

BOROUGH OF PINE BEACH
LAND USE BOARD
REGULAR MEETING MINUTES
December 2, 2021

The Pine Beach Land Use Board held a meeting on December 2, 2021 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.”

Mrs. Lill led the Flag Salute.

Attendance/Roll Call:

Mayor Cuneo	Mr. Budesa (Absent)	Mr. Higham (Absent)	
Mr. Keesling (Absent)	Mr. Pierson	Mrs. Saxton	
Mr. Slickers	Mrs. Stone (Zoom)	Mrs. Wnek	Mrs. Lill

Approval of Minutes:

Mrs. Lill asked Approval of the October 7th, 2021 meeting minutes. Comments: Mr. Pierson would like the October 7th minutes to have more detail about the resolution discussion that took place. Mrs. Wnek made a motion to vote on the amended minutes, seconded by Mayor Cuneo.

Roll Call:	Mayor Cuneo (Y)	Mr. Budesa (A-10/7)	Mr. Higham	
	Mr. Keesling (A-10/7)	Mr. Pierson (Y)	Mrs. Saxton (Y)	
	Mr. Slickers (Y)	Mrs. Stone (A-10/7)	Mrs. Wnek (Y)	Mrs. Lill (Y)

New Business:

The 2021 Master Plan Re-Examination report was opened for board discussion. (Mayor Cuneo) thanked the board for their hard work on the Master Plan Re-Exam. The Board agreed that the best way to discuss would be item by item with brief additions and comments. Mrs. Saxton asked if this was the final read of this Resolution. Mrs. Wnek responded that it will be voted on tonight and advertised with a final meeting in January. Mrs. Lill added that if a special meeting was need we can with quorum.

Mrs. Wnek read the introduction to the Master Plan. The board with the Land Use Board Engineer reviewed each section and went over the details. Amendments can be viewed on the 2021 Master Plan located at Pine Beach Borough Hall during regular business hours.

Mrs. Stone is now in person to meeting and off Zoom.

After no further board discussion a motion was made by Mr. Pierson and seconded by Mayor Cuneo to open discussion to the public. Marcy Van Zile & Bob Van Zile of 109 Avon Rd. were present. Bob Van Zile stated that the beach plums and dune grass are helping with the beach erosion. Marcy Van Zile asked if in the Master Plan we included a bike path in recreation

section. Mayor Cuneo responded that it was mentioned in a section but should be added under the recreation section as well.

Marcy Van Zile also added that she is working with Save Barnegat Bay to put together a proposal on a community garden and questioned if this should be added for the future plans. Mayor Cuneo explained that the goals are clear to work with the community programs to add these projects in without changing the overall plan.

Mayor Cuneo made a motion to close public with Mr. Pierson seconding. All were in favor.

A motion to vote on the acceptance of the amended Master Plan Reexamination was made by Mr. Pierson and seconded by Mrs. Saxton.

Roll Call:	Mayor Cuneo (Abstain)	Mr. Budes	Mr. Higham		
	Mr. Keesling	Mr. Pierson (Y)	Mrs. Saxton (Y)		
	Mr. Slickers (Y)	Mrs. Stone (Y)	Mrs. Wnek (Y)	Mrs. Lill (Y)	

Jan 6th will be the final meeting on Master Plan Reexamination. Advertising will be run, and after final meeting the Board will send to Mayor and Council for approval.

Traffic study submitted from Berkeley Twp. on Rt. 9 Distribution Warehouse was discussed. Mrs. Lill stated that the traffic study plan is contradictory to what was said at the meeting she attended in Berkeley Twp. She was under the impression they would be using Gladney Ave. (Berkeley) for traffic. This study shows using Route 9. She feels this will have a very significant impact on our traffic on and off Route 9.

Mr. Slickers stated that he doesn't feel there would be any ground for changing the use, but does feel we can express our concerns through the Mayor and Council directly to be heard. The traffic plans also don't show the D.O.T. plans on the "ellipses" that we were notified about. Mr. Pierson stated that the traffic is the concern for the backup on Route 9. They will now reroute through Pine Beach.

Mayor Cuneo stressed to the board to get comments and concerns in writing so council can send them over to Berkeley.

Old Business:

Mrs. Saxton questioned that when a variance application comes before the board and it has a Resolution, who is responsible for upholding the board's decisions. She is concerned with multi-family use on properties that have been deed restricted to single-family decisions.

Mrs. Wnek discussed that it goes to Engineer or zoning department and handled when applicants apply to the zoning officer.

Vouchers for Payment:

T&M Associates – General engineering for meetings & master plan re-exam.
-10/7 \$112.50

Cafarelli & Reid – Preparation and attendance of variance hearing.
-9/2 \$405.00 (*Note: Amount had been written with typo
as \$450.00 – the correct amount of Reid invoice is \$405.00*)

A motion was made by Mrs. Wnek and seconded by Mrs. Stone for payment of vouchers pending funds.

Roll Call:	Mayor Cuneo (Y)	Mr. Budes (A)	Mr. Higham (A)	
	Mr. Keesling (A)	Mr. Pierson (Y)	Mrs. Saxton (Y)	
	Mr. Slickers (Y)	Mrs. Stone (Y)	Mrs. Wnek (Y)	Mrs. Lill (Y)

Public Portion:

Mayor Cuneo made a motion to open to the public portion, seconded by Mrs. Wnek. All were in favor. Hearing none, Mayor Cuneo made a motion to close public portion, seconded by Mr. Peirson. All were in favor.

Any Other Business to Come Before the Board:

No further business was heard.

Adjournment:

A motion was made by Mrs. Wnek to adjourn the meeting at 10:21pm. Motion was seconded by Mayor Cuneo, all were in favor.

Hannah Jacobus
Recording Secretary