

BOROUGH OF PINE BEACH  
LAND USE BOARD  
REGULAR MEETING MINUTES  
May 17, 2022

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The Pine Beach Land Use Board held a meeting on May 17, 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. Saxton (present)
Mr. Slickers (present)	Mrs. Wnek (present)	Mrs. Lill (present)	

Approval of Minutes:

Mrs. Lill asked for approval of the February 15, 2022 meeting minutes. Mr. Higham made a motion to vote on the minutes, seconded by Mayor Cuneo. All board members present were in favor.

Zoning Officer Update:

Mrs. Wnek shared the zoning application that was recently denied and recommended by zoning officer to seek approval from the land use board. The application is not deemed ready to be heard by our board professionals at present meeting date. Mrs. Saxton asked for the clarification on the location of this property. Mrs. Wnek described it as block 70 lots 1&2 corner property on Merion and Motor. Any further details will be at a future meeting when application has been deemed complete.

Mrs. Wnek read Land Use Board Attorney correspondence for the notification to applicant to re-apply based on the length of time that has elapsed. Mrs. Lill states that the variance resolution does not have a time frame stated on the Resolution that was given. The Municipal Land Use Law does have a set time frame that has since expired for this property. Mrs. Saxton asked if any work has been done at the property, Mrs. Lill stated that there has not been any work completed and that with the change in ownership, the new owners are now looking to act on an old approval. Mr. Higham asked for clarification on the location, Mrs. Wnek described the property as block 77 lot 29.01 located at the paper street at Wayne Ave and Motor Rd. Mrs. Lill spoke about formalizing on future Resolutions the time restrictions. The NJSA state law defines the timeline as a period of two years with three one year extensions if granted. The protections of board approval expire after this initial period. As per LUB attorney the applicant is required to submit an amended site-plan application.

Old Business:

Mrs. Lill asked the Mayor if any further action has been taken by the Council as far as passing the new wording of building height calculation change. The Mayor stated that it has been brought before the council but they need the formal recommendation from the board asking for this change to be made.

A motion was made by Mr. Slickers to approve the proposed recommendation from the land use board to amend, by Ordinance the Code (Ch. 175) for the definition of building height. The added verbiage recommendation to submit to council is clarifying the reference point for location of building height measurement to be taken from the side of the house that contains the front door. Motion was seconded by Mrs. Wnek.

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

Mrs. Lill and board secretary will type the recommendation up and send out to all board members before it goes to a vote at council.

Vouchers for payment:

Mr. Higham made a motion to open discussion on the vouchers for payment, seconded by Mrs. Wnek. Mr. Slickers questioned if the Land Use Board Attorney's bill reflected the cancelled meeting. Mrs. Wnek stated that after clarification from Mr. Brady the bill reflected the work done during that month and communications between the board secretary and the attorney. Hearing no further discussion, all were in favor for paying vouchers pending available funds.

Vouchers to be paid:

T&M Associates for the amount of \$76.00.

Brady & Kunz for the amount of \$287.50.

Public Portion:

Mayor Cuneo made a motion to open to public portion, second by Mr. Higham.

Jennifer Smith of 713 Riverside Dr. stated she was observing the meeting to understand the procedures.

Mrs. Lill asked Jennifer is she had any questions for the board at the moment; Jennifer did not have any formal questions for the board.

Karen McDonnel of 105 Avon Rd. spoke about her interest in keeping the town's character of the community and learning more about the board.

Mayor Cuneo made a motion to close the public portion, seconded by Mr. Higham.

Any Other Business to come before the Board

Mrs. Lill mentioned the board attorney sent some informational links for new membership as well as any current board members who are interested. She will send out this correspondence to board members via email.

Adjournment

A motion was made to adjourn meeting by Mrs. Wnek, seconded by Mr. Higham.