

BOROUGH OF PINE BEACH
 LAND USE BOARD
 REGULAR MEETING MINUTES
 November 21, 2023

The Pine Beach Land Use Board held a meeting on October 17, 2023 in the Municipal Building, 599 Pennsylvania Ave., at 7:30pm. Mr. Higham 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:

| | | | | |
|--------------------|-------------------|------------------------|------------------------|---------------------|
| <u>Mayor Cuneo</u> | <u>Mr. Higham</u> | <u>Mrs. McDonnell</u> | <u>Mrs. Saxton</u> | <u>Mr. Slickers</u> |
| present | absent | present | present | present |
| <u>Mr. Wieck</u> | <u>Mrs. Wnek</u> | <u>Mr. Vega (Alt.)</u> | <u>Mr. Zisa (Alt.)</u> | <u>Mrs. Lill</u> |
| present | present | present | present | present |

Approval of Minutes:

Mayor Cuneo makes a motion to approve the October 19, 2023, LUB minutes as submitted, motion seconded by Mrs. Wnek. No comments from the board, Mr. Higham, Mrs. McDonnell abstain due to absence on 9/19/23.

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| <u>Mayor Cuneo</u> | <u>Mr. Higham</u> | <u>Mrs. McDonnell</u> | <u>Mrs. Saxton</u> | <u>Mr. Slickers</u> |
| aye(motion) | absent | aye | aye | aye |
| <u>Mr. Wieck</u> | <u>Mrs. Wnek</u> | <u>Mr. Vega (Alt.)</u> | <u>Mr. Zisa (Alt.)</u> | <u>Mrs. Lill</u> |
| abstention | aye(second) | aye | aye | abstention |

New Business:

Memorialization of amended preliminary and final site plan approved for Shtander, Pine Beach Landings, Block 77 Lot 29.01 Motor Rd. at Wayne Ave apartments in B-1 Zone.

Mr. Brady summarizes the discussion had with the applicant’s attorney on the draft resolution and the boards approval of the deed reflecting the restrictions. Mr. Brady discusses the intent of the board for item number seven was to use the verbiage of limiting the basement and garage use to no bedroom or living space other than storage. Mrs. Saxton asked for item number three to also match this verbiage. Mr. Brady agrees to this if it is the intent of the board. Mrs. Saxton inquires about page three where it states that the garbage must be maintained in the garage of the units, will this become a matter for code enforcement. Mayor Cuneo states yes.

Mrs. Lill makes grammatical and punctuation corrections and Mr. Brady agrees to make the changes. A motion to approve the resolution with the changes discussed with the boards is made by Mr. Slickers, the motion is seconded by Mr. Vega.

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| <u>Mayor Cuneo</u> | <u>Mr. Higham</u> | <u>Mrs. McDonnell</u> | <u>Mrs. Saxton</u> | <u>Mr. Slickers</u> |
| yes | absent | yes | abstain | yes(motion) |
| <u>Mr. Wieck</u> | <u>Mrs. Wnek</u> | <u>Mr. Vega (Alt.)</u> | <u>Mr. Zisa (Alt.)</u> | <u>Mrs. Lill</u> |
| absent(10/17) | yes | yes(second) | absent 10/17 | yes |

Mr. Saxton is present in the meeting to discuss the proposed ordinance from the Council regarding Cannabis regulations. Mr. Saxton details the process and the contributions from our professionals. He requests any questions to be sent over for consideration.

Vouchers for Payment:

Vouchers to be paid: **\$312.50**

Mr. Vega makes a motion to pay vouchers pending funds, seconded by Mrs. Saxton. All are in favor.

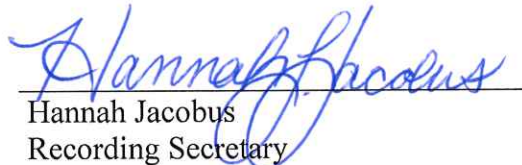
Public Portion:

Mayor Cuneo makes a motion to open the meeting to public portion, seconded by Mr. Vega. All are in favor. Hearing no public comment, Mrs. Wnek makes a motion to close public portion, seconded by Mr. Wieck, all in favor.

Mrs. Wnek asks for the garage ordinance to be a topic for discussion, the small committee will meet for final details. The board agrees to discuss the recommendations for Council at the following meeting.

Adjournment:

A motion was made to adjourn the meeting by Mrs. Saxton, a motion seconded by Mr. Vega.



 Hannah Jacobus
 Recording Secretary