

BOROUGH OF PINE BEACH
LAND USE BOARD
SPECIAL MEETING MINUTES
June 3, 2025

The Pine Beach Land Use Board held a meeting on June 3, 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	Absent	Present	Present	Present
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
Absent	Present	Present	Present	Absent

New Business

Public Hearing

Resolution 2025-06: Fourth Round Affordable Housing Amended Borough Housing Element and Fair Share Plan of Master Plan for Recommendation to Council

Micheal Herbert of Parker & McKay introduces himself to the board and to the public. He explains the background of Affordable Housing requirements and the New Jersey Fair Share Housing Act.

Trevor Duddy of 508 Admirals Cir-

Mr. Duddy ask what qualifies someone for these affordable housing opportunities. Mr. Hebert responds that there are different levels based on needs.

Mr. Herbert explains that the DCA gave municipalities a tight deadline to work with. The Borough was assigned 30 units with a present need of 0. This Housing Plan is a part of the Master Plan and guides the town what to construct in certain areas. Mr. Herbert swears in Mark Rohmeyer, Morgan Municipal Engineer, as the Boards Engineer as well as the Borough Planner. The Board excepts Mr. Rohmeyer's credentials.

Mr. Rohmeyer explains that of the thirty required units he has used the element of the Vacant Land Analysis to limit many areas based on the states use restrictions and zoning requirements. All but one property were able to be removed from the vacant land analysis. This parcel is the Western most part of Merion Ave near the elementary school. This land is 2.74 acres and could support the required number of homes, approximately nine buildable lots. Single family homes would fit in best with the neighborhood, in Mr. Rohmeyer's professional opinion. The roadway would continue into the Elementary school, details are on the current plan presented to the board. Also the plan details the demographics of the

Borough that affects the calculations from the DCA. Mr. Rohmeyer states that this plan meets the obligation for the states Affordable Housing requirements as well as the current zoning of this area.

Mrs. Saxton comments that she is disappointed that this is the only lot and questions why the Washington Ave, Borough owned lot was not included in the plan. Mr. Herbert responds that that site is designated as a landfill, currently developed. Many would need to be spent to assure this is a buildable lot for a buyer. Mrs. Saxton is concerned that this is the Borough's last parcel of trees and is an essential part of the ecosystem in this area. Mr. Hebert responds he understands the unfortunate situation to remove trees but currently this property is not environmentally constraint in the states eyes.

Mr. Slickers asks Mr. Herbert if there is a chance this could be preserved for recreational purposes or open space. Mr. Herbert states that this property was identified by the state DCA as a buildable property, an amendment can be completed at a later date if another property that was sufficient for development became available.

Mrs. Saxton proposes using the under-sized lots throughout town for affordable housing solutions, Mr. Herbert explains that the under-sized lots cannot be considered a buildable lot due to zoning and would need a variance.

Mrs. Saxton makes a motion to open for public comments, seconded by Mr. Vega.

Ervin Oross- 312 Merion Ave.

Mr. Oross testifies as a professional planner.

He states that the original master plan of the Borough identified this area as a buffer between the school and the Borough. He would like the Borough to maintain a floating zone for affordable housing.

Trevor Duddy- 518 Admirals Cir.

Mr. Duddy asks why the plan has nine lots if only two are required for Affordable Housing. Mr. Rohmeyer explains the twenty percent set aside for development. Mr. Duddy expresses his concern with the direction the town is going in since he has moved into Pine Beach. Mr. Herbert expresses that the intent of this law is for young families to have options of affordable housing in the area where they work.

Dot Kulina- 901 Motor Rd.

Ms. Kulina states she agrees with Mrs. Saxtons prior comments and the trees are the foundation of why people moved in here. She states the town is taking the easy route of giving up the trees. The concerns about lowering the quality of life for residents, animals, birds, and the children are heard.

Anthony Cusano- 212 Lincoln Ave.

Mr. Cusano asks why the Borough couldn't build two homes, why nine lots?

Mr. Herbert responds that for a developer to make it cost efficient, other units sold at market value. The Borough has complied with all previous unit requirements.

The Mayor adds that the Borough planner has taken the required units from thirty to two. We must maintain active progress to comply with requirements. The bidding process for these lots would be public to the lowest responsible bidder as the state requires. The Borough is trying to protect the town in the best way possible, the Land Use Board and the Council does a phenomenal job protecting the Borough. This is mandated on us and we are stuck trying to figure out the least impactful plan.

Mrs. Saxton makes a motion to close for public comments, seconded by Mr. Vega, all were in favor.

Mr. Vega makes a motion to approve the change to the Master Plan and the Housing Element and Fair Share Plan as submitted by the Borough's planner after hearing all arguments from the public. The governing body will then have to endorse at the June 11th meeting. Motion is seconded by Mayor Cuneo.

Mayor Cuneo	Mr. Higham	Mrs. McDonnell	Mrs. Saxton	Mr. Slickers
Yes(second)	Absent	No	No	Yes
Mr. Wieck	Mrs. Wnek	Mrs. Lill	Mr. Vega (Alt.)	Mr. Zisa (Alt.)
Absent	Yes	Yes	Yes(motion)	absent

Mayor Cuneo states these are requirements from Affordable Housing, especially difficult for Pine Beach. We have been involved in all four rounds and in some rounds chose to do rehab on existing homes, this helped residents in town in need. Mayor Cuneo appreciated the comments from the board and public but reiterates this is state mandates that force our actions. The fear of a Builder's Remedy Lawsuit and having no control over zoning would have a greater impact on the quality of life for the residents than two units. We have fought for Pine Beach to get the list down to two units and will look into an amendment down the road when we can provide backup. The loss of immunity would have an impact on our lives negatively and for that reason the Mayor votes yes.

Mrs. McDonnell says she does not want to be bullied by the states with these mandates, it is changing our family town into something else. Telling us what we can and cannot do, for this reason she votes no.

Mrs. Saxton shares she was born and raised in Pine Beach. She urges her fellow board members to understand the impact of their vote and to consider the environmental impact. The ecosystem of the old forest is below the ground up. The residents have also made a strong argument for wanting to preserve this area, she votes no.

Mr. Slickers states tonight is a tough decision and relies on the professionals to guide us on what is best. The board often faces with hard decisions and you must think of what is best for the town and avoid a risk for the entire town, he votes yes.

Mrs. Wnek states maintaining immunity from potential builder's remedy suit, she votes yes to protect our zoning.

Mrs. Lill claims she has strong feelings for keeping the trees as well, the state controls this program. Her children grew up here and want to preserve. She has spent a few days researching the Builder's Remedy and warns the public about what other towns have been put through. The risk is outrageously expensive, and towns lose this fight. She is not willing to put the town at risk of large multi-family dwellings; the plan has single family units on regular buildable lots. For this reason, she votes yes.

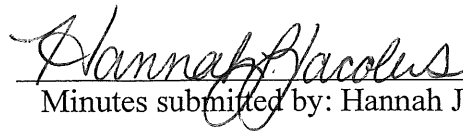
Mr. Vega states he lived here for a few years but grew up in Beachwood and his home sits across from these lots. He hears the public's concerns and the pride for a small town, but the risk outweighs these feelings. He votes yes because he feels this is what is best for the town.

Public Portion

Mayor Cuneo makes a motion to open for public comments, seconded by Mr. Slickers. Hearing none, Mayor Cuneo makes a motion to close public comment portion, seconded by Mr. Vega, all were in favor.

Adjournment

Mayor Cuneo makes a motion to adjourn the meeting, seconded by Mr. Vega. All are in favor, no opposition.


Minutes submitted by: Hannah Jacobus