

BOROUGH OF PINE BEACH
LAND USE BOARD
MEETING MINUTES
June 30, 2025

The Pine Beach Land Use Board held a meeting on June 30, 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.

Mr. Higham 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.)
Absent	Present	Present(after roll call)	Absent	Absent

New Business

Vice Chair, Mr. Higham, reads the summary of the resolution. Michael Herbert, Parker McKay, Borough's Affordable Housing Council, introduces the amended housing element of the Master Plan. Major changes is the donation of land to the Ocean County Natural Land Trust, and the update in the vacant land analysis due to lack of available buildable land. Mr. Rohmeyer, Borough Engineer, confirms Mr. Herberts summary and adds that the Borough will pursue a scattered site plan.

Mr. Higham opens the hearing for public comments, seconded by Mrs. Saxton. All were in favor, no objections.

Raymond Newman- 840 Springfield Ave.

Mr. Newman asks how Builder's Remedy would affect the community. Mr. Herbert responds with examples in New Jersey that have recently been affected, in summary the Borough would lose the ability to uphold zoning powers and it would shift to a hearing held by a special board appointed by the court.

Deb Rose- 329 Springfield Ave.

Ms. Rose asks if the Borough is currently under the Builder's Remedy? Mr. Herbert states currently the Borough is covered and protected under the court's immunity.

Jim Keesling- 305 Wayne Ave.

Mr. Keesling asks the timeline for a Builder's Remedy lawsuit, Mr. Herbert explains if suit is filed within challenge period after plan is submitted, we will have a mediation process in the Fall. Builder's Remedy could be in the beginning of next year. Our immunity would remain, the Borough has a long history of doing the right thing with Affordable Housing and providing housing for Police Officers, Teachers, Employees of the Borough and their families affordable homes in the area they are employed, this will remain the plan if we receive a challenge.

Mr. Keesling shares a concern that affordable housing mainly lays within the few blocks of Route 9 and the B1 district. The area is saturated. Mr. Rohmeyer explains that the overlay in place for affordable housing in the B1 district allows for residential and mutli-family units.

Amy Phillips- 126 Pennsylvania Ave.

Mrs. Phillips shares her satisfaction with the donation of the land, she asks if the Borough has documented previous discussions for this donation from 2017. Mr. Herbert supports the Borough's decision to preserve the land for environmental value and open space.

Ed Olexa- 423 Linden Ave.

Mr. Olexa asks for more information on the scattered site plan throughout town. Mr. Rohmeyer explains that the scattered site plan program in NJ is across the locality instead of a large-scale development. The Borough would not be required to build one large site but it could possibly pursue smaller developments still adhering to local zoning rules.

Maryanne Gearing- 125 Linden Ave.

Mrs. Gearing thanks the Board for the work and expresses how important it is to attend meetings. The Mayor and Council have been doing such a great job we have not had the need to attend. The community came together and got something accomplished. The Mayor and Council do a great job listening and keeping our town going.

Mayor Cuneo closes the public portion after many public comments and none further come before the board, motion is seconded by Mr. Higham. All in favor.

Mrs. Saxton makes a motion to approve the Affordable Housing Element and Fair Share Housing Plan in the Master Plan of the Borough for recommendation to the Mayor and Council to endorse. Motion is seconded by Mr. Higham, all in favor.

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

Mrs. Saxton makes a motion to adopt Resolution 2025-07: Fourth Round Affordable Housing Amended Borough Housing Element and Fair Share Plan of Master Plan for Recommendation to Council

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

Public Portion

Mayor Cuneo makes a motion to open for public comment, seconded by Mrs. Saxton. All were in favor, no objections

Maryanne Cusano- 212 Lincoln Ave.

Mrs. Cusano thanked the board for listening to the public and amending the plan. She thanks the attorney and engineer for completing their due diligence.

Bob Patrick- 805 Motor Rd.

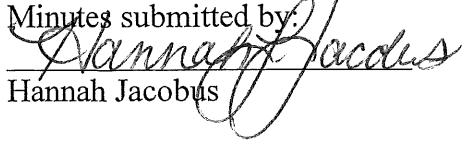
Mr. Patrick brings attention to the general feeling in the room, laughter, happiness, and peace.

Mayor Cuneo makes a motion to close the public portion, seconded by Mr. Higham.

Adjournment

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

Minutes submitted by:


Hannah Jacobus