

BOROUGH OF PINE BEACH
LAND USE BOARD
REORGANIZATION and REGULAR MEETING MINUTES
January 6th, 2022

The Pine Beach Land Use Board held a meeting on January 6th, 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. Budesa (Absent)	Mr. Higham (Absent)	
Mr. Keesling	Mr. Pierson (Absent)	Mrs. Saxton	
Mr. Slickers (Absent)	Mrs. Stone	Mrs. Wnek	Mrs. Lill

Reorganization:

Mayor Cuneo swore in the following members:

Class II - Patricia Wnek (22)
Class III - James Keesling (22)
Class IV - Christine Lill (25)

Election of Officers:

Mrs. Saxton nominated Mrs. Lill for chair and was seconded by Mrs. Wnek.
Mr. Keesling nominated Chris Higham for Vice Chair, seconded by Mrs. Saxton.
Mr. Keesling nominated Mrs. Wnek for secretary, seconded by Mrs. Saxton.

Roll Call Vote:

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

Appointing Professionals Resolution 2022-02:

Land Use Board Attorney-

Mrs. Lill reviewed with the board the application received from Terry Brady of Brady & Kunz, P.C. The Board discussed the application.

Land Use Board Engineer-

The Mayor spoke on the service provided in the past years with T&M Associates. Mrs. Wnek also spoke of the history and how valuable Mr. Rohmeyer has been as the Land Use Board Engineer. The board discussed the applications received from the following:

Mark Rohmeyer, T&M Associates
Jeremy Edinger, Van Cleef Engineering Associates, LLC.

Mayor Cuneo made a motion to name Terry Brady as the Land Use Board Attorney, Mark Rohmeyer the Land Use Board Engineer, and a vote to approve Resolution 2022-02.

All in favor: Mayor Cuneo, Mrs. Saxton, Mrs. Stone, Mrs. Wnek, & Mrs. Lill
Abstain from voting: Mr. Keesling

Resolution 2022-03 Designation of Official Newspapers:

Mrs. Lill read Resolution 2022-03 on the record. Mrs. Wnek made a motion to approve Resolution 2022-03 to appoint the Official Newspapers, seconded by Mr. Keesling. All in favor: Mayor Cuneo, Mrs. Saxton, Mrs. Stone, Mrs. Wnek, Mr. Keesling & Mrs. Lill. None opposed and no abstentions.

Resolution 2022-04 Meeting Dates:

Mrs. Lill read Resolution 2022-04 on the record. The board discussed the move of meeting dates to the third Tuesday of the month. The Mayor discussed the change will affect the public knowledge of meeting times. Thursday meetings have been held for many years, keeping the public up-to-date with reminders of this change is necessary; we can utilize our Borough Alert systems. Mrs. Lill stated that this change is to benefit the board and community with having the expertise of professionals available at meetings. Mayor Cuneo made a motion to approve Resolution 2022-04, seconded by Mrs. Wnek. All in favor: Mayor Cuneo, Mrs. Saxton, Mrs. Stone, Mrs. Wnek, Mr. Keesling & Mrs. Lill. None opposed and no abstentions.

Resolution 2022-05 Decision Chart 2021:

Mrs. Lill read Resolution 2022-05 on the record. A motion was made by Mrs. Stone to approve Resolution 2022-05, seconded by Mrs. Saxton. All in favor: Mayor Cuneo, Mrs. Saxton, Mrs. Stone, Mrs. Wnek, Mr. Keesling & Mrs. Lill. None opposed and no abstentions.

Approval of Minutes:

Mrs. Lill asked approval of the December 2nd meeting minutes. Mrs. Saxton opened discussion for comments, seconded by Mayor Cuneo. Mrs. Saxton made to typing corrections on page two. All in favor: Mayor Cuneo, Mrs. Saxton, Mrs. Stone, Mrs. Wnek, & Mrs. Lill. None opposed; Mr. Keesling abstained.

Old Business:

Mrs. Wnek spoke on the updates made by the board to the Master Plan. Final reading of the Master Plan will be at the February 15th meeting as advertised. Mrs. Lill request that any final comments be in to Mrs. Wnek before Thursday January 13th.

Mrs. Saxton brought to attention the Ordinance change on building height has not been approved through council. She requested it be sent to council again for discussion. Mr. Keesling further mentioned he will be focusing on this matter as he is the liaison for the board.

Vouchers for Payment:

A motion was made by Mrs. Wnek and seconded by Mrs. Stone for payment of voucher pending funds to T&M Associates for services provided in November and December 2021 totaling \$787.50. No vouchers for Attorney. All in favor: Mayor Cuneo, Mrs. Saxton, Mrs. Stone, Mrs. Wnek, Mr. Keesling & Mrs. Lill. None opposed and no abstentions.

Mrs. Wnek requested to have Mr. Rohmeyer make the updates to the Land Use Board Map. Mrs. Wnek made a motion, seconded by Mr. Keesling. All in favor: Mayor Cuneo, Mrs. Saxton, Mrs. Stone, Mrs. Wnek, & Mrs. Lill

None opposed; Mr. Keesling abstained.

Public Portion:

Mayor Cuneo made a motion to open to the public portion, seconded by Mrs. Wnek. All were in favor.

Mrs. Marcy VanZile - 109 Avon Rd.

Mrs. VanZile discussed how a few weeks ago she met with Zoning Officer to try and find out information on corner property of Radnor and Avon. The trees were removed from the property and she wants to clarify how the Tree Replacement Plan is followed and implemented. Mr. Keesling expressed the difference in the Ordinance between a site development and a homeowner's right to maintain their land. Mrs. Stone expressed that in other towns they require a tree removal permit; if this is something the board would like to implement, it would need to go to council for an Ordinance. Mrs. Saxton expressed that she understands the concern, from previous discussion this change may be a hard sell for the Borough.

Mrs. Stone left the meeting room and did not return.

A motion to close public portion was made by Mayor Cuneo, seconded by Mrs. Wnek. All were in favor, none opposed, no abstentions.

Mayor Cuneo on the recorded stated his gratitude towards board member Jay Pierson. His dedication and service to the board will be greatly missed. His expertise and knowledge of Land Use was very valuable. Mrs. Saxton would also like to express her thanks to Robert Budesza for his many years and dedication to the Land Use Board.

Mayor Cuneo stated that with these changes to the board, there are openings. If anyone has suggestions or knows of someone looking to be involved, please share their contact information with the board.

Any Other Business to Come Before the Board:

Mr. Keesling would like an update for the OCEAN Inc. housing on Washington Ave. Mr. Rohmeyer spoke on the OC Soil District approval they have received as well as the lot consolidation they have completed. Mayor Cuneo expressed that they are still outstanding their final inspections for CO with our construction department.

Mr. Keesling mentioned the cooler/fridge on Grant Ave. in the Lamppost Bistro parking lot. There was a discussion on actions that were taken by our Zoning and Construction departments.

Mr. Rohmeyer brought to the board's attention that the Storm Water Management Ordinance has been updated. Also, the Flood Damage Prevention draft was sent to the Mayor and Council with updated rule changes for the building in these flood zones. This will be presented as an ordinance and replace the existing chapter in the Borough's Code book.

Adjournment:

A motion was made by Mr. Keesling to adjourn the meeting at 9:00 pm. Motion was seconded by Mayor Cuneo; all were in favor.

Hannah Jacobus
Recording Secretary