

BOROUGH OF PINE BEACH
LAND USE BOARD
REGULAR MEETING MINUTES
August 15, 2023

The Pine Beach Land Use Board held a meeting on June 20, 2023 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. 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.

Mr. Brady swears in Class IV Alt. member, Brandon Zisa (7/12/23-12/31/2024)

Attendance/Roll Call:

Mayor Cuneo (present)	Mr. Higham (present)	Mrs. McDonnell (present)
Mrs. Saxton (present)	Mr. Slickers (present)	Mr. Vega (present)
Mr. Wieck (present)	Mrs. Wnek (absent)	Mrs. Lill (present)

Approval of Minutes:

Mr. Higham makes a motion to approve the June 20, 2023 LUB minutes as submitted, motion seconded by Mr. Wieck.

New Business:

Mayor Cuneo makes a motion to approve Resolution 2023-07 appointing LUB professional Engineer, Mr. Raymond Savacool of T&M, motion is seconded by Mr. Slickers. Mr. Savacool takes a moment to introduce himself to the board.

Mayor Cuneo (yes)	Mr. Higham (yes)	Mrs. McDonnell (yes)
Mrs. Saxton (yes)	Mr. Slickers (yes)	Mr. Vega (yes)
Mr. Wieck (yes)	Mrs. Wnek (absent)	Mrs. Lill (yes)

The board then moves to the hearing scheduled for block 3.01 lot 1 Borough of Pine Beach, minor subdivision for Ocean County Mill Creek Rail Trail.

Mr. Savacool introduces the application to the board. The application is a minor subdivision with no encroachments, retained with an easement. Mr. Brady then swears in Mr. Gleason from the Ocean County Planning Department for further questions from the Board.

Mr. Slickers asks Mr. Gleason how wide the proposed trail will be.

Mr. Gleason responds to the answer of 10ft trail with 5ft buffer on either side.

Mr. Slickers continues with the material for the trail.

Mr. Gleason responds packed stone for bicycles to use.

Mrs. Saxton asks Mr. Gleason if the marked trees on the property were proposed to be removed,

Mr. Gleason assures that these were for survey purposes and the County is saving as many trees as possible and not in the footprint of the trail.

Mr. Wieck asks if on the east side of Walling Field to the trail, if the County has any plans of improving this area.

Mr. Gleason responds that the lot is a buffer to the trail, and they hope to add this as a connection to the trail.

Mrs. Saxton makes it known that this is an improvement for the Borough and residents can enjoy this rail trail as well as the Borough receiving land back.

Mayor Cuneo agrees with Mrs. Saxton that this is an improvement. The Borough donated the land, and this subdivision is needed to maintain the Borough's land.

Mr. Zisa asks if the wildlife in this area will be taken care of, Mr. Gleason responds they are doing studies and have every intention of taking a conservative approach and maintaining the nature of the area.

Mayor Cuneo makes a motion to open the meeting to the public for questions, the motion is seconded by Mrs. Saxton. Hearing no comments, Mayor Cuneo makes a motion to close the public portion, the motion is seconded by Mrs. Saxton.

Mr. Slickers makes a motion to approve the application as presented to the board, seconded by Mr. Higham.

Mayor Cuneo (yes)

Mr. Higham (yes)

Mrs. McDonnell (yes)

Mrs. Saxton (yes)

Mr. Slickers (yes)

Mr. Vega (yes)

Mr. Wieck (yes)

Mrs. Wnek (absent)

Mrs. Lill (yes)

Mayor Cuneo presents an email from the Zoning Officer, Mr. Stocco, regarding the Ordinance on Accessory structures. The board will look to make a recommendation to the Council to amend this Ordinance.

Mayor Cuneo also announces that the Borough has new emails and to please utilize these when corresponding to employees or Council members.

Mr. Brady reads a memo on the main legal principles for the board to hear applications.

Mayor Cuneo announces that the Borough has purchased two undersized lots.

Mrs. Lill asks for clarification from the Board Attorney, Terry Brady, if the board should explain their votes on the approval of a hearing. Mr. Brady explains that the details given are helpful if there is ever an appeal against the decision of the board.

Vouchers for Payment:

Vouchers to be paid: \$1,349 Mr. Higham makes a motion to pay vouchers pending funds, motion 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. Higham. All are in favor. Hearing no public comment, Mayor Cuneo makes a motion to close public portion, seconded by Mr. Vega, all in favor.

Adjournment:

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

Hannah Jacobus
Recording Secretary