

**BOROUGH OF WOODBINE
COUNTY OF CAPE MAY
PLANNING / ZONING BOARD
SUMMARY MINUTES
November 12, 2015**

REGULAR MONTHLY MEETING was called to order by Vice-Chair Fisher at 7:05 P.M.

MEMBERS PRESENT: Councilman Benson, Councilman Bennett (Mayor's Designee), Vice-Chair Fisher, Mr. Fitzgerald, Ms. Marra, Mr. Sherby, and Ms. Suthard.

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

MEMBERS ABSENT: Mayor Pikolycky, Chairman Player, Mr. Hudgins, and Mr. Sturm. Mr. Doran notified via email that he would be unable to attend this meeting. Mr. Gaines notified via email that he would be unable to attend this meeting.

Solicitor Russell also noticed via email that this meeting date, which is on a Thursday, would be a conflict for him and he would not be able to attend.

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 October 14, 2015 as prepared by the Secretary was:

OFFERED BY: Councilman Bennett

SECONDED BY: Ms. Suthard

ROLL CALL: 6 Voted In Favor

1 Abstained 0 Opposed

ESCROW REPORT: The Secretary reported on the Regular and Pinelands Escrows. She mentioned an email sent by the Borough CFO letting her know that the escrow accounts were currently in good standing.

NEW BUSINESS:

New Application:

Lee Watson

Application No. 1-11-15

Block 104 Lot 1

1309 Tyler Road

Appeal/Interpretation

Lee Watson, resident at 1309 Tyler Road introduced himself before the Board. Councilman Benson, who is by profession an Attorney, swore in Mr. Watson in the absence of the Planning Board Solicitor. Mr. Watson began the hearing by explaining why he was back before the Board, having been present before the Board at the October Meeting as an audience participant.

At this time, the Board Professional, Lewis Conley, explained the difference between a Planning Board and a Zoning Board, and he named those Members of the Board that would be able to vote due to the nature of Mr. Watson's application. Councilman Benson further clarified the matter.

Mr. Watson continued the meeting by commenting on the height of accessory buildings as he had been denied a zoning permit because the accessory structure he was proposing to build went over the fifteen foot limit. Mr. Conley emphasized the importance of Board Members to take into account all that was said because of the precedence their decisional vote could possibly set for other residents. He then proceeded to read sections of the Borough Codified Book, and explained all the possible interpretations regarding this matter. A discussion was initiated before the Board. There was also discussion on the different types of accessory structures that have been currently seen in the Borough.

Mr. Conley continued the meeting by summarizing what had been discussed including the interpretation and/or definition of "One Story." Mr. Conley wanted to know if the definition of "One Story" discussed is what should be made known to the Zoning Officer. More discussion took place regarding this matter. Mr. Watson also made known that he previously had another structure on the property that had been removed.

Mr. Conley questioned the Board in stating that the definition of "One Story" was a structure that could be more than fifteen (15) feet but not higher than thirty-five (35) feet and have no second floor. Board Members affirmed that this was correct. A motion was made and seconded to accept this definition thereby approving an appeal for Mr. Lee Watson to permit him to erect a 17' high one story pole barn and requesting that the Zoning Officer issue a zoning permit to permit him to erect said pole barn. Only Board Members that could vote on zoning issues voted.

MOTION TO APPROVE AN APPEAL ON APPLICATION NO. 1-11-15 BY APPLICANTS LEE AND FAWN WATSON REGARDING THE DENIAL OF A ZONING PERMIT TO ERECT A 17' HIGH ONE STORY POLE BARN AT BLOCK 104 LOT 1 ALSO KNOWN AS 1309 TYLER ROAD IN THE BOROUGH OF WOODBINE AND TO REQUEST THAT THE ZONING OFFICER ISSUE THE ZONING PERMIT TO PERMIT SAID POLE BARN was:

OFFERED BY: Mr. Fitzgerald

SECONDED BY: Mr. Sherby

ROLL CALL: 5 Voted In Favor

0 Abstained 0 Opposed

A motion was also made and seconded to direct Board Professional Lewis Conley to write a letter to the Zoning Officer instructing him to issue a zoning permit based on the Board's decision.

MOTION TO APPROVE THE DIRECTION OF BOARD PROFESSIONAL LEWIS CONLEY TO WRITE A LETTER TO INSTRUCT THE ZONING OFFICER TO ISSUE A ZONING PERMIT BASED ON THE PLANNING / ZONING BOARD DECISION REGARDING LEE WATSON'S APPLICATION was:

OFFERED BY: Mr. Fitzgerald

SECONDED BY: Mr. Sherby

ROLL CALL: 5 Voted In Favor

0 Abstained 0 Opposed

UNFINISHED BUSINESS:

Zoning Map and Related Ordinances – Nothing to report.

Recommendations from the Engineer: Mr. Conley commented on a preliminary review done on the BOOS Development Group, Inc. information submitted. He also reported briefly on the Lee Watson application that was just heard, and the Suburban Propane sign/zoning permit application. He concluded by briefly discussing the CAFRA application file by Holly Realty for the purpose of mining; and the Gentilini application in regards to its Nitrate Dilution Model.

At this time, Mr. Conley continued the meeting by discussing how sign applications would be made part of the zoning permit applications and how the procedures would be forthcoming for same.

P/Z Annual Meeting Dates for Year 2016 **Review**

The secretary requested that the Board Members review the draft copy of the Annual Meeting Dates for any conflicts before they are officially voted on at the January 2016 re-organization meeting.

Recommendations from the Solicitor: No Report.

The Secretary reminded Board Members that the 27th Annual Pinelands Short Course was scheduled for Saturday, March 12, 2016.

AUDIENCE PARTICIPATION:

There being no other official business to come before the Board, Vice-Chair Fisher called for a motion for adjournment at 8:00 P.M.

MOTION FOR ADJOURNMENT:

OFFERED BY: Councilman Bennett
ROLL CALL: All Present Voted In Favor

SECONDED BY: Mr. Fitzgerald

Respectfully submitted by:

Monserrate Gallardo

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Board Secretary