

**BOROUGH OF WOODBINE  
COUNTY OF CAPE MAY  
PLANNING / ZONING BOARD  
SUMMARY MINUTES  
March 11, 2015**

**REGULAR MONTHLY MEETING** was called to order by Chairman Player at 7:04 P.M.

**MEMBERS PRESENT:** Councilman Bennett (Mayor's Designee), Chairman Player, Vice-Chair Fisher, Mr. Fitzgerald, Mr. Hudgins, Mr. Sherby, and Mr. Sturm.

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

**MEMBERS ABSENT:** Mayor Pikolycky, Mr. Gaines, and Ms. Suthard. Mr. Doran notified the Secretary via email that he would be unable to attend this meeting. Councilman Benson notified 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.

The Chairman led the Board to the Pledge of Allegiance.

**APPROVAL OF THE MINUTES** for February 11, 2015 as prepared by the Secretary was:

OFFERED BY: Councilman Bennett

SECONDED BY: Mr. Sturm

ROLL CALL: 6 Voted In Favor

0 Abstained 0 Opposed

Mr. Fitzgerald was not present for this vote.

**ESCROW REPORT:** The Secretary reported on the Regular and Pinelands Escrows. She read the CFO's email regarding this matter.

**UNFINISHED BUSINESS:**

**Zoning Map and Related Ordinances** – Mr. Conley had nothing new to report. He gave a status update on Mayor and Council's last activity regarding Resource Extraction and Mining. A discussion was initiated regarding this matter. Chairman Player asked the Secretary to forward to him a copy of what was previously submitted by the Board to Mayor and Council. The Secretary agreed to the request.

**NEW BUSINESS:**

**Members:**

**Reappointments:** Jeff Doran

**Class II**

Mr. Doran was not present to be sworn in, therefore, the matter was tabled.

**New Resolution:** Robert Breunig

**Resolution No. 2-3-15**  
Application No. 2-10-13  
Block 139 Lot 1  
2101 Dennisville – Petersburg Road  
Revised Pre./Final Major Site Plan Approval

Solicitor Russell began the introduction for the above listed resolution by explaining the company name. A discussion was initiated regarding the performance guarantee and the inspection fee required to be posted for the above listed application. Mr. Conley explained the ideal use of a performance guarantee. After the brief discussion, a motion was made and seconded to approve the above listed resolution.

**MOTION TO APPROVE RESOLUTION NO. 2-3-15 WHICH MEMORIALIZED A DECISION MADE BY THE PLANNING / ZONING BOARD OF ADJUSTMENTS TO GRANT A PRELIMINARY AND FINAL AMENDED SITE PLAN APPROVAL TOGETHER WITH A VARIANCE ALLOWING 680 SQUARE FEET OF SIGNAGE SUBJECT TO THE CONDITIONS ON THE REPORT ISSUED BY BOARD PROFESSIONAL LEWIS H. CONLEY AND INCLUDING THE PLACEMENT OF A PERFORMANCE GUARANTEE FOR APPLICANT ROBERT BREUNIG APPLICATION NO 2-10-13 ON BLOCK 139 LOT 1 ALSO KNOWN AS 2101 DENNISVILLE – PETERSBURG ROAD IN THE BOROUGH OF WOODBINE was:**

OFFERED BY: Vice-Chair Fisher

SECONDED BY: Mr. Sturm

ROLL CALL: 6 Present Voted In Favor  
0 Abstained 0 Opposed

Mr. Fitzgerald was not present for this vote.

**Recommendations from the Engineer:** Mr. Conley briefly discussed the Robert Breunig application. He also discussed the New Jersey Supreme Court’s recent ruling regarding COAH. In conclusion, he read from a “Complete Streets in South Jersey: Lessons Learned” article in the January 2015 edition of the Cross County Connection which referenced the Borough of Woodbine in a positive light.

**Recommendations from the Solicitor:** None.

The Secretary reported that Stockton College was holding their 26<sup>th</sup> Annual Pinelands Short Course on Saturday, March 14, 2015.

There being no other official business to come before the Board, Chairman Player called for a motion for adjournment at 7:40 P.M.

**MOTION FOR ADJOURNMENT:**

OFFERED BY: Mr. Sherby

SECONDED BY: Vice-Chair Fisher

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

*Monserrate Gallardo*

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Board Secretary