

BOROUGH OF PINE BEACH  
LAND USE BOARD  
REGULAR MEETING MINUTES  
February 15<sup>th</sup>, 2022

---

The Pine Beach Land Use Board held a meeting on February 15<sup>th</sup>, 2022 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. Keesling(Absent)	Mr. Higham	
Mrs. Saxton	Mr. Slickers (Zoom)	Mrs. Wnek	Mrs. Lill

Land Use Board Engineer Mark Rohmeyer and Attorney Terry Brady were also in attendance.

**Master Plan Reexamination Report- Public Hearing:**

Mayor Cuneo made a motion to open to public comments, seconded by Mrs. Wnek. Hearing no public comments, Mrs. Lill read Resolution 2022-06 onto the record in summary. A motion was made by Mayor Cuneo, seconded by Mrs. Wnek.

Mayor Cuneo(Y)	Mr. Keesling(Absent)	Mr. Higham(Y)	
Mrs. Saxton(Absent)	Mr. Slickers (Y)	Mrs. Wnek(Y)	Mrs. Lill(Y)

Mayor Cuneo requested a copy to be sent to the Clerk of Island Heights as well as the adjacent towns.

**Resolution 2022-07 Jay Pierson Retirement:**

Mrs. Lill read the Resolution on to the record. Mr. Higham made a correction on the dates of appointment.

Mr. Higham made a motion to adopt Resolution 22-07 with the corrected dates, seconded by Mayor Cuneo. All in attendance were in favor.

**Approval of Minutes:**

Mrs. Lill asked approval of the January 6<sup>th</sup>, annual reorganization meeting minutes.

All in favor: Mayor Cuneo, Mrs. Wnek, & Mrs. Lill. Mr. Higham abstained due to absence 1/6.

Mayor Cuneo welcomed Mr. Brady to the board. Mr. Brady thanked the board for this opportunity to work together.

**Vouchers for Payment:**

A motion was made by Mrs. Wnek and seconded by Mr. Higham for payment of voucher pending funds to Brady & Kunz, P.C. for services provided in January 2022 totaling \$125. No vouchers submitted for engineering. All were in favor, no oppositions or abstentions were heard.

**Public Portion:**

Mayor Cuneo made a motion to open to the public portion, seconded by Mrs. Wnek. All were in favor. Hearing no public comments, Mayor Cuneo made a motion to close public portion, seconded by Mrs. Wnek.

**Any Other Business to Come Before the Board:**

Mayor Cuneo mentioned that there are openings on the board, if anyone hears of an interested resident, please send us their contact information.

Mrs. Wnek read correspondence from the Ocean County Planning Board.

Mrs. Lill requested an update on the development on the Washington Ave rental homes through Ocean Inc.

Mayor Cuneo expressed that they passed their service inspection with the Construction Department, JCP&L is restoring power and then they can complete the repairs from the leak. Mrs. Lill stressed having the property vacant is a concern with the vandalism. Mayor Cuneo gave details of the Police Department patrol, with assistance from the Sheriff's Department.

Mayor Cuneo reported that the County gave an agreement for taking over sections of Motor Rd. and Station Ave. to Riverside. Mr. Rohmeyer expressed that this helps the town save money in the future in maintenance cost.

Mr. Slickers asked if we had any communication with the Berkeley Twp. redevelopment on Route 9. Mrs. Wnek expressed no correspondence has been given, but she will gladly share the Ocean County Planning Board minutes for the board to be kept up to date on surrounding towns projects.

**Adjournment:**

A motion was made by Mayor Cuneo, seconded by Mr. Higham to adjourn the meeting. All were in favor.

---

Hannah Jacobus  
Recording Secretary