

BOROUGH OF PINE BEACH
LAND USE BOARD
REGULAR MEETING AGENDA
December 19, 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.

2. Flag Salute

3. Roll Call:

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)

4. Minutes

Review and approval of November 21, 2023 minutes

5. Old Business

Garage and accessory building definitions and changes to consider
Follow up about ordinance proposal sent from Borough Council

6. New Business

Resolution 2023-12 Refund Authorization for Escrow Accounts of 2 applicants
Resolution 2023-11 for Reorganization and Meeting on Tuesday, January 16, 2024
Review proposed meeting dates for 2024
Decisions chart to review

7. Vouchers for payment

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8. Public Portion

9. Any other business to come before the Board

10. Adjournment

Vouchers for payment:
December 19, 2023

T & M Associates

Shtander Pine Beach Landings 77x29.01 - Motor Rd & Wayne Ave - 11/15/23 Invoice #SAB453306 – Review prior plans and review ltr prep and attend LUB mtg for application 10/17/23:

Total to pay out of escrow **\$ 688.00**

LOMBOK, LLC 43x5-10 - 412 New Jersey Ave - 11/15/23 Invoice #SAB453308 - Initial review and disc. and variance application review 10/30/23 and 11/6/23:

Total to pay out of escrow **\$ 410.50**

Brady & Kunz, P.C.

Shtander Pine Beach Landings 77x29.01 - Motor Rd & Wayne Ave - 12/1/23 Invoice #3646 - Call from applicant attorney re scope of deed restriction of basement and draft email to board secretary about minutes; review draft minutes re deed restriction issue; extensive discussion by Board and adoption of Resolution of Memorialization; call with attorney and review of email from neighbor's attorney re: waiving drainage review 11/10/23-11/21/23:

Total to pay out of escrow **\$ 150.00**

LOMBOK, LLC 43x5-10 - 412 New Jersey Ave - 12/1/23 Invoice #3648 - Receipt and review of board engineer's review letter on minor subdivision application 11/28/23:

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

General LUB - 12/1/23 Invoice #3647 - Month of December comm./emails and general mtg. discussion 11/21/23:

Total from general LUB account **\$ 187.50**

Carluccio, Leone, Dimon, Doyle & Sacks, P.C.

Shtander Pine Beach Landings 77x29.01 - Motor Rd & Wayne Ave - 11/21/23 Invoice #101766 - Michael Jedziniak communication with Terry Brady re inclusionary development, brief research and office conferences with Steve Leone 10/4/23; communication with T. Brady, S. Leone and Mayor Cuneo 10/8/23:

Total to pay out of escrow **\$ 185.00**