEVELOP A FAMILY DOLLAR STORE ON BLOCK 28 LOTS 1, 2 & 11-13 ALSO KNOWN AS 412 WASHINGTON AVENUE IN THE BOROUGH OF WOODBINE was:

OFFERED BY: Mr. Sturm

SECONDED BY: Mr. Hudgins

ROLL CALL: 6 Voted In Favor

0 Abstained 0 Opposed

Annual Meeting Dates Year 2016

Review

The Secretary proceeded to inform Vice-Chair Fisher of the Annual Meeting Dates proposed for the Year 2016. Solicitor Russell informed the Board that the left hand column was the deadline dates for the submission of applications. A motion was made and seconded to approve the Planning / Zoning Annual Meeting Dates.

MOTION TO APPROVE THE PLANNING / ZONING BOARD ANNUAL MEETING DATES FOR THE YEAR 2016 AS LISTED was:

OFFERED BY: Vice-Chair Fisher

SECONDED BY: Mr. Sturm

ROLL CALL: 10 Voted In Favor

0 Abstained 0 Opposed

Recommendations from the Engineer: Mr. Conley read from the Engineer's report while giving a status update on what had been done regarding the current information on resource extraction and mining. He discussed the differences in the ordinances of certain neighboring municipalities. Solicitor Russell questioned whether certain parts of the ordinance code had to be cleaned up. Mr. Conley addressed his question. Councilman Benson also asked several questions which Mr. Conley addressed. Solicitor Russell commented on the importance of getting the ordinance adopted.

At this time, Mr. Conley stated that it would be good to put together a cohesive ordinance. A discussion was initiated before the Board. Solicitor Russell questioned what Dennis Township had experienced. Mr. Conley addressed his question. More discussion took place. A motion was made and seconded to approve Mr. Conley to put together an ordinance for resource extraction and mining for the Borough of Woodbine.

MOTION TO APPROVE BOARD PROFESSIONAL LEWIS CONLEY TO PUT TOGETHER THE ORDINANCE FOR RESOURCE EXTRACTION AND MINING FOR THE BOROUGH OF WOODBINE was:

OFFERED BY: Ms. Suthard

SECONDED BY: Councilman Benson

ROLL CALL: 9 Voted In Favor

0 Abstained 0 Opposed

Mr. Hudgins had to leave before this vote took place.

Recommendations from the Solicitor: None.

The Secretary reminded Board Members that the 27th Annual Pinelands Short Course was scheduled for Saturday, March 12, 2016. She requested that Board Members return the address sheet with any updates.

ESCROW REPORT: The Secretary reported on the Regular and Pinelands Escrows.

AUDIENCE PARTICIPATION: None.

Vice-Chair Fisher again informed the Board of a presentation sponsored by the Woodbine Chamber of Commerce and given by the US Department of Agriculture Rural Development scheduled for Thursday, January 14, 2016 at 7:00 p.m. at the Borough Hall. Councilman Benson concluded the meeting by mentioning a recent conversation that he had with Chairman Player.

There being no other official business to come before the Board, Vice-Chair Fisher called for a motion for adjournment at 7:38 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Ms. Suthard

SECONDED BY: Mr. Sturm

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary