

BOROUGH OF PINE BEACH
REGULAR MEETING
November 12, 2025

CALL TO ORDER: MAYOR CUNEO

STATEMENT OF ADEQUATE NOTICE:

IN COMPLIANCE WITH THE 'OPEN PUBLIC MEETING LAW' P.L. 1975 C 231 NOTICE OF THIS MEETING WAS SENT TO THE ASBURY PARK PRESS AND THE STAR-LEDGER, AND POSTED ON THE BULLETIN BOARDS OF THE PINE BEACH MUNICIPAL BUILDING AND THE PINE BEACH POST OFFICE. THIS STATEMENT SHALL BECOME A PART OF THE OFFICIAL MINUTES OF THIS MEETING

ROLL CALL:

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck

FLAG SALUTE: Flag presented by Council President Wieck

MOMENT OF SILENCE

COPIES OF ALL REPORTS ARE AVAILABLE UPON REQUEST

MISCELLANEOUS REVENUE AND TAX COLLECTOR REPORTS

Bills Resolution 2025-116 Approval to pay Borough bills

COMMITTEE REPORTS:

Water & Sewer utility, Public Works, Court and Construction reports approved as submitted

APPROVAL OF MINUTES:

Approval of the minutes of the October 8, 2025 Regular Meeting

Approval of the minutes of the Work Meeting of October 6, 2025 with executive session and October 20, 2025.

CEREMONIAL RESOLUTIONS

Resolution 2025-120 Recognizing the PBVFC for their 100 year anniversary

Resolution 2025-121 Celebrating the 100th Birthday of Ruth M. Melillo

OLD BUSINESS

NEW BUSINESS

Introduction: Ordinance 2025-08-822

AN ORDINANCE OF THE BOROUGH OF PINE BEACH PROHIBITING PARKING ON PORTIONS LINDEN AVE AND AMENDING CHAPTER 166 OF THE CODE OF THE BOROUGH OF PINE BEACH

Introduction: Ordinance 2025-09-823

AN ORDINANCE OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 169 OF THE CODE OF THE BOROUGH OF PINE BEACH ENTITLED WATER

These ordinances will be advertised in the Asbury Park Press November 13th and will have a public hearing on November 24th, 2025 at the regular scheduled Work Meeting at 6:30pm.

RESOLUTIONS:

Resolution 2025-117 Authorizing the release of Maintenance Bond for block 78 lot 17.01 recommended by Borough Engineer

Resolution 2025-118 Authorizing Mayor to sign Shared Service agreement with OCPO for D.R.E.C.P.

Resolution 2025-119 Authorizing Mayor to sign Shared Service agreement with OCPO for D.W.I. Enforcement Program

Resolution 2025-122 Tax Collector request for redemption of lien block 14 lot 16

PUBLIC COMMENTS

COUNCIL COMMENTS

MAYOR'S COMMENTS

Executive Session:

WHEREAS, the Mayor and Council of the Borough of Pine Beach have determined that in accordance with the provisions of NJSA 10:4-12b, Closed Session to discuss (4) Collective Bargaining Agreement (5) Purchase, lease or acquisition of real property (6) Public Safety (7) Pending or anticipated litigation or contract negotiation (8) Personnel is necessary. The public will be informed of the discussion within forty-five days of the conclusion (NJSA 10:4-13)

ORDINANCE 2025-08-822

AN ORDINANCE OF THE BOROUGH OF PINE BEACH PROHIBITING PARKING ON PORTIONS LINDEN AVE AND AMENDING CHAPTER 166 OF THE CODE OF THE BOROUGH OF PINE BEACH

WHEREAS, Chapter 166 of the Code of the Borough of Pine Beach establishes traffic regulations withing the Borough and the penalties for violations thereof, and;

WHEREAS, it has been determined that certain vehicular parking practices on the one-hundred and two-hundred blocks of Linden Avenue located near the Pine Beach Elementary School may pose a danger to both pedestrian and vehicular traffic during times when school is in session:

WHEREAS, the Mayor and Council of the Borough of Pine Beach, in order to enhance public safety around the school area wish to amend Chapter 166.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Pine Beach, County of Ocean, State of New Jersey, that Chapter 166 of the Code of the Borough of Pine Beach is hereby amended as follows:

§ 166-18. Parking prohibited certain hours.

No person shall park a vehicle between the hours specified in Schedule XIV (§ 166-42) of any day, unless otherwise indicated, upon any of the streets or parts of streets described in said Schedule XIV, attached to and made a part of this chapter.

§ 166-42. Schedule XIV: Parking Prohibited Certain Hours.

In accordance with the provisions of § 166-18, no person shall park a vehicle between the hours listed upon any of the following described streets or parts of streets:

Name of Street	Side	Hours/Days	Location
Monument Road	East and West	8:00 a.m. to 10:00 a.m.; 2:00 p.m. to 4:00 p.m./everyday school is in session	Between Pennsylvania Avenue and Linden Avenue
Pennsylvania Avenue	North	6:00 a.m. to 10:00 a.m.; 2:00 p.m. to 5:00 p.m./school days	From Motor Road to westerly borough line
Linden Avenue	North and South	8:00 a.m. to 10:00 a.m.; 2:00 p.m. to 4:00 p.m./everyday school is in session	From Motor Road to westerly borough line
Penalty for 1st offense shall be \$35. For a second or subsequent offense, the penalty shall be not less than \$35 and not more than \$50.			

SECTION 1. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 3. This ordinance shall take effect after second reading and publication as required by law.

Introduced: November 12th, 2025

Council	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilman Keesling</i>						
<i>Councilwoman McGee</i>						
<i>Councilman Newman</i>						
<i>Councilman Polhemus</i>						
<i>Councilman Saxton</i>						
<i>Council President Wieck</i>						

NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Borough Council of the Borough of Pine Beach, in the County of Ocean and State of New Jersey on the 12th day of November, 2025 and was then read for the first time. The said ordinance will be further considered for final passage by the Borough Council in the Pine Beach Municipal Building at 6:30 p.m. on the 24th day of November, 2025. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance.

Hannah L. Jacobus
Municipal Clerk

ORDINANCE 2025-09-823

**AN ORDINANCE OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 169 OF
THE CODE OF THE BOROUGH OF PINE BEACH ENTITLED WATER**

BE IT ORDAINED by the Borough Council of the Borough of Pine Beach, County of Ocean, State of New Jersey, as follows:

SECTION 1. That Chapter 169 of the Code of Pine Beach entitled "WATER" shall be amended as follows:

A. ARTICLE III entitled "Rent and Charges" shall be supplemented and amended as follows:

1. Chapter 169-13 ~~"Bills for usage; disputes"~~ "Terms of Payment" of the code of the Borough of Pine Beach to read as follows:

- A. Meters will be read and billed quarterly for all water consumed during the previous period, in accordance with the Borough's filed rates.
- B. Bills shall become delinquent 10 days after they are due. Unpaid water bills shall become a lien upon the property involved.
- C. Customers with no water usage will be responsible for the annual minimum fee paid quarterly.
- D. In cases where the meter has been found to be registered inaccurately or has ceased to register, the quantity of water used may be determined by the average registration of the meter in a corresponding past period when in order.
- E. In case of a disputed bill involving the accuracy of the meter, such meter shall be tested upon the request of the customer in conformity with the provision of the rules and regulations pertaining to water service utilities of the Public Utility Commission of the State of New Jersey. Should the meter tested be found to have an error in the registration in excess of 3% the bills will be corrected accordingly.
- F. The quantity recorded by the meter shall be considered the amount of water passing through the meter, which amount shall be conclusive as to both customer and the Borough.

2. Chapter 169-16 "Annual Rates," shall be supplemented and amended to read as follows:

A. The annual water rates, effective January 1, 2026 shall be as follows:

(1) Distribution Rate:

- (a) Annual Minimum is \$260.00 payable in four quarterly equal installments of \$65.00 for distribution fees.
- (b) Properties with water service turned off shall still be responsible for the quarterly distribution rate.

(2) Usage Rate:

- a. Usage will be billed at a rate of \$2.50 per thousand gallons (1,000) up to one hundred thousand gallons (100,000) per quarter for consumption at an increase of \$.25 per year following 2026 until 2030. The rates are as following for consumption use under one hundred thousand gallons (100,000) per quarter:

Year	Rate of usage per thousand gallons (up to 100,000 gallons) per quarterly read
2026	\$2.50
2027	\$2.75
2028	\$3.00
2029	\$3.25
2030	\$3.50

- b. In the case of a user whose quarterly usage exceeds one hundred thousand (100,000) gallons, the rates shall be as set forth as follows:

Year	Rate of usage per thousand (for excess of 100,000 gallons) per quarterly read
2026	\$3.50
2027	\$3.75
2028	\$4.00
2029	\$4.25
2030	\$4.50

SECTION 2. This ordinance shall become effective January 1, 2026

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4. Pursuant to the provisions of N.J.S.A. 40:69A-181(b), this ordinance shall take effect twenty (20) days after its final passage by the Borough Council and approval by the Mayor where such approval is required by law.

Lawrence W. Cuneo
Mayor

Introduced: November 12th, 2025

Council	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilman Keesling</i>						
<i>Councilwoman McGee</i>						
<i>Councilman Newman</i>						
<i>Councilman Polhemus</i>						
<i>Councilman Saxton</i>						
<i>Council President Wieck</i>						

NOTICE

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Hannah L. Jacobus, RMC

RESOLUTION 2025-116

**RESOLUTION OF THE BOROUGH OF PINE BEACH,
COUNTY OF OCEAN, STATE OF NEW JERSEY
AUTHORIZING THE PAYMENT OF BOROUGH BILLS**

WHEREAS, the Borough Council has carefully examined all vouchers presented to the Borough Council for the payment of claims; and

WHEREAS, after due consideration of the said vouchers, the Borough Council has approved payment of same;

NOW, THEREFORE, BE RESOLVED by the Borough Council of the Borough of Pine Beach, County of Ocean, as follows;

1. The said approved vouchers amounting to the sum of **\$1,555,230.86** and the same are hereby authorized to be paid on **November 12, 2025**.
2. The Borough Clerk be and is hereby directed to list on the page in the minutes book following the minutes of this meeting all of the said vouchers hereby authorized to be paid.

CERTIFICATION

I, **Hannah L. Jacobus**, Municipal Clerk of the Borough of Pine Beach, do hereby certify that the above is a true copy of a resolution passed by the Borough Council for the Borough of Pine Beach at a regular meeting of said Borough Council on the **12th of Novemer 2025**.

Hannah L. Jacobus
Municipal Clerk

RESOLUTION 2025-117
RELEASE OF MAINTENANCE BOND
BLOCK 78 LOT 17.01

WHEREAS, maintenance bonds have been posted by an applicant in connection with land use project memorialized in LUB Resolution 2018-07 Block 78 Lots 17-36; and

WHEREAS, the following applicant posted maintenance bonds to ensure maintenance of the Projects for a period of time as set forth in such maintenance bonds; and

WHEREAS, the Borough Engineer has recommended the release of the following maintenance bonds by memo dated October 23, 2025.

<u>Location</u>	<u>Block/Lot</u>	<u>Bond #</u>
Washington Ave.	78/17.01	#RU101087

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Pine Beach, in the County of Ocean, State of New Jersey, as follows:

1. The Mayor and Council hereby approve the release of the above maintenance bond in their entirety as recommended by Borough Engineer.
2. The Borough Clerk is hereby authorized and directed to release the above maintenance bonds to the applicable bonding companies, and to release any cash posted as a maintenance guarantee, together with any interest accrued thereon, directly to the applicant.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, Hannah L. Jacobus, Municipal Clerk of the Borough of Pine Beach, hereby certifies the foregoing to be a true and accurate copy of a resolution duly authorized by the Governing Body this 12th day of November, 2025.

Hannah L. Jacobus
Municipal Clerk

RESOLUTION 2025-118

BE IT RESOLVED by the Mayor and Council of the Borough of Pine Beach, County of Ocean, N. J. that Mayor Lawrence W. Cuneo is authorized to sign the Shared Services Agreement with the County of Ocean for the Prosecutors Program FY 2025/26 Drug Recognition Expert Callout Program retroactive from October 1, 2025 and shall continue in full force and effect until September 30, 2026.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, Hannah L. Jacobus, Municipal Clerk of the Borough of Pine Beach, hereby certifies the foregoing to be a true and accurate copy of a resolution duly authorized by the Governing Body this 12th day of November 2025.

Hannah L. Jacobus
Municipal Clerk

RESOLUTION 2025-119

BE IT RESOLVED by the Mayor and Council of the Borough of Pine Beach, County of Ocean, N. J. that Mayor Lawrence W. Cuneo is authorized to sign the Shared Services Agreement with the County of Ocean for the Prosecutors Program FY 2025/2026, Driving While Intoxicated Enforcement Program retroactive from October 1, 2025 and shall continue in full force and effect until September 30, 2026.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, Hannah L. Jacobus, Municipal Clerk of the Borough of Pine Beach, hereby certifies the foregoing to be a true and accurate copy of a resolution duly authorized by the Governing Body this 12th day of November 2025.

Hannah L. Jacobus
Municipal Clerk

RESOLUTION 2025-120

Resolution Honoring the 100th Anniversary of the Pine Beach Volunteer Fire Company No. 1, Station 38

WHEREAS, the Pine Beach Volunteer Fire Company No. 1, Station 38, was officially established on December 11, 1925, and has proudly served the Borough of Pine Beach and surrounding communities for 100 years; and

WHEREAS, the members of Station 38 have consistently demonstrated unwavering dedication, courage, and selflessness in the protection of life and property, responding to emergencies with professionalism and compassion; and

WHEREAS, the Fire Company has played a vital role not only in public safety but also in fostering community spirit through outreach, education, and participation in local events; and

WHEREAS, the legacy of Station 38 is built upon generations of volunteers who have given their time, energy, and expertise to ensure the safety and well-being of Pine Beach residents; and

WHEREAS, the Borough of Pine Beach recognizes and deeply appreciates the sacrifices and contributions made by the Fire Company's members, past and present, in service to our community;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Pine Beach do hereby honor and commend the Pine Beach Volunteer Fire Company No. 1, Station 38, on the occasion of its 100th Anniversary, and extend heartfelt gratitude for a century of exemplary service, dedication, and community leadership.

BE IT FURTHER RESOLVED, that a copy of this resolution be presented to the Pine Beach Volunteer Fire Company No. 1 as a token of appreciation and recognition of their outstanding legacy.

Lawrence W. Cuneo

Mayor

CERTIFICATION

I, Hannah L. Jacobus, Municipal Clerk of the Borough of Pine Beach, hereby certifies the foregoing to be a true and accurate copy of a resolution duly authorized by the Governing Body this 12th day of November, 2025.

Hannah L. Jacobus

Municipal Clerk

RESOLUTION 2025-121

RECOGNIZING RUTH M. MELILLO ON THE OCCASION OF HER 100TH BIRTHDAY AND HER CONTRIBUTIONS TO THE BOROUGH OF PINE BEACH

WHEREAS, the year 2025 marks the 100th Anniversary of the Borough of Pine Beach, a milestone in the history of our community; and

WHEREAS, it is with great pride and admiration that the Borough also recognizes the 100th birthday of Ruth M. Melillo, a long-time resident and cherished member of our community, born on December 22, 1925; and

WHEREAS, Ruth M. Melillo was born in New Jersey, raised in Toms River, and moved to Pine Beach in 1953 with her husband, Michael A. Melillo, where they established deep roots and contributed meaningfully to the life of the Borough; and

WHEREAS, Michael A. Melillo served the community as a member of the Pine Beach Volunteer Fire Company, operated a local auto repair business, and later became a teacher at Toms River High School, while Ruth M. Melillo worked for the Toms River School District as a librarian at Pine Beach Elementary School, positively impacting generations of students; and

WHEREAS, Ruth resided at 120 Pennsylvania Avenue for over 70 years, maintaining a strong and enduring connection to Pine Beach, and continues to be a beloved figure in the community; and

WHEREAS, the Borough of Pine Beach wishes to honor Ruth M. Melillo for her remarkable life, her contributions to education and community service, and her enduring legacy in Pine Beach;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Pine Beach, County of Ocean, State of New Jersey, do hereby extend their heartfelt congratulations and best wishes to Ruth M. Melillo on the occasion of her 100th birthday, and express their sincere appreciation for her lifelong dedication to the Borough and its residents.

BE IT FURTHER RESOLVED, that a copy of this resolution be presented to Ruth M. Melillo and family as a token of the Borough's gratitude and celebration of her centennial milestone.

Lawrence W. Cuneo

Mayor

CERTIFICATION

I, Hannah L. Jacobus, Municipal Clerk of the Borough of Pine Beach, hereby certifies the foregoing to be a true and accurate copy of a resolution duly authorized by the Governing Body this 12th day of November, 2025.

Hannah L. Jacobus

Municipal Clerk

RESOLUTION 2025-122

WHEREAS, the Tax Collector held a tax sale on August 6, 202; and

WHEREAS, BLOCK 14 LOT 16 was included in the sale for unpaid municipal charges from 2024; and

WHEREAS, the property sold and the lien was redeemed at closing.

NOW THEREFORE be it resolved by Mayor and Council to direct the CMFO to Draw the following checks payable to Culmac Capital I, LLC

Check #1 \$14,214.26 (Redemption)

Check # 2 \$14,000.00 (Premium)

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Tax Collector and Chief Financial Officer upon Approval.

Lawrence W. Cuneo

Mayor

CERTIFICATION

I, Hannah L. Jacobus, Municipal Clerk of the Borough of Pine Beach, hereby certifies the foregoing to be a true and accurate copy of a resolution duly authorized by the Governing Body this 12th day of November 2025.

Hannah L. Jacobus

Municipal Clerk