

BOROUGH OF PINE BEACH  
LAND USE BOARD  
REGULAR MEETING AGENDA  
July 16, 2024

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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.

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 approval

Approval of June 18, 2024 Minute

5. Old business

Memorializing Resolution 2024-09 Minor Subdivision Saxton - Avon Rd. and Prospect Ave. - Block 65 Lots 26, 28 & 34-38

Update on Council introduction of cannabis ordinance

Update on Council discussion of accessory structures/buildings ordinance proposal

6. New business

Overview of introduced ordinance for borough stormwater regs as required by State of NJ

Mandatory stormwater education - online training for LUB members will be assigned via email and fill out affidavit that you completed the training by August 15, 2024

7. Vouchers for payment - \$2,214.30

8. Public portion

9. Any other business to come before the board

10. Adjournment

Vouchers for payment:  
July 16, 2024

**Morgan Municipal, LLC**

Murphy 916 Lincoln Ave 10x16&18 - 916 Lincoln Ave - 7/1/24 Invoice #PBLU-24-002Jun - Completed resolution compliance review letter 6/5/24 & 6/18/24:

**Total to pay out of escrow** **\$ 395.00**

Saxton 65x26,28,34-38 - Avon Rd and Prospect Ave – 7/1/24 Invoice #PBLU-24-005Jun - Prepare for and attend hearing 6/18/24:

**Total to pay out of escrow** **\$ 120.00**

Shtander Pine Beach Landings 77x29.01 - Motor Rd & Wayne Ave - 7/1/24 Invoice #PBLU-24-003Jun – Resolution compliance review, update document and conditions 6/10/24, 6/11/24, 6/13/24 & 6/27/24:

**Total to pay out of escrow** **\$ 1131.80**

General LUB - 5/3/24 Invoice #PBLU-24-000Jun - Review ADU state bill, video meetings for accessory structures ordinance update and summary email on 4/9/24, 4/12/24 & 4/26,24:

**Total from general LUB account** **\$ 75.00**

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

Saxton 65x26,28,34-38 - Avon Rd and Prospect Ave - 7/1/24 Invoice #4151 - Receipt and review of board engineer's review letter, draft email to bd. engr, prep for and attend hearing, and draft resolution 6/3/24, 6/18/24 and 6/19/24:

**Total to pay out of escrow** **\$ 297.50**

General LUB - 7/1/24 Invoice #4152 - Month of June comm./emails and general mtg. discussion, in prep for 6/18/24 meeting:

**Total from general LUB account** **\$ 195.00**