

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

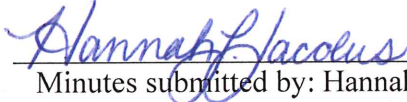
Mayor Cuneo makes a motion to pay vouchers for the total sum of \$195.00, pending funds available, seconded by Mr. Higham, all are in favor.

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