

BOROUGH OF PINE BEACH  
LAND USE BOARD  
REGULAR MEETING AGENDA  
May 16, 2023

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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.

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. Vega	Mr. Wieck	Mrs. Wnek	Mrs. Lill

4. Oaths of Office

Swearing in of members  
Class IV - Scott Slickers (1/1/2023-12/31/2026)  
Class IV - Al Vega (1/1/2023-12/31/2025) (remainder of previous term)

5. Minutes

Review and approval of the April 18, 2023 Minutes

6. New Business

Hearing - Appeal of administrative officer decision re: zoning application for 817 Lincoln Ave., Block 21 Lot 17, Zoning Case #Z-2023-14

7. Old Business

Resolution 2023-05 - Bulk variances approval for JCM Electric LLC, Block 70 Lots 1 & 2, 301 Merion Ave.

8. Vouchers for payment

Vouchers for \$1,729.50

8. Public Portion

9. Any other business to come before the Board

10. Adjournment

Vouchers for payment:  
May 16, 2023

**T & M Associates**

JCM Electric LLC (II) 70x1&2 - Motor Rd & Merion Ave - 4/25/23 Invoice #VP442239  
- Finalize and send letter on 3/23/23:

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

Anderson 68x4 – 706 Motor Rd - 4/25/23 Invoice #VP442240 - Review application for  
variance, scan documents, finalize and review completeness letter, 3/7/23, 3/31/23 &  
4/5/23:

**Total to pay out of escrow** **\$ 722.00**

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

General LUB - 4/27/23 Invoice #2959 - Month of Apr. comm./emails 4/3/23 - 4/26/23 in  
preparation for 4/18/23 meeting:

**Total from general LUB account** **\$ 162.50**

JCM Electric LLC (II) 70x1&2 - Motor Rd & Merion Ave - 4/27/23 Invoice #2958 –  
Review of file documents in prep for hearing of bulk variance application and draft  
resolution of approval of this 2<sup>nd</sup> application on 4/18/23 & 4/19/23:

**Total to pay out of escrow** **\$ 435.00**

Franceschi Properties LLC 21x17 - 817 Lincoln Ave - 4/27/23 Invoice #2957 -  
Rcpt. and review of appeal of zoning decision, draft email, receipt and review of zoning  
officer file and review of ordinances involved in appeal 4/10/23, 4/21/23 & 4/24/23:

**Total to pay out of escrow** **\$ 165.00**

Anderson 68x4-6 - 706 Motor Rd - 4/27/23 Invoice #2956 - Review and rcpt. of board engineer's  
4/5/23 review ltr. Deeming application incomplete for application for bulk variance 4/5/23:

**Total to pay out of escrow** **\$ 45.00**