

BOROUGH OF PINE BEACH
LAND USE BOARD
REGULAR MEETING MINUTES
December 20, 2022

The Pine Beach Land Use Board held a meeting on December 20, 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-(present)	Mr. Keesling-(absent)	Mr. Higham-(present)
Mrs. McDonnell-(present)	Mrs. Saxton-(present)	Mr. Slickers-(present)
Mrs. Wnek-(present)	Mrs. Lill-(present)	

Approval of the November 15, 2022 minutes:

Mrs. Lill opens for discussion of the November 15, 2022 as submitted. Hearing none, Mrs. Lill looks for a motion for approval of the minutes. Mrs. Saxton makes a motion to approve minutes as they read, motion is seconded by Mr. Higham, and all are in favor.

Mayor Cuneo-(aye)	Mr. Keesling-(absent)	Mr. Higham-(second, aye)
Mrs. McDonnell-(abstain)	Mrs. Saxton-(motion, aye)	Mr. Slickers-(aye)
Mrs. Wnek-(aye)	Mrs. Lill-(aye)	

Old Business:

Resolution 2022-11 denial of JCM Electric LLC Motor Rd. and Merion Ave. 70x1&2 bulk variance application for undersized lot, front setback, tree removal from 11/15/22 hearing.

Mrs. Lill opens for discussion of Resolution 2022-11, hearing none Mrs. Saxton makes a motion to approve Resolution 2022-11 denial of JCM Electric LLC., Motor Rd. and Merion Ave., bulk variance application from hearing 11/15/2022 as written. Motion is seconded by Mr. Higham.

Mayor Cuneo-(yes)	Mr. Keesling-(absent)	Mr. Higham-(second, yes)
Mrs. McDonnell-(abstain)	Mrs. Saxton-(yes)	Mr. Slickers-(yes)
Mrs. Wnek-(yes)	Mrs. Lill-(yes)	

New Business:

Review proposed dates for 2023 and vote on Resolution 2022-12 LUB Meetings Schedule for the year 2023. Mrs. Lill opens for discussion of Resolution 2022-12, hearing none. Mayor Cuneo makes a motion to approve Resolution 2022-12 LUB Meeting Schedule as written, Mrs. Saxton seconds the motion and all are in favor.

Mayor Cuneo- (motion, aye)	Mr. Keesling- (absent)	Mr. Higham-(aye)
Mrs. McDonnell-(aye)	Mrs. Saxton-(second, aye)	Mr. Slickers-(aye)
Mrs. Wnek-(aye)	Mrs. Lill-(aye)	

Review Decision Chart 2022 to consider and reflect on trends and/or recommendations. Mrs. Lill opens for discussion. Mr. Slicker's comments that the Master plan was a big topic of discussion as well as the recommendation for height change. Mr. Rohmeyer states that a future Borough project could be looking into the mentioned location of drainage issues and leaves being removed from storm drains. Mrs. Saxton continues that the locations that potential short term rentals could be an issue, Mayor Cuneo re-assures her that there are no short term rentals; the rental CO ordinance is in place for no rentals shorter than 30 days. If there is a case that is a violation, please submit violation to the housing inspector. Mrs. Lill adds she will do more research on an ordinance for commercial rentals such as weddings in a residential home.

Vouchers for payment: \$1,244.00

Mrs. Wnek makes a motion to pay vouchers pending funds, Mrs. Saxton seconds and all are in favor.

Any Other Business to come before the Board:

Mr. Brady mentions that in the event that a board member gets a notice they are within the 200 ft., by certified mail they must recuse themselves from the hearing.

The board discussed the terms within recusing themselves and how the attorney feels about family members or other residents of Pine Beach to testify. It is important we act with in the MLUL and to contact the board attorney if there are any questions on being recused from a hearing.

Adjournment:

Mayor Cuneo makes a motion to adjourn meeting, Mrs. Saxton seconds and all are in favor.

Minutes submitted by: Hannah Jacobus