

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
PLANNING / ZONING BOARD
SUMMARY MINUTES
September 12, 2012**

REGULAR MONTHLY MEETING was called to order by Chairman Bennett at 7:07 P.M.

MEMBERS PRESENT: Mayor Pikolycky, Chairman Bennett, Ms. Fisher, 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: Councilman Benson, and Mr. Wolford. Mr. Doran notified the Secretary via email that he would be unable to attend this meeting. Both, Mr. Fitzgerald and Councilperson Perez (Mayor's Designee) notified the Secretary in person that they would be unable to attend this meeting. Mr. Petro notified the Secretary via email that he would be unable to attend this meeting. Vice-Chair Player notified the Secretary via email that he would be unable to attend this meeting. Ms. Suthard notified the Secretary 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 December 16, 2011, 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 August 8, 2012 as prepared by the Secretary was:

OFFERED BY: Mr. Sturm

SECONDED BY: Mr. Gaines

ROLL CALL: 4 Voted In Favor

2 Abstained 0 Opposed

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

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances – Mr. Conley reported that he was putting the revised information on the ALIM Zone in its final form for review at the next meeting.

NEW BUSINESS:

Pinelands Comprehensive Management Plan

Review/Discussion

Mr. Conley continued the meeting by informing the Board regarding Pinelands fourth in-depth review of the Comprehensive Management Plan and how the Board's comments and/or discussion would be a critical part of this process. He initiated the discussion by informing the Board of several points regarding the plan which included the past process of going through the Pinelands and how although there had been some improvements, there was a feeling among applicants that it was still not a user friendly process. Mr. Gaines requested that Mr. Conley explain the relationship between the Board and the Pinelands. Mr. Conley addressed his question. He also asked what exactly constituted the Pinelands. Mr. Conley again addressed his question.

Mayor Pikolycky explained how Pinelands had a Master Plan (CMP), and how our Master plan had to match their plan. He described what a growth community was and how Woodbine was considered a growth community. He discussed what kind of septic systems had to be used in certain zones. He explained that Pinelands was now reviewing their Master Plan. He discussed the issues that could possibly come up in the process and used Gentilini Ford as an example. He felt that there probably would not be great change but just small revisions to their plan.

Mr. Conley continued the meeting by using the Azeez Museum as another example. He described what issues this applicant faced in going through the process. Mr. Gaines summarized the given information for clearer understanding. Mr. Conley affirmed his summary of this matter. Mr. Conley spoke regarding the length of time that it took to get through the process. He felt that this would be one of the areas where there could be significant improvements. Ms. Fisher commented and Mayor Pikolycky addressed her comment by explaining the purpose of the Pinelands Local Review Officer in helping to speed up the process.

Mr. Conley moved on to explain the Nitrate-Delusion Model and lot area calculations, particularly in terms of how sewage flows are determined. He felt that Pinelands' calculations should be consistent with what the County Health Department and the NJDEP use. He further explained this situation using the example of a watershed and land distance. He also spoke on this matter as it related to wetlands. Ms. Fisher commented that sometimes the current process has caused people to give up. She went on to explain how she knew of some of the issues regarding this matter because of her husband's occupation. Mr. Conley concluded by stating that he would put something together to formulate Woodbine's position on the matter.

Recommendations from the Engineer: Mr. Conley reported on the active applications in the Borough. He also spoke regarding a letter that went from the Mayor to the Commissioner of the Department of Human Services. He stated it was in reference to the Woodbine Developmental Center getting together with Woodbine, and the CMC MUA to try to secure funding to do a study to see where it would be most feasible to send waste. In conclusion he briefly discussed the CMC Water Quality Management Plan, particularly in reference to possible sewer locations, and build out analysis. He discussed possible sewer scenarios at length and stated that a reported needed to come from Woodbine that would show the potential areas that would qualify for sewer especially the Smart Growth areas of the Borough. Mr. Sturm commented on this matter in reference to the airport. Mr. Gaines requested that Mr. Conley expand on the term, "build out." Mr. Conley addressed his request.

Recommendations from the Solicitor: Nothing to report.

The Secretary had no correspondence to review. She briefly discussed the upcoming mandatory PZ training offered at the League of Municipalities in November 2012. Mr. Conley stated that he would have information on the Open Space Program for the Board at the next meeting.

There being no other official business to come before the Board, Chairman Bennett called for a motion for adjournment at 8:28 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Mr. Sturm

SECONDED BY: Ms. Fisher

ROLL CALL: All Present Voted In Favor

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary