

BOROUGH OF PINE BEACH
LAND USE BOARD
REGULAR MEETING AGENDA
October 21, 2025

1. Opening statement: In compliance with the Open Meeting Law, P.L. 1975 C231, the notice of this meeting was published in the official newspaper, the Asbury Park Press, and sent to the Star Ledger and the Berkeley Times, and was 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. Oath of office

Class IV Alt. – Brandon Zisa (1/1/2025-12/31/2026)

3. Flag salute

4. Roll call

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)

5. Minutes

Minutes from June 3, June 17 & June 30 mtgs. for review and approval

6. Old business

7. New business

Refund request for \$56.00 remaining escrow balance – 301 Lincoln Ct., Gregory, B107xL7
Draft meeting schedule for 2026

8. Vouchers for payment - \$2,525.00

9. Public portion

10. Any other business to come before the board

11. Adjournment

Vouchers for payment:
LUB Mtg. - October 21, 2025

Brady & Kunz, P.C.

Attorney - Inv#4808 7/1/25 - Misc. calls, emails, etc. preparation for and general discussion at 6/3/25 LUB meeting, 6/11/25 borough officials meeting re: HEFSH amendment, 6/17/25 LUB meeting

Total to pay \$ 1,335.00

Morgan Municipal, LLC

Engineer - Inv#PBLU25-000Jun – General board preparation & representation at for hearings 6/3/25 & 6/30/25

Total to pay \$ 800.00

Brady & Kunz, P.C.

Attorney - Inv#4856 8/1/25 - Misc. calls, emails, etc. preparation for month of July (7/15/25 mtg. canceled) and draft email to borough re: new public notice law in 2026, 7/15/25 & 7/17/25

Total to pay \$ 75.00

Brady & Kunz, P.C.

Attorney - Inv#4904 9/2/25 - Misc. calls, emails, etc. preparation for month of August (8/19/25 mtg. canceled) with addt'l 8/14/25 note

Total to pay \$ 210.00

Brady & Kunz, P.C.

Attorney - Inv#4966 9/30/25 - Misc. calls, emails, etc. preparation for month of September (9/16/25 mtg. canceled)

Total to pay \$ 105.00