

BOROUGH OF PINE BEACH  
LAND USE BOARD  
REGULAR MEETING AGENDA  
April 18, 2023

---

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.

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. Higham	Mrs. McDonnell	Mrs. Saxton
Mr. Slickers	Mr. Wieck	Mrs. Wnek	Mrs. Lill

4. Minutes

Review and approval of the January 17, 2023 Minutes

5. New Business

Hearing - JCM Electric LLC, Block 70 Lots 1&2, Motor Rd. & Merion Ave. bulk variances application for undersized lot single family dwelling

Hearing - George Shtander, Block 77 Lot 29.01, Motor Rd. & Wayne Ave. amended site plan development application

Updates from Land Use Board Engineer

6. Old Business

7. Vouchers for payment

Vouchers for \$1,502.50

8. Public Portion

9. Any other business to come before the Board

10. Adjournment

Vouchers for payment:  
April 18, 2023

**T & M Associates**

General LUB - 1/19/23 Invoice #VP437101 - Prep/attend/follow up from 12/20/22 board meeting:

**Total from general LUB account** **\$ 76.00**

JCM Electric LLC (II) 70x1&2 - Motor Rd & Merion Ave - 3/28/23 Invoice #VP440591 – Revised amended site plan application review and report on 3/8/23 & 3/15/23:

**Total to pay out of escrow** **\$ 714.00**

Gregory & Potaski 107x7 – 310 Lincoln Ct. - 3/28/23 Invoice #VP440592 - Review application for resolution compliance, prep and send letter, 3/9/23:

**Total to pay out of escrow** **\$ 200.00**

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

General LUB - 2/1/23 Invoice #2637 - Month of Jan. comm./emails 1/17/23 & 1/19/23 (no meeting held):

**Total from general LUB account** **\$ 112.50**

General LUB - 3/1/23 Invoice #2729 - Month of Feb. comm./emails 2/21/23 (no meeting held):

**Total from general LUB account** **\$ 62.50**

General LUB - 4/3/23 Invoice #2849 - Month of March memo drafted 3/13/23 & comm./emails 3/21/23 (no meeting held):

**Total from general LUB account** **\$ 137.50**

JCM Electric LLC (II) 70x1&2 - Motor Rd & Merion Ave - 3/1/23 Invoice #2728 - Comm./rcpt./emails regarding 2<sup>nd</sup> application on 2/13/23, 2/16/23 & 2/28/23:

**Total to pay out of escrow** **\$ 87.50**

JCM Electric LLC (II) 70x1&2 - Motor Rd & Merion Ave - 4/3/23 Invoice #2850 - Rcpt. of engineer's 10-page completeness report 3/23/23:

**Total to pay out of escrow** **\$ 37.50**

Anderson 68x4-6 - 706 Motor Rd - 4/3/23 Invoice #2848 - Review and rcpt. of new application for bulk variance and call with construction manager report 3/23/23:

**Total to pay out of escrow** **\$ 75.00**