



Open Format Board of Trustees meeting

Rules Updates:

Overview of Revisions and Corrections

June 10, 2025

PLA Board of Trustees & Key Personnel

Board of Trustees

President	Jon Kramer
Vice President and Community Activities	Heidi Fletcher
Membership	Doug Christie
Properties	Tom Leach
Secretary	Jon Price
Security & External Affairs	Greg Donnelly
Treasurer	Andy Hoy
Water Quality	John VanDugteren
Water Safety & Programs	Rob Bush

Key Personnel

Administrator & Docking Coordinator	Marge Caffery
Properties Director	Rich Wantula
Waterfront Manager	Rob Wenzel
Attorney	Patrick Anderson



Questions / Comments:
admin@pineslake.com

Ground Rules / Housekeeping

1. Tonight's discussion is limited to the subject topic – Rules Updates
2. Members questions and comments are encouraged after the board has presented and discussed
3. The only format to participate is to use the Chat Box
4. Chat Box entries MUST start with the member's full name (first & last) and address – chats not started with full name and address will not be considered

Ratification to follow at the Annual Meeting March 2026, where tonight's changes will be up for discussion and membership vote.

Key Topic: Age to be unaccompanied by a private lake waterfront when no guards are on duty

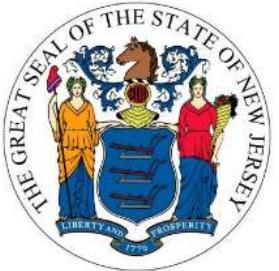
Dear Members,

In response to member requests to see in advance which rules updates/changes will be considered at the upcoming open board meeting on Tuesday June 10 at 7:30 pm, here are the proposed updates to our General Rules as well the other Beach Rules and Wibit/Boat Lending Rules. Part of these updates is to make things consistent across the various places, and part of this is to comply with changes to the NJ law regarding swimming areas with the requirement that when no lifeguards are on duty. The minimum age to be at our waterfront areas is now 16 years of age. Children 13 years and over can still be at the beach unaccompanied like it has always been as long as we have a guard on duty.

This whole age thing to be near a waterfront gets quite complex. We are making changes after consulting with our attorney and the advice of experts from our fellow lakes across northern NJ. They will bring us into compliance while preserving the same basic rules around children at our lake during the summer program.

In particular this relates to the section § 8:26-5.1 which can be found here:

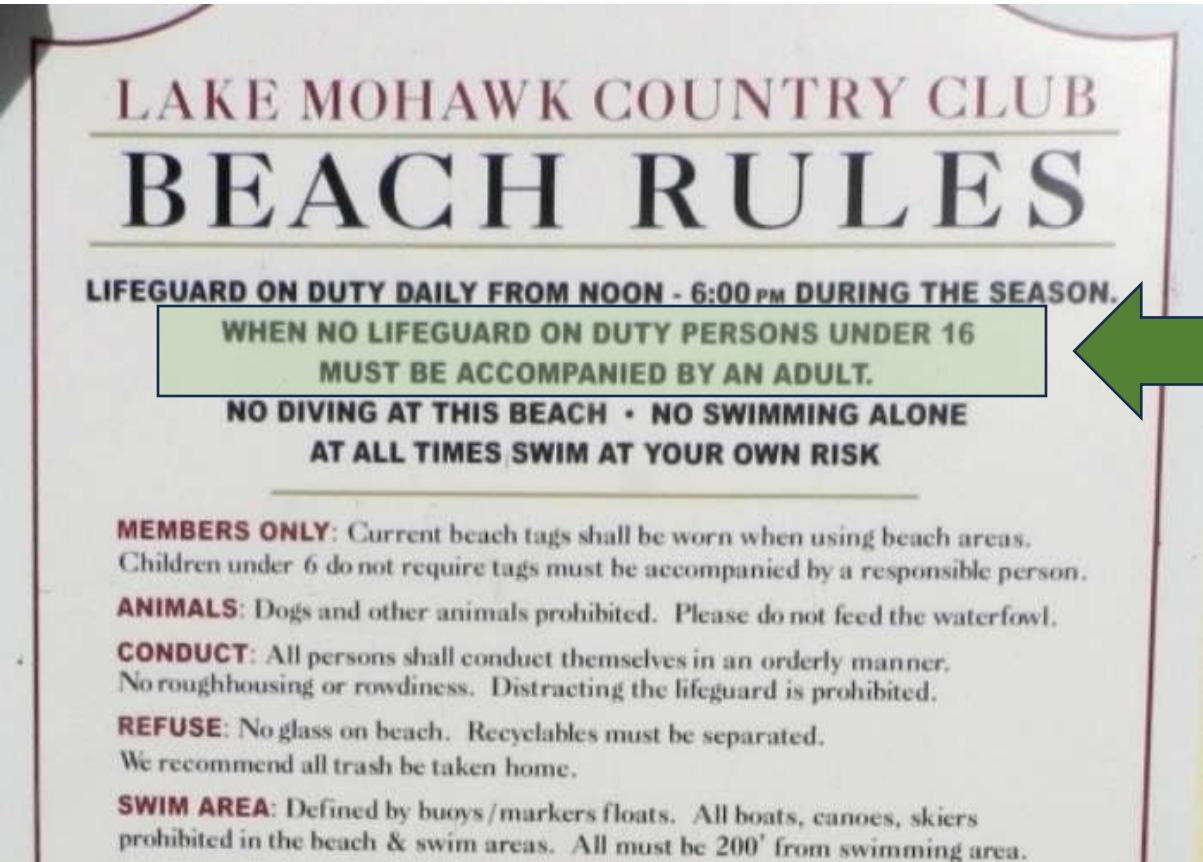
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NEW JERSEY STATE SANITARY CODE
CHAPTER IX
PUBLIC RECREATIONAL BATHING
N.J.A.C. 8:26

NEW JERSEY DEPARTMENT OF
HEALTH
P.O. BOX 369
TRENTON, NJ 08625-0369

Authority: N.J.S.A. 26:1A-7 & 26:4A-7
Effective Date: June 13, 2023
Expiration Date: June 13, 2030



SUBCHAPTER 5. WATERFRONT SAFETY

§ 8:26-5.1 Specially exempt facilities from first aid personnel and lifeguard requirements only

(a) Specially exempt facilities shall be exempt from mandatory compliance with the first aid personnel and lifeguard requirements of this subchapter at N.J.A.C. 8:26-5.2(b), (b)1, (d), and (e); 5.6(b); 5.8(b) and (b)1; and 5.10(b), (b)1, (c), and (e).

1. This exemption shall not apply to specially exempt facilities which use ocean waters for bathing.

2. This exemption shall not apply to a specially exempt facility that has a functional diving board, water slide, or other recreational appurtenance that may present an increased safety risk or hazard.

(b) A campground, private marina with a swimming pool, hotel, motel, mobile home park, or retirement community, which does not voluntarily comply with the exempted requirements listed in (a) above shall have an owner or operator on the premises at all times when its swimming area or swimming pool is open for use.

(c) A health club which does not voluntarily comply with the exempted requirements listed in (a) above shall have an owner or operator on the premises at all times when its swimming pool is open for use. The provisions of this subchapter shall not exempt a health club from the provisions of N.J.S.A. 2A:62A-30 et seq., concerning defibrillators.

(d) Except as provided in (f) below, specially exempt facilities that do not voluntarily comply with the exempted requirements listed in (a) above shall post a sign at least three feet by four feet in size.

1. The sign shall be prominently displayed at every entrance to each swimming area, and shall state:

"No lifeguard on duty."

"Persons under the age of 16 must be accompanied by an adult."

"No swimming alone."

Change #1: adding email to request badges

G. RULES OF ADMISSION TO ASSOCIATION PROPERTY

1. Beach tags must be worn by everyone six years old or older at all times while on any PLA property. This rule shall be in effect at all times of the year, whether or not lifeguards are on duty. It covers all activities, including, but not limited to, ice skating, ice fishing, swimming, regattas, games and social gatherings of PLA or any club. Beach tags for the current year are required on and after May 15. The use of beach tags is limited to members in good standing and their families and guests.
2. The Board will deny use of PLA facilities to any member, their families and guests whose dues are in arrears, as provided by the PLA Bylaws.
3. Lost or stolen beach tags must be reported to the PLA Administrator (973 839-6211) or by email to admin@pineslake.com as soon as possible. Replacements may be issued for an administrative charge to be set by the Board from time to time.
4. A total of the greater of six, or the number of permanent residents in an eligible household six years or older, beach tags shall be issued or authorized each year to each eligible membership household in the community.

Change #2: Wibit Capacity / Housekeeping

I. BEACH AND WATER RULES

Please observe the following rules and restrictions:

1. Non-swimmers and beginners are not permitted on rafts or docks unless supervised by a qualified adult swimmer.
2. Swimming is not permitted under rafts, water features or docks. Swimming outside roped and supervised areas or when lifeguards are off duty is at your own risk.
3. No one is permitted to enter or leave the swimming area boundaries from under the ropes.
4. Members are asked not to distract lifeguards from their responsibilities by engaging them in social conversation.
5. Small snacks are permitted on the beaches. Please use the pavilion for picnics or meals that are likely to leave crumbs.
6. Children who are not toilet trained must wear swim diapers when in the water.
7. Fishing and boating are not permitted in the swimming areas. Fishing is not allowed from any dock during the hours that the beach is under the supervision of the waterfront staff.
8. Roller-blading and skate boarding are not permitted on the lower courts, in the pavilion nor on the tennis courts as these activities are detrimental to the surfaces.
9. Do not litter. Use the refuse and recycling containers.
10. Please be courteous when using cell phones for the sake of those around you.
11. North Island is not a beach and swimming is not permitted there.
12. Diving from any bridge and swimming in any adjacent area is not allowed.
13. The use of the slides and water features is permitted only when lifeguards are on duty and are off limits when the beaches are closed.
14. Participants must pass the PLA deep water swim test to be allowed to use the water features (slide and Wibit).
15. The maximum number of participants on the water feature is ten (10) where a participant is someone who is actually on the Wibit inflatable water feature including supervising adults. A person next to or hanging onto the water feature in the water does not count as a participant.
16. No one under the age of nine (9) is allowed on the water feature without an adult. The adult does not have to be a parent and does not have to be on the water feature with the child, only in close proximity either in the water or on the dock.
17. Life jackets are required to use the water feature.

Change #3: Tennis Court Updates

J. TENNIS & SPORTS COURT RULES

1. Court use is limited to members, their families, and guests.
2. Players must wear appropriate attire.
3. Non-marking tennis shoes or their equivalent must be worn at all times on the courts.
4. Court hours are from 7:00 AM to 10:00 P.M.
5. Lighting will be provided as may be authorized from time to time by the Board.
6. During the summer program, the courts are reserved for the adult and children's programs Monday through **Thursday during program hours**. Courts may also be used for program purposes and special events as posted.
7. At other times, courts will be on a first come- first served basis. Reservations are not permitted.
8. If you leave the court area while waiting, you will delay or lose your start time. The court area is defined as the immediate surroundings, not including the pavilion, lower courts, or beach.
9. Court play will be for one hour at a time starting on the hour for one court, and starting on the half-hour for the other. The courts are marked accordingly.
10. Persons under age 14 are not permitted on the courts after 6:00 P.M. on any day unless accompanied by an adult (more than 18 years of age)

Change #4: Boating Rules Fixing Truncation

K. BOATING RULES

The entire lake is a "no wake zone." Boating is at your own risk!

In accordance with New Jersey Dept. of Motor Vehicles (NJDMV) regulations for operation of powered boats within the state of New Jersey and its waters, power boat operators on Pines Lake must comply with all NJDMV procedures relating to boat licensing, operation certification, registration and boat operation. Failure to comply with this requirement may not only jeopardize such operators' status with NJDMV but may also be cause for such family's privilege to use power boats on Pines Lake to be revoked.

Change #5: Canoe & Kayak Storage

Dock Spaces and Mooring

1. PLA is not liable for any loss, damage or theft to water craft of any kind docked or stored on PLA property regardless of whether the water craft is in the lake.
2. Mooring or docking of any boats on PLA docks or rafts is not permitted. Temporary tie-ups are permitted along the west side of the South Beach docks. However, during swim meets, temporary tie-ups are not permitted to the walkout, swim or fishing docks. You may float or anchor your boat at least the recommended safe distance of 4 feet from the docks.
3. There are no overnight or permanent mooring spaces for private boats in the lake or on PLA property
4. Inflatable floats, rafts, water features or other kinds of inflatable structures or devices may not be moored overnight nor permanently.
5. Application forms for boat registration & specifications, decals and if applicable, dock spaces, will be mailed in the spring with members' dues statement and will also be available online at www.pineslake.com. Such application forms must be returned in thirty or fewer days. When dues are paid, decals will be mailed and spaces will be allocated on a first come first served basis by the boat-docking coordinator. Boats may not be used on the lake unless they are registered per the above application form. Spaces will only be assigned to the member who personally owns the boat to be stored in that space.
6. All boats stored or docked on private property must be registered annually and at time of introduction to the lake with the PLA office for its approval before such boat is launched or used on the lake. Such registration should be submitted to the PLA office on the form provided by the PLA office and contain boat size and motor size information. All such boats must display the appropriate current year PLA decal. If the boat and/or motor are found to be not in compliance with these rules, approval will be denied or rescinded and the boat and/or motor may not be used on the lake.
7. A reasonable effort will be made to retain the same assigned space from year to year but this cannot be assured. Maximum of one pontoon boat may be berthed or docked overnight at any one lakefront property or dock.
8. Any boat on PLA property must have a current year's decal affixed on the forward starboard side by June 15. After that date, any boat without a decal for the current year may be removed by the PLA at the owner's expense, and the dock space returned to the pool for reassignment.
9. Boats, including canoes and kayaks, must be put in their assigned spaces by June 15. Failure to do so may result in having that space returned to the general pool for reassignment.
10. All boats stored on PLA property must be tied down, locked, in usable condition, and placed or covered so as to avoid the accumulation of standing water. Any boat that does not conform to this rule may be removed at the owner's expense.
11. Canoes or kayaks must be stored on their individual rack and space numbers as assigned, no more than one (1) canoe or kayak per assigned spot.
12. A second space will be assigned only after all requests for first boat spaces are fulfilled. Such a second space is subject to be revoked if needed during the current use year.
13. All boats used on Pines Lake must be owned and registered by members in good standing. No "guest boats" are allowed on the lake without permission of the PLA Board of Trustees.
14. Pines Lake Association does not provide boat docking spaces for pontoon boats of any size.

Change #6: Change “similar” to “other”

M. PROPERTY RULES

PLA owns the lake bottom and a ten-foot strip of land surrounding most of the lake. Although PLA must approve several types of construction in the community, especially along the ten-foot strip, shoreline and over the water, PLA is not a governmental authority and does not grant government mandated permits. Property owners must contact the Wayne Building Department on all proposed construction to determine matters such as zoning, compliance with codes and permits which may include, but is not limited to, the State of New Jersey Department of Environmental Protection for bulkhead and dock construction and repairs.

1. Lake front property owners are not permitted to fill in any part of the lake nor to alter the shoreline.
2. Before constructing, altering or erecting any retaining wall, patio, deck or other structure, such as, but not limited to, a gazebo, pergola, or removal of trees, shrubs or bushes on or over the ten-foot strip, an owner must obtain written permission from the Board. Retaining walls may be constructed only of stone or concrete materials. Wood, steel and other materials are not permitted.
3. Any new plantings in the ten-foot strip or along the shoreline must be generally consistent with species indigenous to the Pines Lake community or present along existing lakefront properties and is subject to Board approval.
4. Construction and/or installation of new moorings, docks, decks, or wharves; or alterations to existing ones must be approved in advance in writing by the Properties Trustee after Board approval. A written application specifying size, shape, construction materials and accompanied by a sketch must be submitted 15 days prior to a regularly scheduled Board meeting to the PLA Properties Trustee. Maximum size of docks and wharves is 12 feet by 16 feet. Only one dock or wharf is allowed per property, whether fixed or floating. Hereafter no offshore floating docks shall be allowed. Any offshore floating dock existing as of 12/9/2010 may remain but may not be replaced.
5. No dock shall extend more than 16 feet into the water as measured from the shoreline and all docks must be level with or below the level of the adjacent land, i.e., no elevated docks. Offshore (i.e. not contiguous with the shoreline) docks, whether fixed or floating, are prohibited.

Change #7: North Island Gate Clean-Up

O. NORTH ISLAND GATE SCHEDULE

The North Island gate opening schedule, subject to weather conditions, is:

1. Weekends only from May 1st through the 3rd weekend of May from 6:00AM to 7:00PM,
2. Weekdays and weekends from the 3rd weekend of May through the 3rd weekend of September from 6:00 to 11:00 PM,
3. Weekends only from the 3rd weekend of September through October 30 from 6:00AM to 7:00PM. Note: A key for North Island may be borrowed from the Properties Director.

O. NORTH ISLAND GATE SCHEDULE

The North Island gate opening schedule, subject to weather conditions, is posted on the Pines Lake Association website and may be posted on the bulletin boards at North Island, South Beach and/or West Beach.

A key to North Island can be obtained per Section P Gate Key Rules.

Changes / Updates for separate Beach Rules

Pines Lake Association Beach Rules

General Beach Rules: -

- 1. No alcohol
- 2. No Smoking/vaping
- 3. No Pets on property, beach, or in water
- 4. No Glass
- 5. Always wear beach tag

Ages:

- 13 years old to be alone at the beach, no guest, **when a lifeguard is present.**
- Caregivers must be at least 15 years old, **when a lifeguard is present.**
- Persons under the age of 16 must be accompanied by an adult when no lifeguard is present.
- **No swimming alone.**

Water Rules:

- Must swim freestyle to dock
- Children must have deep water bracelet to leave shallow end -

Age 15 and up do not need a deep water bracelet.

Change to separate Wibit Rules

Pines Lake Wibit and Boat Lending Rules

Wibit:

1. 6 years of age and older
2. Must have deep water bracelet
3. If child does not have a deep water bracelet then adult must go on with child.
4. 10 people max. (including supervising adults)
5. No more than 2 people on each obstacle
6. No flipping
7. No diving
8. Must wear life jacket
9. When lifeguards on duty and Wibit is in use, capacity may be limited based on overall staffing.

PLA Boat Lending:

1. 13 years old for borrowing a boat, must have another person at least 15 years of age
2. Must have deep water bracelet
3. 15 years old to take someone age 12 or under on boat
4. 1 person per paddle board
5. Must leave a beach tag at the table
6. Must wear a life jacket at all times regardless of age
7. No jumping off boats
8. Life jackets are to be used for the Wibit and for Pines Lake Association boats only, not for personal boats or general swimming

Take questions from Members via Chat Box

1. State your full name (First and Last names)
2. Indicate your street address
3. Limit questions / comments to Rules Updates
4. No voice participation – Chat Box only



**THANK YOU
FOR ATTENDING**

