

BOROUGH OF PINE BEACH  
LAND USE BOARD  
REGULAR MEETING  
June 3, 2021

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The Land Use Board for the Borough of Pine Beach held a regularly scheduled meeting on June 3<sup>rd</sup>, 2021 at 7:30pm in the Municipal Building, 599 Pennsylvania Ave. Secretary to the board, Mrs. Wnek, called the meeting to order and led all in a flag salute. She then read the opening statement:

1. 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.

2. Flag Salute

3. Roll Call:

Present: Mayor Cuneo, Mr. Keesling, Mr. Pierson

Mrs. Saxton, Mr. Slickers, Mrs. Stone, Mrs. Wnek

Absent: Mr. Budesca, Mr. Higham, Mrs. Lill

4. Approval of Minutes

A motion was made by Mr. Pierson to amend the minutes to read the positions of the newly elected officials in the reorganization portion of the minutes. A second amendment from Mrs. Wnek was made to correct the spelling of Mr. Jason Marciano's name in the opening testimony portion of the minutes. The motion was made to approve minutes as amended by Mr. Keesling and second Mrs. Wnek.

Approval of Minutes from January 7, 2021

Mayor Cuneo- yes

Mr. Keesling-yes

Mrs. Saxton- yes

Mrs. Stone- yes

Mrs. Wnek- yes

(Had been absent 5/6: Mr. Pierson, Mr.Slickers, Mr. Keesling)

(Absent: Mr. Budesca, Mr. Higham, Mrs. Lill)

5. Old Business

No old business to be heard.

6. New Business

Mrs. Saxton stated that during the previous meeting on 6/3/2021, Mr. Jim Saxton was not sworn in. Item four in the Resolution 2021-07 reads "...after being duly sworn,...". Mayor Cuneo made a motion to amend the Resolution with the removal of the statement "...after being duly sworn,..." from item four, with an agreement from Mr. Reid.

Mr. Reid discussed with the board that having elected officials or board members testify can be problematic. He suggested the board adopts the model rules that elected official and board members shall not be allowed to testify in hearings that they have property ownership in the 200ft radius of subject.

Mayor Cuneo stated that item two in the Resolution 2021-07 will not be constructed any longer and questioned if we should amend this item. Mr. Reid stated that we can leave it in as a condition but is not mandatory to be installed. Item two will remain a condition as stated on Resolution 2021-07.

Mr. Keesling asked for clarification on the meeting he was not in attendance for and how much higher was the subject constructed. Mrs. Wnek added that there were two conditions that came before the board; the height and the use of a 2ft retaining wall, 1ft higher then what is complaint.

Mr. Reid clarified for him that it was in excess of 2ft. Mr. Keesling would like the ordinance to be amended so this issue does not come to the board in the future.

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Mr. Peirson stated all townships and boroughs are different in their definition of where the measurement must be taken from. A revision on the ordinance mentioning that measurements must be from center line from front door should be made.

Mrs. Stone suggested the definition can read 25foot from all sides of home.

Mayor Cuneo mentions that this would not be in favor of residence as you may choose what side your front door may be located on to avoid the unique topography on another side.

Mayor Cuneo stated.

Resolution 2021-07 – Variance Application Approval, Block 32 Lot 5.02 – 614 Hillside Ave. – Roman Brothers Construction, LLC

Mayor Cuneo voted yes. Mrs. Stone voted yes.

(Absent 5/6: Mr. Keesling, Mr. Pierson, Mr. Slickers)

(Recuse 5/6: Mrs. Wnek, Mrs. Saxton)

(Absent: Mr. Budes, Mrs. Lill, Mr. Higham)

Mrs. Wnek asked Mr. Peirson if that in his professional opinion do other towns usually specify measurement taken from the front of door? Mrs. Wnek mentions that even on the same street it can be a difference in the base.

Mr. Reid suggested that since this is a unique community this can be brought before the residence and the borough engineer, Mark Rohmeyer for opinions on what they would like the ordinance to read.

7. Vouchers for payment

A motion was made by Mr. Pierson and second by Mayor Cuneo to open voting.

All were in favor, no opposition.

Vouchers for payment:  
June 3, 2021

**T & M Associates**

**Total** \$ -

**Cafarelli & Reid, LLC**

**For professional services rendered 5/3/21-6/3/21 re: 614 Hillside Ave. Block 32 Lot 5.02 Roman Brothers Construction LLC Land Use Board variance application and Resolution 2021-07**

**Total** \$1,500

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Secretary of the Board

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8. Public Portion

Mayor Cuneo made a motion to open to public comments, motion second. No public comments. Motion made to close open portion and seconded.

9. Any Other Business to Come Before the Board

Mrs. Saxton asked for clarification from Mr. Reid on why Article 1 of previous applicants testimony was accepted before the board when in was inaccurate?

Mr. Reid explained that this exhibit was submitted to show the character of the neighborhood, size of lots, number of stories, setbacks, and corner lots verse interior lots.

Mr. Keesling proposed raising the height maximum to be congruent with other surrounding towns. Most towns around are 28-30ft, we are one of the lower towns.

Mayor Cuneo mentions that this has gone to vote previously and did not pass.

Mrs. Wnek stated that people are adapting the designs to have a higher pitch and avoid the height requirements. The tall slopes do look beautiful but can create more of an issue if the slightest change is made.

Mr. Peirson commented that we no longer are dealing with 1935 cottages.

10. Adjournment

Mayor Cuneo made a motion to adjourn meeting, motion was seconded. All in favor, no oppositions, meeting adjourned.