

**BOROUGH OF WOODBINE  
COUNTY OF CAPE MAY  
PLANNING / ZONING BOARD  
SUMMARY MINUTES  
January 14, 2015**

**REGULAR MONTHLY MEETING** was called to order by Vice-Chair Player at 7:08 P.M.

**MEMBERS PRESENT:** Mayor Pikolycky, Councilman Benson, Councilman Bennett, Vice-Chair Player, Ms. Fisher, Mr. Fitzgerald, Mr. Gaines, Mr. Sherby, and Mr. Sturm.

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

**MEMBERS ABSENT:** Mr. Doran, and Mr. Hudgins. Lisa Suthard notified via email that she would be unable to attend this meeting. Councilperson Perez (Mayor's Designee) also notified via phone that she 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 21, 2014, 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.

The Vice-Chairman led the Board to the Pledge of Allegiance.

At this time, Vice-Chair Player acknowledged the Secretary and on behalf of the Board Members gave her a Certificate for "Board Secretary of the Year." The Board Members applauded. The Secretary thanked them for their kindness.

**APPROVAL OF THE MINUTES** for December 10, 2014 as prepared by the Secretary was:

OFFERED BY: Mr. Sturm

SECONDED BY: Ms. Fisher

ROLL CALL: 6 Voted In Favor

2 Abstained 0 Opposed

As a newly-elected Councilman, Chairman Bennett could not vote. He remained as a visitor for the rest of the meeting.

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

**UNFINISHED BUSINESS:**

**Zoning Map and Related Ordinances** – Mr. Conley had nothing new to report.

**NEW BUSINESS:**

**Members:** Reappointments-Term Dates  
Selection of Officers

The Secretary continued the meeting by mentioning to Vice-Chair Player 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 15, 2015. The Selection of Officers was also tabled.

Vice-Chair Player 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, Monserrate Gallardo as Board Secretary, and Van Note-Harvey Associates as the Engineering Firm represented by Board Professional Lewis H. Conley for the Year 2015.

**MOTION TO RETAIN THE SERVICES OF BROCK D. RUSSELL AS SOLICITOR, MONSERRATE GALLARDO AS BOARD SECRETARY, AND VAN NOTE HARVEY ASSOCIATES AS THE ENGINEERING FIRM REPRESENTED BY BOARD PROFESSIONAL LEWIS H. CONLEY FOR THE YEAR 2015 was:**

OFFERED BY: Mr. Sturm

SECONDED BY: Councilman Benson

ROLL CALL: 8 Present Voted In Favor  
0 Abstained 0 Opposed

**Committees:** Selection of Sub-Committees:

Master Plan  
Site Plan Review & Sign  
Subdivision  
Zoning

Vice-Chair Player tabled the appointment of Board Members to the Subcommittees until the February 11, 2015 PZ Meeting.

Annual Meeting Dates Year 2015

**Review**

The Secretary proceeded to inform Vice-Chair Player of the Annual Meeting Dates proposed for the Year 2015. 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 2015 AS LISTED was:**

OFFERED BY: Ms. Fisher

SECONDED BY: Mr. Sturm

ROLL CALL: 8 Voted In Favor  
0 Abstained 0 Opposed

**New Resolution:** Official PZ Newspapers  
The AC Press/The Herald

**Resolution No. 1-1-15**

The Secretary informed Vice-Chair Player of the above listed resolution. A motion was made and seconded to approve said resolution.

**MOTION TO APPROVE RESOLUTION NO. 1-1-15 MEMORIALIZING A DECISION MADE BY THE PLANNING / ZONING BOARD OF ADJUSTMENTS TO DESIGNATE THE PRESS OF ATLANTIC CITY AND THE HERALD TIMES AS THE OFFICIAL LEGAL NEWSPAPERS FOR THE PUBLICATION OF PZ NOTICES was:**

OFFERED BY: Mr. Sturm

SECONDED BY: Mr. Gaines

ROLL CALL: 8 Present Voted In Favor  
0 Abstained 0 Opposed

**Recommendations from the Engineer:** Mr. Conley reported on the active applications in the Borough of Woodbine. He commented on the Kathy Kindle, Robert Breunig, and Gentilini Applications. He also acknowledged the Board Members for the way the applications were handled.

Mr. Conley also discussed the matter regarding Cell Phone Towers. He stated that rules were adopted at the Federal level, some of which the League of Municipalities opposed. He stated that the League drafted a letter so that it could be filled in by each municipality in support of their opposition. A discussion was initiated regarding the matter.

**Recommendations from the Solicitor:** None.

Regarding correspondence, the Secretary briefly went over an article found in the "Easyrider" publication which positively mentioned Woodbine. She also went over certain re-organization papers. In conclusion, Ms. Fisher mentioned an upcoming luncheon meeting to be held by the Woodbine Chamber of Commerce. She encouraged Board Members to attend.

There being no other official business to come before the Board, Vice-Chair Player called for a motion for adjournment at 7:46 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Ms. Fisher

SECONDED BY: Mr. Sherby

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

*Monserrate Gallardo*

Monserrate Gallardo  
Board Secretary