

BOROUGH OF PINE BEACH
LAND USE BOARD
REORGANIZATION MEETING
January 7, 2021

The Land Use Board of the Borough of Pine Beach met on January 7, 2021 in the Municipal Building, 599 Pennsylvania Ave. at 7:30 PM. Chairman Wnek 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. This statement shall become a part of the official minutes of this meeting.

Flag Salute was led by Mrs. Wnek

Roll Call: Present: Mr. Budesa, Mrs. Carney, Mayor Cuneo, Mr. Hingham, Mr. Keesling, Mrs. Lill, Mr. Pierson, Mrs. Saxton, Mrs. Wnek
Absent: Mr. Slickers

Reorganization

Swearing in of members by Mayor Cuneo:
Class II - Charlene Carney (12/31/2021)
Class III – Robert Budesa (12/31/2021)
Class IV – Justine Saxton (1/01/2021- 12/31/2024)
Christopher Higham (1/1/2021-12/31/2024)

Election of Officers

A motion nominating Mrs. Wnek as Chairperson of the Pine Beach Land Use Board for 2021 was made by Mr. Pierson and seconded by Mrs. Lill. There were no other nominations and Mrs. Wnek called for a vote. All were in favor

Mrs. Lill was nominated as Vice-Chairperson for 2021 by Mr. Pierson and seconded by Mrs. Saxton. There were no other nominations and Mrs. Wnek called for a vote. All were in favor

A motion naming Mrs. Carney as Secretary was made by Mrs. Saxton and seconded by Mr. Keesling. There were no other nominations and Mrs. Wnek called for a vote. All were in favor.

Resolution 2021-01 Confirming the election of the officers of the Pine Beach Land Use Board Chairperson Mrs. Wnek, Vice-Chairperson Mrs. Lill, Secretary Mrs. Carney was approved following a motion by Mayor Cuneo and seconded by Mr. Budesa

There were no questions or comments from the public or members of the Board.

Mrs. Wnek called for a Roll Call:

Roll Call Yes: Mr. Budesa, Mrs. Carney, Mayor Cuneo, Mr. Higham, Mr. Keesling, Mrs. Lill, Mr. Pierson, Mrs. Saxton, Mrs. Wnek
Absent: Mr. Slickers

Resolution 2021-02 appointing the Land Use Board professionals:

Engineer – Mark Rohmeyer, T&M Associates

Attorney – Christopher Reid, Cafarelli & Reid, LLC

Mr. Budesca made a motion to appoint Mr. Rohmeyer as engineer and Mr. Reid as attorney and Mrs. Lill seconded.

There were no questions or comments from the public or members of the Board.

Mrs. Wnek called for a Roll Call:

Yes: Mr. Budesca, Mrs. Carney, Mayor Cuneo, Mr. Higham, Mr. Keesling, Mrs. Lill, Mr. Pierson, Mrs. Saxton, Mrs. Wnek

Absent: Mr. Slickers

Resolution 2021-03, Designating the Asbury Park Press and Star Ledger the Official Newspapers for the Land Use Board was approved following a motion by Mr. Budesca and Mrs. Lill provided the second.

There were no questions or comments from the public or members of the Board.

Mrs. Wnek called for a Roll Call:

Yes: Mr. Budesca, Mrs. Carney, Mayor Cuneo, Mr. Higham, Mr. Keesling, Mrs. Lill, Mr. Pierson, Mrs. Saxton, Mrs. Wnek

Absent: Mr. Slickers

Resolution 2021-04, approving the meeting dates for 2021 was moved by Mayor Cuneo and seconded by Mr. Pierson.

There were no questions or comments from the public or members of the Board.

Mrs. Wnek called for a Roll Call:

Yes: Mr. Budesca, Mrs. Carney, Mayor Cuneo, Mr. Higham, Mr. Keesling, Mrs. Lill, Mr. Pierson, Mrs. Saxton, Mrs. Wnek

Absent: Mr. Slickers

Resolution 2021-05, adopting the 2020 Decisions of the Land Use Board Applications for 2020 was approved following a motion by Mayor Cuneo and seconded by Mr. Keesling

There were no questions or comments from the public or members of the Board.

Mrs. Wnek called for a Roll Call:

Yes: Mr. Budes, Mrs. Carney, Mayor Cuneo, Mr. Higham, Mr. Keesling, Mrs. Lill, Mr. Pierson, Mrs. Saxton, Mrs. Wnek

Absent: Mr. Slickers

New Business

A motion of Approval of the July 2, 2020 Minutes was made by Mr. Pierson and seconded by Mrs. Lill

Mrs. Saxton asked for a correction of the minutes, referring to the use of the term Ms. and Mrs. in the minutes should be consistent and the Secretary will correct to have the reference as Mrs. for the female board members.

A motion to approve the minutes as amended was made by Mrs. Saxton and seconded by Mr. Higham.

There were no further questions or comments from the Board members or the public.

Mrs. Wnek called for a vote for the amended minutes:

Yes: Mrs. Carney, Mr. Higham, Mr. Keesling, Mrs. Lill, Mr. Pierson, Mrs. Saxton, Mrs. Wnek

Abstain: Mr. Budes, Mayor Cuneo

Absent: Mr. Slickers

Discussion of rules and bylaws:

During the past several meetings, the Land Use Board has been discussing possibly adopting the rules and regulations from the Cox book, especially the portion concerning board members being able to testify before the Board if they own property within 200 feet of the applicant. The Board member could have an attorney or family member speak but must reclus themselves and leave the meeting. Some members feel their freedom of speech is being denied just because they are a Board member. And the applicant can appeal any decision by the board.

The Borough Code chapter 108 entitled "Land Use Procedures" has section 108-4 which outlines the procedure for "Conflict of Interest" of a member. It was agreed that for now the Board will adhere to the ordinance for guidance.

Old Business

Vouchers for payment

There were no vouchers for payment submitted by the professionals

Public Portion

There were no comments from members of the public

Any Other Business to come before the Board

Mrs. Wnek asked about the progress with the Borough's Affordable Housing Project. The Mayor indicated that it is on-going but slow.

Mrs. Saxton asked about the fire damaged home on Radnor Ave., and it is in the process of receiving a demolition permit.

Mr. Keesling asked about the replacement of the Pavilion at Cedar Ave., and the Mayor explained that it has been settled with the insurance and will be put up in the Spring. It had to meet regulations to withstand hurricane force wind and it took time to locate pavilions that meet the engineering standards.

Mark Rohmeyer, the Land Use Board and Borough Engineer, was present at the meeting. He discussed various improvements done in 2020 and plans for 2021.

The Borough is applying for a state Set Aside Grant, to be used for the 2nd phase of the boardwalk. It will go from New Jersey Ave. east to Station Ave. Some portions will be over the water and some along Riverside Drive. The Mayor indicated that the first portion of the boardwalk was built utilizing a grant some 15 years ago and then grants were not available.

Mr. Higham asked if the beach at Avon Rd. will be open this summer and the Mayor answered that it is not expected to be open this summer due to many factors including difficulty getting lifeguards. The beach is very small now and the state law requires having an AED at the beach and bathroom facilities, which aren't practical there.

Mr. Higham mentioned an Eagle Scout project to provide bike racks at the beaches, which the Mayor feels is a good project.

Mr. Rohmeyer stated that New Jersey Avenue was just paved utilizing the 2020 DOT grant, and that Cedar Avenue will be the next street to be done.

Roads that the NJ Natural Gas Company tore up to put in new gas lines have had 12 foot sections repaved, they only repave the side of the road they tore up.

Mr. Rohmeyer reported on the many projects that occurred this year. Midland Avenue was repaved this year utilizing the 2019 DOT grant. The water meters have all been changed, the Ocean Inc. construction is nearly complete. The water tower has been inspected and the town will be rehabilitating it. The 2020 Community Development Block Grant for rehabilitating homes will be worked on. There are plans to repair the Avon Rd. dock, and the Cedar Ave. pavilion will be replaced this year.

Mayor Cuneo indicated that the Avon Rd. dock repair was delayed but will be done in the Spring. The dock will have the bulkhead and boards replaced.

Mr. Higham mentioned the bulkhead at the Station Ave. beach needs repair.

Mayor Cuneo thanked everyone for volunteering to be on the Land Use Board, it shows their love of the town.

The Borough has a ZOOM package, and meetings can be done remotely. When we have an application we may need to use the technology.

Another improvement to town was the repaving of the Hillside Ave. and Huntington Ave. parking lot.

There was no further business to discuss, and the meeting was adjourned following a motion by Mr. Pierson and a second by Mrs. Saxton. All were in favor.
