

**BOROUGH OF PINE BEACH  
REGULAR MEETING  
August 10, 2016**

The Mayor and Council of the Borough of Pine Beach met on August 10, 2016 at 7:30 PM in the Municipal Building, 599 Pennsylvania Ave. Mayor Cuneo called the meeting to order and read the 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 BERKELEY TIMES AND THE ASBURY PARK PRESS, 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: Present: Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz, Mr. Wieck

FLAG SALUTE was led by Council President Wieck

Mayor Cuneo offered Special Remembrance for recently deceased former resident Laretta Gibson.

Mayor Cuneo announced that copies of all resolutions are available on the front desk.

A MOTION to accept the minutes of the Regular Meeting of July 13, 2016 was made by Mr. Reitz and seconded by Mrs. Coletti.

Roll Call: Yes, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz  
Abstain, Mr. Budesca, Mr. Wieck

A MOTION to accept the Minutes of the Special Meeting of August 1, 2016 was made by Mrs. Coletti and seconded by Mr. Polhemus.

Roll Call: Yes, Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

TREASURER'S REPORT was presented by Mrs. Steib and approved following a motion by Mr. Budesca and Mr. Reitz provided a second. There were no questions or comments from the public.

Roll Call: Yes, Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

REVENUE REPORTS, both Miscellaneous Revenue and Tax Collector reports were read by Mrs. Steib. Mr. Polhemus made a motion to accept the reports and Mrs. Coletti provided a second.

Mayor Cuneo called for questions or comments from the public and there were none.

Roll Call: Yes, Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

BILLS RESOLUTION 2016-08- A, B, C and D were approved following a motion by Mr. Reitz and Mr. Budesca provided a second.

Mayor Cuneo asked if there were any questions or comments from Council or the public, and there were none.

Roll Call: Yes, Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

#### COMMITTEE REPORTS:

Police, municipal court, water and sewer utility, building inspector, public works reports approved as submitted.

Several of the police officers were present at the Walk Against Drugs, and when the BMX rider was injured they ran right to his aid.

The Mayor asked for any comments or questions from the members of the public, and there were none.

Roll Call: Yes, Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

UNFINISHED BUSINESS, None

#### NEW BUSINESS

##### Resolutions:

16-65, Appointment of Juliane Lazzaro as Financial Assistant was approved by motion of Mr. Polhemus and a second by Mr. Newman.

There were no questions or comments from Council or members of the public.

Roll Call: Yes, Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

16-66, Deferred School Tax was moved by Mr. Budesca and seconded by Mr. Polhemus.

Mayor Cuneo called for questions from Council or the public, and there were none.

Roll Call: Yes, Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

16-67, Amend Salary Resolution was approved following a motion by Mrs. Coletti and a second by Mr. Reitz.

There were no questions or comments from the Council or the public.

Roll Call: Yes, Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

16-68, Authorizing the Mayor to sign CDBG Agreement for 2017-18 and 19 was moved by Mr. Polhemus and seconded by Mrs. Coletti.

Mr. Polhemus explained that by being in this program the Borough has been able to receive grants to improve handicap entrance to public buildings, and most recently put in the sidewalk along Prospect Ave. connecting Admiral's Circle. We have applied to move forward with extending the sidewalk on the other side of Admiral's Circle towards Station Ave.

There were no further comments from Council or the public.

Roll Call: Yes, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz  
Abstain, Mr. Budesca, Mr. Wieck

16-69, Tax bills grace period extended to August 31 due to the late mailing of the bills was approved following a motion by Mr. Newman and seconded by Mr. Reitz.

There were no questions or comments from the public or Council.

Roll Call: Yes, Mr. Budesca, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

16-70, Appointment of Judge Damian Murray to preside at the September Municipal Court was approved by motion of Mr. Budesca and a second by Mr. Polhemus.

Mayor Cuneo explained that Judge Kerr will be on vacation for the September court date and that Judge Murray was available. Mr. Rohan, Prospect Ave., asked if there was a different Judge that we could use, and the Mayor indicated there was a Judge we do not wish to use and Judge Murray accepted the appointment.

There were no further questions or comments.

Roll Call: Yes, Mr. Budes, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

16-71, Police incentive, Drive Sober or Get Pulled Over, was approved with Mrs. Coletti providing a motion and Mr. Newman seconded.

There were no questions or comments from the public or Council.

Roll Call: Yes, Mr. Budes, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

16-72, Adding the \$5,000.00 "Drive Sober or Get Pulled Over" grant to budget (Chapter 159) was approved following a motion by Mr. Reitz and a second by Mrs. Coletti.

The Mayor explained that this process will allow the grant money to be inserted into the 2016 Municipal Budget and can be spent this year. At the time of budget adoption we did not have this award.

There were no questions or comments from Council or the public.

Roll Call: Yes, Mr. Budes, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

16-73, Refund of homestead rebate applied to exempt veteran property tax was approved following a motion by Mrs. Coletti and a second by Mr. Newman.

There were no questions or comments from the public or Council.

Roll Call: Yes, Mr. Budes, Mrs. Coletti, Mr. Newman, Mr. Reitz, Mr. Wieck  
Abstain, Mr. Polhemus

16-74, Refund of taxes paid by exempt veteran was moved by Mr. Newman and seconded by Mrs. Coletti

There were no questions or comments from Council or members of the public.

Roll Call: Yes, Mr. Budes, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

16-75, Tax sale water and sewer amounts to utility accounts was moved by motion of Mr. Budes and seconded by Mr. Polhemus.

There were no questions or comments from the public or Council members.

Roll Call: Yes, Mr. Budes, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

Public Hearing on Ordinances:  
Ordinance 16-04-739

AN ORDINANCE OF THE BOROUGH OF PINEBEACH, COUNTY OF OCEAN, NEW JERSEY TO MANDATE DIRECT DEPOSIT FOR MUNICIPAL EMPLOYEES PURSUANT TO P.L. 2013 C 28

This ordinance was published in the Asbury Park Press on August 1, 2016, copies are available, and it is posted on the Municipal Building bulletin board.

Mayor Cuneo called for the public hearing on the ordinance.

Mrs. Braks, Pennsylvania Ave., asked about what the direct deposit meant, and the Mayor explained that the payroll checks would go directly into the employee bank account. It is more convenient and safe. There were no other questions or comments about the ordinance.

Mr. Polhemus made a motion to approve Ordinance 16-04-739 and Mr. Reitz provided a second.

Roll Call: Yes, Mr. Budesza, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

Ordinance 16-05-740

AN ORDINANCE OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY, SUPPLEMENTING AND AMENDING CHAPTER 64 OF THE CODE OF THE BOROUGH OF PINE BEACH ENTITLED "BUILDING INSPECTIONS"

This ordinance was published in the Asbury Park Press on August 1, 2016, copies are available, and it is posted on the Municipal Building bulletin board.

Mayor Cuneo announced the ordinance and opened the public hearing.

Mrs. Braks asked what the ordinance was about, and the Mayor explained that it just adds a section to our ordinance to give the town the ability to ask for names of tenants when a rental certificate of occupancy is obtained. Mayor Cuneo mentioned that most towns have this rental requirement.

Mr. Rohan , Prospect Ave., suggested there be a limit on the number of tenants in the home. Mayor Cuneo explained that this is determined by code, depending on the number and size of bedrooms. It is listed on our certificate of occupancy. Mr. Rohan sees many homes with numerous cars parked outside and feels there could be excessive people inside. He gave the information to the police department.

There were no further questions or comments.

Mrs. Coletti moved the ordinance, and Mr. Newman seconded.

Roll Call: Yes, Mr. Budesza, Mrs. Coletti, Mr. Newman, Mr. Polhemus, Mr. Reitz,  
Mr. Wieck

## PUBLIC COMMENTS

Mr. Rohan asked about our Affordable Housing plans and the Ocean, Inc. grant concerning property in Pine Beach. Mayor Cuneo explained that the Board of Chosen Freeholders had grant money that was about to expire and Ocean, Inc. was aware of the grant money and applied for it.

The Mayor reviewed the Borough's Master Plan affordable housing element, that it is in the B-1 zone. This property is public property located across the street from the soccer field and was the old leaf dump. It has been identified in our Master Plan as an area to place affordable housing.

Mayor Cuneo has been authorized by the Council members to meet with various groups regarding the possible development of senior housing and he recently met with Mr. Ted Gooding from Ocean Inc. The proposal is for affordable, age restricted units. They will have minimal impact to the community, with four one-story buildings each containing six one bedroom units. Council hasn't agreed to the proposal, any approval needs site plan review by the Land Use Board. Ocean Inc. has been in existence for over fifty years and is well known for being run well.

The Ocean County Freeholders had some \$500,000 in grant money that would have expired shortly, and Mr. Gooding put in for the grant using a simple design and cost estimate. The County awarded the money, it was a late add-on to their agenda but Mr. Gooding didn't want to lose the chance for the funding. If the plan doesn't work out the money will go back to the Federal Government.

The site is just under three acres and is earmarked for affordable housing in the Master Plan. Twelve soil borings were done and they came out clean. If we transfer the property to Ocean Inc. they will test for contamination and it will be their responsibility to clean it up. They will be paying property taxes or there will be a PILOT program, to be determined which is in the best interest to the Borough.

Mayor Cuneo stressed that this plan is in the beginning stages.

Mr. Rohan asked if there would be a public hearing on the proposal, and the mayor stated that this is not being done behind closed doors, that this is the start of the process.

Mrs. Braks asked about the grant application, and the Mayor explained that the Borough had nothing to do with the grant application, but it had to be attached to a property. The grant itself has nothing to do with Pine Beach, but is connected to our property.

Mr. Polhemus stated that this is just a proposed project and there will be more discussion.

Mayor Cuneo added that we have tried to find people to take the project on and still have the Borough maintain control. If we sell it outright we will have no control.

Mr. Budesca added that it is important that there will be a deed restriction that it is for senior housing; there is a small percentage for disabled housing as required by Federal law. It is limited to one bedroom apartments. Ocean Inc. is very restrictive as to the type of people eligible. They have a vetting process and do criminal history and financial checks. No one with a drug or domestic violence history is permitted. They are looking for good people as tenants. They have units in Berkeley Twp., Lakewood, Barnegat, Tuckerton and some in other counties.

Twenty four units is a reasonable number, and the buildings will be one story high. One of the suggestions in the past had been to have commercial businesses on the first floor and senior housing on the second floor, but that was not viable for Pine Beach.

Mr. Polhemus stated that no final decision has been made, this project will have minimal impact on town. It is a realistic project, with over two million dollars in tax assessment.

Mr. Budesca mentioned that the property will be subject to tax or if it is better for the Borough a payment in lieu of taxes (PILOT) program can be established. With a PILOT program, the town receives payment but no other entities do. It will be researched to see what works better for the town.

Mrs. Coletti stated that Ocean Inc. is very strict with their housing programs, and they maintain the property.

Mrs. Braks is upset as to how this came about, that there were no open and clear meetings.

Mayor Cuneo replied that the Council has been working on finding something to benefit the town in the B 1 zone for five years. This seems to be a fiscally responsible way to proceed. This will help us without negative impact on the homeowners.

Council gave the Mayor permission to find someone interested in the project several years ago. Mayor Cuneo met with Mr. Gooding the second week of July, and discussed with Council at a special meeting August 1 to bring everyone up to date on what was going on. The Council was interested and Mr. Gooding came to the work meeting August 8. The public was included in the discussion.

Mr. Polhemus reiterated that no decision has been made at this point and the Mayor added that this plan is in the preliminary stage.

Mr. Budesca spoke about the COAH situation, that it is still in court and has cost Pine Beach thousands of dollars. He feels this proposal could help our situation with them, and it has come about in a short time frame.

Mrs. Braks asked how the project will help the town, and Mr. Budesca stated that the Borough has complied with everything required and the courts have thrown the certification out. This will show a good faith effort to have more affordable housing.

Mr. Rohan felt that the number of homes at the Toll Brothers development is excessive and he is concerned that this project is not what the town needs.

Mayor Cuneo would not want to steam roll the town. This idea will be looked at, discussed and studied.

Mr. Hanle, Avon Rd., would like to see Mr. Gooding come back for discussion on the project. He would like more input into the project.

Mr. Budesca explained that the site plan will be brought before the Land Use Board.

Mayor Cuneo had one other item, that this project will benefit the vocational school system because the students will be involved in the construction.

Mr. Fisher, Prospect Ave., commented that this project would increase revenue and not cause a drain on services.

The Mayor and Council will work on details and can present them to the community. They will do what is in the best interest of Pine Beach.

Mr. Hanle asked about the possibility of his purchasing isolated unbuildable lots the Borough owns on Prospect Ave. adjacent to his rental property, and the Mayor explained that it is offered for sale at the assessed value. Mr. Hanle would like to negotiate a price. The Mayor explained that there are specific guidelines the Borough must follow.

There were no further public comments.

#### COUNCIL COMMENTS

Mrs. Coletti reported that the Night Out Against Drugs was very nice. All of the groups did a good job. Alliance Movie Night is August 23<sup>rd</sup>.

Mr. Newman had no comments

Mr. Polhemus mentioned that school will be starting soon, and the school busses will be on the road.

We are in the learning stage for the proposed plan, the town is going forward with all the facts and there will be a full meeting open for discussion. There are two group homes on one street, but no major problems. The plan for age restricted housing with private trash pickup and snowplowing with no school age children sounds like it is something we should pursue.

Mr. Reitz thanked the citizens who came to the meeting and asked questions. This project is important and the Council would appreciate resident input. There was a lot of healthy discussion on the issues brought up.

Mr. Budesza commented that in the past there have been issues and public input. We will learn more about this proposed project.

Mr. Wieck mentioned that this weekend the town will be very busy. The Pine Beach Yacht Club is celebrating its 100<sup>th</sup> anniversary with a dinner party and the Fire Company Vs. Police Dept. softball game will take place at 5 PM. The weather report looks good, and he urged all to enjoy the waterfront and crabbing is especially good this year.

Three Eagle Scout projects are planned for the fall.

#### MAYOR'S COMMENTS

Mayor Cuneo stated that it was nice to have an audience at our meeting.

As Mr. Wieck mentioned, Saturday will be a very busy time in town. Some roads will be closed for the Yacht Club and Crabfest events, and the softball game should be interesting. He urged all to go out and have some fun.

The Night Out against Drugs last week was fun. We had a good crowd, people walked along the river and there was a BMX demonstration, Sheriff's dogs, and game truck. The Alliance did a great job organizing the night out. He invited all to come to the movie night, another free fun event.

The police department pursued the Drive Sober or Get Pulled Over grant. The \$5,000.00 will provide extra patrols in town.

The Mayor stated that there will be more discussion about the B-1 zone.

There was no further business to discuss, and the meeting was adjourned following a motion by Mr. Newman and a second by Mr. Polhemus.

