

BOROUGH OF PINE BEACH
LAND USE BOARD
MEETING MINUTES
June 17, 2025

The Pine Beach Land Use Board held a meeting on June 17, 2025 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.

Attendance/Roll Call:

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

Approval of Minutes

Mr. Higham makes a motion to approve the minutes from the May 20, 2025 meeting as submitted, seconded by Mayor Cuneo. No comments from the board or public, all were in favor, Mrs. Wnek and Mr. Wieck were not eligible.

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
Yes(second)	Yes(motion)	Absent	Yes	Yes
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
Abstain	Abstain	Yes	Absent	Absent

New Business

Mrs. Saxton advises that Mr. Zisa has been absent from the board since October 2024. Mrs. Wnek states Mr. Zisa has a newborn and is asking for a few months of relief. Mrs. Saxton advises in the Rules and Regulations of the board the absence policy. Mr. Zisa is an alternate and not a sworn member yet this year.

Vouchers for payment

Mr. Higham makes a motion to pay vouchers for the total sum of \$780.00, pending funds available, seconded by Mrs. Saxton, all are in favor.

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
Yes	Yes(motion)	Absent	Yes(second)	Yes
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
Yes	Yes	Yes	Absent	absent

Public Portion

Mayor Cuneo makes a motion to open up for public comment, seconded by Mr. Wieck. All were in favor, no objections. Mrs. Lill announces that anyone who would like to speak will be required to announce their name and address for the records and would ask that everyone remain respectful in the audience and not speak over anyone.

Dot Kulina- 901 Motor Rd.

Ms. Kulina thanks the public for being here tonight. She also acknowledges Mrs. Saxton and Mrs. McDonnell for voting no on the previously adopted Master Plan amendment. She encourages the public to continue to show up for all meetings, Council, Work Meetings, and Land Use Board to understand what is going on. She also requires ample notice for residents on important matters. She then questions board Engineer, Mr. Rohmeyer if the Master Plan amendment has been filed with the state. Mr. Rohmeyer responds that the Affordable Housing Attorney has sent to the state to meet obligations but also acknowledges the governing body has not endorsed this plan. Ms. Kulina expresses her feelings on the importance of preserving this area and its importance to the residence of Pine Beach.

Mr. Rohmeyer and Mr. Brady, the board professionals briefly summarize the timeline and procedures of the states affordable housing program for the public and board members.

Kathy Castino- 1109 Avon Rd.

Mrs. Castino states that she feels that this conversation is déjà vu from the property on Washington Ave. Mayor Cuneo reminds her that yes, this conversation was for the third round of affordable housing, ten years ago. Mrs. Castino asked if our number is zero for present need then why are we offering nine lots for building. Mrs. Lill responds that the state's number for round four was thirty units. The Engineer has done a vacant land analysis and has reduced the number to two. Then Mrs. Castino asks why we are selling seven other lots. Mayor Cuneo responds the Borough is not looking to sell anything we do not have to; we would first look to sell two lots with a requirement for affordable housing on both or look for a non-profit interested. Mr. Brady adds that there is twenty percent set aside for development, that is where the nine lots with two affordable comes from.

Amy Phillips- 126 Pennsylvania Ave.

Mrs. Phillips asks why the public did not receive notice of the Master Plan Amendment; Mrs. Lill responds that the board met the requirements of Open Public Meeting Law. The special meeting was held out of concern of the board members not having enough time to review the materials provided, this gave them an additional two weeks. Mrs. Phillips asks if the Borough has time to come up with a different plan to pursue additional avenues. Mr. Rohmeyer comments that without an approved plan the Borough is at risk of receiving a builder's remedy lawsuit. Mayor Cuneo adds that hearing the concerns over environmental issues on the Merion Ave and Washington Ave lots, the Borough has received proposals for a study to be completed with a three-to-four-week turnaround time. Mrs. Saxton's requests being present during this study.

Rick Stoner- 420 Merion Ave.

Mr. Stoner requests the notice to be put on social media platforms and questions the history of the lot and when it became Borough owned instead of Toms River Schools. Mrs. Saxton responds that in 1998 it was transferred back to the Borough with no use as per the Toms River School Board. Mr. Stoner asks if the Borough has a cost in mind for the lots, Mr. Brady expresses that these lots would go up for public bid through the governing body. Mr. Stoner questions why the Borough does not use the undersized Borough owned lots as affordable unit options, Mrs. Lill comments these are not buildable lots and have been exempt from the vacant land analysis conducted by the Engineer.

Ashley Lamb- 632 McKinley Ave., Toms River

Mrs. Lamb comments she found out about this meeting through Facebook and questions to Mr. Rohmeyer about the timing of this round. Mr. Rohmeyer responds that June 30, 2025 a plan must be

adopted and submitted to the state for review. June 30th is the beginning of another ten year-round. Mrs. Lamb directs a comment to Mr. Rohmeyer that thirty units is the state's calculation and of forty-seven vacant lots, forty-six have been exempt. Mr. Rohmyer corrects her with forty undersized, six are developed, under open space inventory, or have prior round approval for affordable development so excluded. Mrs. Lamb questions that none are environmental situations, Mr. Rohmeyer responds Washington Ave is deemed developed as a landfill. Mrs. Lamb thanks the board understanding how this is a thankless job and specifically mentions the members willing to vote no and stand up and fight. As a previous student of PBES Mrs. Lamb warns that once the woods are taken, they are gone forever.

L. Castro- Barnegat Blvd.

As a third grader at PBES Miss Castro stress the benefits of the woods adjacent to the playground and how much they mean to her and her classmates. Sha asks the Board Engineer, Mr. Rohmyer why the Borough protects a parking lot but not this area of woods, Mr. Rohmeyer answers that the parking lot is considered developed and exempt.

Beth Conway- 324 Barnegat Blvd.

Ms. Conway asks why the Borough has not deemed this land as Green Acres or Open Space. She urges the Borough to fight harder and put in the extra work so her third grader has a future here in Pine Beach.

Jim Saxton- 412 Buhler Ave.

Mr. Saxton introduces himself as a Councilman here in the Borough and questions why the undersized lots are not being used and then try and get the land protected by Ocean County Land Trust. He states the Council is still wavering over their decisions.

Residents bring forward many suggestions to preserve the land such as donation of the land back to the TR Schools, special conservation easements, land trust, and many others. Mr. Brady reminds the public that the Borough providing affordable housing is a New Jersey Constitutional right. The Borough is not fighting the obligation for affordable housing but trying to find the proper location and available land. Mr. Brady also reminds the public that the Land Use Board does not have jurisdiction over land donations.

Roselinda Talarico-Brown- 300 Prospect Ave.

Ms. Talarico-Brown is disheartened that as a school teacher for thirty years she has taught the students about saving our environment and its importance and now we are letting the last portion of woods be taken for affordable housing. She states the public are fighting back and are not backing down.

Autum Crouse- 323 Prospect Ave.

Ms. Crouse states she is a new resident of the Borough and has five-year-old and one year-old. She traveled in the winter down Merion to introduce her son to his new school and they witnessed the beauty of these woods firsthand. She stresses the importance of the core memories the outdoors bring to childhood and wants her children to grow up with this value, the residents are here to fight, and time is valuable.

Deb Rose- 329 Springfield Ave.

Ms. Rose asks why the Borough cannot place the land into a trust. The Mayor comments as discussed, the Borough is looking at this path actively.

Mrs. Saxton makes a motion to close public comments, seconded by Mr. Higham. All were in favor.

Mr. Slickers states that if he was not sitting on this board he would have been in public at tonight's meeting. The board members share the same concerns as the public does about losing property and saving the woods. The board is tasked to vote for what is best for the entire borough with the information provided for the time being. He asks the board professional what a viable option for an amendment is and how to exclude this property for the future rounds as well. Mrs. Saxton comments on the environmental route can

get this property exempt. Mr. Slickers comments that the professionals have done their due diligence, and the state forces these units down our throats, and he does not want to put the Borough at greater risk.

Mr. Higham thanks the public for being here tonight, commenting that traditionally we open to the public and close with no comments heard. He states that this is the volunteer board, and the board has fought hard in the past on issues that no one was present on. He urges the public to come out and attend meetings and keep fighting for a solution but if thirty units go up it will be a lot worse for the Borough.

Mrs. Saxton states she grew up in Pine Beach and has been here for sixty-two years. She serves the Land Use Board, PBPS, and has devoted many hours to this Borough. She has been heart broken over losing parts of our ecosystem and has fought for every tree. She does not feel Merion Ave is the only option for the Borough and would like to see the undersized lots used for smaller affordable units so families can grow into Pine Beach.

Mrs. Wnek encourages the option to draft an amendment and give the Borough time, after hearing all concerns and public input, to preserve or investigate environmental concerns.

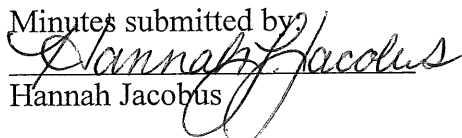
The Mayor comments the Borough can work on getting this property exempt through two different avenues.

A motion to hold a special meeting for the Land Use Board on June 30th, 2025, 7:30pm and Borough Hall is made by Mrs. Saxton and seconded by Mrs. Wnek.

Adjournment

Mrs. Saxton makes a motion to adjourn the meeting, seconded by Mr. Slickers. All are in favor, no opposition.

Minutes submitted by


Hannah Jacobus