

BOROUGH OF PINE BEACH
LAND USE BOARD
REORGANIZATION & REGULAR MEETING AGENDA
May 20, 2025

1. Opening statement: In compliance with the Open Meeting Law, P.L. 1975 C231, the notice of this meeting was sent to the official newspapers, the Asbury Park Press, the Star Ledger and the Berkeley Times, and was 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. Oath of office

Class IV Alt. – Brandon Zisa (1/1/2025-12/31/2026)

3. Flag salute

4. Roll call

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

5. New business

Review and approval of the February 18, 2025 Minutes

Review of 4th round of Affordable Housing obligations, Borough Housing Element and Fair Share Plan

6. Old business

7. Vouchers for payment - \$1,223.00

8. Public portion

9. Any other business to come before the board

10. Adjournment

Vouchers for payment:
May 20, 2025

Brady & Kunz, P.C.

JCM Electric/301 Merion - 3/3/25 - Invoice #4587 - Receipt and review of board engr. review letter on change of bldg. height application 2/3/25; review of file documents in prep for and attend 2/18/25 mtg. and public hearing on administrative change application (adjourned due to need for notice on new variance):

Total to deduct from escrow **\$ 150.00**

General billing - 3/3/25 - Invoice #4588 - Monthly calls, emails, etc for month of February 2025, including 2/18/25 mtg. general discussion:

Total to pay **\$ 195.00**

General billing - 4/1/25 - Invoice #4637 - Monthly calls, emails, etc for month of March 2025; 3/18/25 mtg. canceled:

Total to pay **\$ 105.00**

General billing - 5/1/25 - Invoice #4697 - Monthly calls, emails, etc for month of April 2025; 4/15/25 mtg. canceled:

Total to pay **\$ 75.00**

Morgan Municipal, LLC

Shtander/ Pine Beach Landings - 2/6/25 - PBLU24003Jan - Reviewed correspondence documents and plans in advance of agenda and notice of preconstruction meeting 1/17/25:

Total to deduct from escrow **\$ 210.00**

301 Merion Ave - 2/6/25 - PBLU24006Jan - Amended plot plan submission and administrative approval review 1/28/25; review application and history, contact applicant's engineer, update letter 1/29/25:

Total to deduct from escrow **\$ 338.00**

301 Merion Ave - 3/13/25 - PBLU24006Feb - Prepare for and attend hearing on 2/18/25:

Total to deduct from escrow **\$ 150.00**

BOROUGH OF PINE BEACH
LAND USE BOARD
REGULAR MEETING MINUTES
February 18, 2025

The Pine Beach Land Use Board held a meeting on February 18, 2025 in the Municipal Building, 599 Pennsylvania Ave., at 7:30pm. Mrs. Lill called the meeting to order and read the 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.

Mrs. Lill led the Flag Salute.

Attendance/Roll Call:

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

Approval of Minutes

Mr. Higham makes a motion to approve the minutes from the January 21, 2025 meeting as submitted, seconded by Mrs. Saxton. No comments from the board or public. Mrs. McDonnell abstains.

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
Yes	Yes(motion)	Abstain	Yes(second)	Absent
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
Yes	Absent	Yes	Absent	Absent

New Business

Administrative Review: Amended Application for height of foundation for 301 Merion Ave Block 70 Lot 1.01, JCM Electric/David Moss

Rob Harrington, East Coast Engineering is sworn in by Terry Brady, board attorney. Mr. Harrington shares his credentials with the board.

Mr. Harrington begins by giving the board an explanation of the site block 70 lot 1.01 and the variance approved with resolution 2023-05. Mr. Harrington hands out A1, photos of lot and A2 height diagram. Continuing, Mr. Harrington explains that construction of the single-family dwelling began and confirms the foundation height with the Borough. It was revealed to be higher than approved by twenty inches due to a change by the mason. The original approved height did not allow for the lumber to be exposed from the soil. In Mr. Harrington's professional opinion, this change was necessary for construction.

Mark Rohmeyer, engineer for the board, mentions that the front setback on resolution 2023-05 was approved at seventeen feet. The survey presented tonight states sixteen feet, three inches. Mr. Brady explains that due to the additional variance being requested, the applicant must provide notice of this request and return for a public hearing.

Mr. Higham makes a motion to carry the matter of administrative review for 301 Merion Ave. Block 70 Lot 1.01, JCM Electric/David Moss, without date to prepare notice for additional variance requested, seconded by Mrs. Saxton.

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

Vouchers for payment

Mayor Cuneo makes a motion to pay vouchers for the total sum of \$195.00, pending funds available, seconded by Mr. Higham, all are in favor.

Public Portion

Mayor Cuneo makes a motion to open for public comments, seconded by Mr. Higham. Hearing none, Mayor Cuneo makes a motion to close public comment portion, seconded by Mrs. McDonnell, all were in favor.

Adjournment

Mrs. Saxton makes a motion to adjourn the meeting, seconded by Mrs. McDonnell. All are in favor, no opposition.

Minutes submitted by: Hannah Jacobus