

BOROUGH OF PINE BEACH  
LAND USE BOARD  
REGULAR MEETING MINUTES  
January 21, 2025

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The Pine Beach Land Use Board held a meeting on January 21, 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 the 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.

Oath of Office: Mr. Brady swore in the following members  
Class IV – George Higham (1/1/2025-12/31/2028)  
Class IV – Justine Saxton (1/1/2025-12/31/2028)  
Class III – Barry Wieck (12/31/25)  
Class II – Patricia Wnek (12/31/25)

Attendance/Roll Call:

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

Reorganization

**Resolution 2025-01** Election of Officers

Mrs. Lill read Resolution 2025-01 in summary. Mayor Cuneo makes a motion to elect Mrs. Lill as Land Use Board chair, Mr. Higham as Vice Chair, and Mrs. Wnek as Board Secretary. The motion is seconded by Mr. Wieck.

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

**Resolution 2025-02** Appointing of Professionals

- LUB Attorney: Terry Brady, Brady & Kunz
- LUB Engineer: Mark Rohmeyer, PE, PP, CME, Morgan Municipal

Mrs. Lill read Resolution 2025-02 in summary and introduced the solicitation of professionals. Mr. Wieck makes a motion to appoint Mr. Rohmeyer of Morgan Municipal as the board's Engineer and Mr. Brady of Brady & Kunz as the board's Attorney, Mr. Vega seconds the motion. No comments or questions from the board or public.

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

Mr. Brady and Mr. Rohmeyer thank the board and express they are looking forward to 2025.

**Resolution 2025-03** Designation of 2025 Meeting Dates

A motion is made by Mayor Cuneo and seconded by Mrs. Saxton to approve Resolution 2025-03, Meeting Dates for 2025. No comments or questions from the board or public.

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

**Resolution 2025-04** Designation of authorized Official Newspapers

A motion is made by Mr. Higham and seconded by Mr. Vega to approve Resolution 2025-04 for designation of LUB Official Newspaper. No comments or questions from the board or public.

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

**Resolution 2025-05** Approval of 2024 Decisions & Adopted Resolutions

A motion is made by Mayor Cuneo and seconded by Mr. Higham to adopt Resolution 2025-05 Decisions and Resolutions 2024. No comments from the board or public.

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

## Approval of Minutes from October 19, 2024.

Mayor Cuneo makes a motion to approve the minutes from the December 19, 2023 meeting as submitted, seconded by Mrs. Saxton. No comments from the board or public. All in favor. Mrs. Saxton and Mr. Vega abstain due to absence 10/19/2024.

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
Yes(motion)	yes	Absent	Abstain(absent 10/19)	Absent
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
Yes	Yes(second)	Yes	Abstain(absent 10/19)	Absent

Mayor Cuneo updates the board with the Affordable Housing fourth round figures and the Borough's course of action to reduce these figures. He then states the Army Corps of Engineer project has hit a delay but they will still conduct the study on the erosion of Avon Beach and Riverside Dr. CAFRA notices were sent out for the rip-rap and future repairs on this area. Continuing the board discusses updating an ordinance to adjust a properties buildable area of land currently being calculated with land that is underwater and not buildable.

Mr. Rohmeyer hands the board a package for updates on projects and Borough improvements for 2024.

## Vouchers for payment

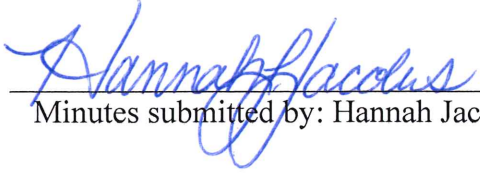
Mr. Higham makes a motion to pay vouchers for the total sum of \$1,580.32, pending funds available, seconded by Mrs. Saxton, all are in favor.

## Public Portion

Mr. Higham makes a motion to open the meeting to the public, seconded by Mrs. Saxton. Hearing no comments, Mayor Cuneo makes a motion to close the public portion, seconded by Mr. Higham. All in favor.

Adjournment

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



Minutes submitted by: Hannah Jacobus