

BOROUGH OF PINE BEACH  
LAND USE BOARD  
REGULAR MEETING  
August 16, 2022  
7:30pm – Borough Hall

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1. Opening Statement: In compliance with the Open Meeting Law, P.L. 1975 C231, the notice of this meeting was sent to our official newspapers, the Asbury Park Press and the Star Ledger, and also posted on the bulletin board at the Pine Beach Municipal Building and the Pine Beach Post Office. The statement shall become a part of the official minutes of this meeting.

[FOR THIS MONTH'S MEETING: "This meeting is a judicial proceeding. Any comments or questions must be limited to issues that are relevant to what the board may legally consider in reaching a decision; and decorum appropriate to a judicial hearing must be maintained at all times."]

2. Flag Salute

3. Roll Call:      Mayor Cuneo              Mr. Keesling              Mr. Higham  
                         Mrs. McDonnell          Mrs. Saxton              Mr. Slickers  
                         Mrs. Wnek                  Mrs. Lill

4. New Business

Hearing of application for Block 70 Lots 1 & 2 - JCM Electric LLC, Motor Rd. and Merion Ave.  
Approval of the July 19, 2022 minutes

5. Old Business

Building height additional wording for Borough Council recommendation

6. Vouchers for payment

Vouchers for \$ 757.75

7. Any Other Business to come before the Board

8. Adjournment

Vouchers for payment:  
August 16, 2022

**T & M Associates**

For Motor Rd B70xL1,2 - JCM Electric LLC/David Moss 7/25/22 - Inv. #VP427678 - 6/13/22  
and 6/14/22 undersized lot ordinance requirements and application review:  
\$ 331.25

**Total to pay out of initial escrow deposit \$ 331.25**

For General LUB billing - 7/25/22 - Inv. #VP427677 - 6/20/22  
and 6/22/22 height ordinance change review, prep and communication:  
\$ 114.00

**Total from general LUB account \$ 114.00**

**Brady & Kunz, P.C.**

For Motor Rd B70xL1,2 - JCM Electric LLC/David Moss 8/1/22 - Inv. #2083 review  
applicant's engineer's review letter and LUB draft hearing notice:  
\$ 62.50

**Total to pay out of initial escrow deposit \$ 62.50**

General LUB - 8/1/22 Invoice #2084 – review escrow refund resolution for July mtg.,  
misc. monthly communication - general billing, attend July meeting including board  
member training:  
\$ 250.00

**Total from general LUB account \$ 250.00**