

BOROUGH OF PINE BEACH
 LAND USE BOARD
 REGULAR MEETING MINUTES
 June 18, 2024

The Pine Beach Land Use Board held a meeting on June 18, 2024 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(absent at roll call)	Absent	Present	Absent
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
Present	Present	Present	Present	Absent

Approval of Minutes

Mr. Vega makes a motion to approve the minutes from the May 21, 2024 meeting as submitted, seconded by Mrs. Saxton. No comments from the board or public.

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

New Business

Mr. Higham joins the meeting.

Hearing: Minor Subdivision Saxton - Avon Rd. and Prospect Ave. - Block 65 Lots 26, 28 & 34-38

Mrs. Saxton recuses herself and leaves the room.

Mrs. Wnek recuses herself and leaves the room.

Mr. Rohmeyer gives a summary of the application as well as his engineer and planning comments. The subject property is located on the northwest corner of the intersection of Prospect Avenue (County Road No. 2) and Avon Road and lies within the R-75 (Single Family Dwellings - Medium Density Residential) Zone. The lot is currently developed as a 1.5 Story SFD, with an existing deck, concrete patio, and concrete walkway. The overall parcels (lots 26, 28, 34, 35, 36, 37, & 38) contain an area of 21,875 square feet (0.502 acres). The Applicant is seeking Minor Subdivision approval to create two (2) conforming lots. More specifically, one (1) proposed lot will contain the existing SFD and the second proposed lot is to be a vacant residential lot.

Mr. James Saxton of 413 Riverside Dr., Pine Beach and owner of Block 65 lots 26, 28 & 34-38 is sworn in.

Mr. Rohmeyer asks Mr. Saxton a series of questions. Mr. Saxton testifies that the property will be residential use, no existing drainage issues on lot as is, and owners are aware of the procedures and fees for filing new map. Applicants are not proposing a new house, proposed subdivision creating a conforming lot. Mr. Rohmeyer states he recommends the application for approval.

Mayor Cuneo asks Mr. Saxton how long he has had the property for, Mr. Saxton states he owned to property for a few years but purchased the undersized lot from a sale held through the town.

Mrs. Lill adds that the new lot will be added to the tax roll for the town.

Mayor Cuneo opens for public comment, seconded by Mr. Wieck. Hearing no comments Mayor Cuneo closes the public portion, seconded by Mr. Vega.

Mr. Higham makes a motion to approve application as submitted, seconded by Mr. Wieck.

Roll Call Vote:

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
yes	Yes(motion)	absent	recused	absent
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
yes	recused	Yes	yes	absent

Resolution 2024-08 Steve Ciccariello - 201 Radnor Ave. Block 96 Lots

1&1.02 application for shed bulk variances. There are no comments or questions from the board or public. Mr. Wieck makes a motion to approve the resolution as submitted, seconded by Mayor Cuneo.

Roll Call Vote:

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
Yes(second)	absent	absent	yes	not eligible
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
yes(motion)	Yes	not eligible	absent	not eligible

Councilman Saxton introduces himself and presents the pending Ordinance for allowing the sales of cannabis. The materials were sent to the board via email. Mr. Saxton makes the board and public aware that this Ordinance is placed on the July 10th meeting at 7:30pm, Borough Hall for introduction and Public Hearing on August 14th 7:30pm.

Old Business

A continuation from the last meeting and discussion about accessory structures. Mr. Brady summarizes the changes as defining the language, not allowing the sewer and water, and to guide the buildings back to being garage structures.

Mrs. Saxton makes a motion to accept the recommendations as written and submit to the governing body, motion is seconded by Mr. Vega. No comments or questions by the board or public. All were in favor.

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
Yes	Absent	Absent	Yes(motion)	Not eligible
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
Yes	Yes	Yes	Yes(second)	Absent

Vouchers for payment

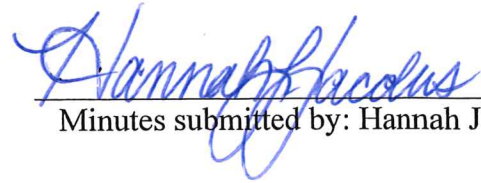
Mr. Wieck makes a motion to pay vouchers for the total sum of \$2,093.00, pending funds available, seconded by Mrs. Wnek, all are in favor.

Public Portion

Mayor Cuneo makes a motion to open to public comments, seconded by Mr. Vega, hearing none, Mayor Cuneo makes a motion to close the public comment portion, seconded by Mr. Vega.

Adjournment

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



Minutes submitted by: Hannah Jacobus