

BOROUGH OF PINE BEACH
REGULAR MEETING
January 15, 2024

The Governing Body of the Borough of Pine Beach held a meeting on January 15, 2025 in the Municipal Building, 599 Pennsylvania Ave., at 6:30 PM. 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 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
present	present	present	present	present	present

Flag salute was led by Council President, Mr. Wieck.

Mayor Cuneo asks for a moment of silence for the those in your family who are no longer with us.

Copies of all reports are on the front table.

A MOTION to accept the minutes of the Regular Meeting of December 11, 2024 is made by Mr. Polhemus and seconded by Mr. Newman. There are no questions or comments from Council or the public, all were in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes(second)	Yes(motion)	Yes	Yes

A MOTION to accept the work meeting minutes of December 9 and December 23, 2024 both open with formal action and executive session, is made by Mr. Keesling and seconded by Mr. Wieck. There are no questions or comments from Council or the public, all were in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes(motion)	Yes	Yes	Yes	Yes	Yes(second)

A MOTION is made to accept the miscellaneous revenue and tax collector reports submitted by Mr. Polhemus and seconded by Mr. Wieck. There are no questions or comments from Council or the public, all were in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes	Yes (motion)	Yes	Yes (second)

BILLS RESOLUTION 2025-15 A motion is made by Mr. Polhemus and seconded by Mr. Keesling authorizing payment of Borough Bills **\$141,889.25**. There are no questions or comments from Council or the public, all were in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes (second)	Yes	Yes	Yes(motion)	Yes	Yes

COMMITTEE REPORTS:

A MOTION is made by Mr. Keesling and seconded by Mr. Polhemus to accept committee reports, as submitted by Water & Sewer utility, Zoning & Code, Public Works, Court, and Construction. There are no questions or comments from Council or the public, all were in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes(motion)	Yes	Yes	Yes(second)	Yes	Yes

NEW BUSINESS

PUBLIC HEARING:

NJ Green Acres Program- Jake's Law: Vista Park Inclusive Playground

The Mayor reads the following statement to the Council & Public:

This public hearing notice was published in the Asbury Park Press on January 9th, 2025 and has met the obligations for the Public Notice Requirements. The Concept Plan Checklist as well as copies of the presented Impact Analysis, Mitigation Measures, Alternatives to the Proposed Action sections of the Environmental Impact Assessment are located on the front table, on our website pinebeachborough.us, and in the Clerk's office from 9-4pm M-F.

The Clerk presents the application to the public with the following statements:

In the packets provided there are the following for your reference and following along. There are a few items we would like to present to the Public tonight. As well as invite the public to view items located at the front of the meeting room for review at your leisure.

Project Description:

The existing physical site characteristics and features of the project location include a gently sloped grade, asphalt walkways, concrete slabs, curbing surrounding a mulch playground area and existing outdated playground that was constructed in 2002 and in poor condition. There is a park building which contains bathrooms and a snack area adjacent to the playground. There are existing parking spaces between the road and playground which include (2) handicap parking spaces.

Impact Analysis:

Overall, we anticipate minimal impacts from the proposed project as the proposed playground is replacing an existing playground. No impacts to grading, lighting, etc. The only impact would be positive, for example we would be relocating (2) shade trees and likely adding several more, and we would have a newer and safer playground that is all inclusive. No other significant impacts are anticipated.

The complete impact analysis is included in the public package for tonight's Public Hearing.

Mitigation Measures:

Landscaping will be added to reduce the potential impact of increased noise. No other adverse impacts anticipated.

There are no alternatives planned to the Proposed Action sections as the proposed project site at Vista Park is ideal and replacing an existing failing playground within the approximate same footprint. Therefore, we can preserve other natural areas of the Municipality.

The Mayor makes a motion to open the Public Hearing for Public Comments.

Charlene Carney – 333 Avon Rd., Pine Beach

Mrs. Carney comments that she has grandchildren who utilize this playground and states the condition of the playground is unacceptable. She is very happy to have the Mayor & Council pursuing these repairs. She states that an inclusive playground would be a wonderful asset to Pine Beach and the senior community who accompany their grandchildren to the park. She would like to see even surfaces for wheelchairs, walkers, canes, and strollers. She also likes that the plan includes a shaded area as currently the summer heat is unbearable. Mrs. Carney continues that being a member of Pine Beach Borough for many years she has witnessed Mothers in our area struggle with disabilities themselves or with their children and is proud that Pine Beach is welcoming inclusive areas into our town.

Paul Walters – 333 Wayne Ave., Pine Beach

Mr. Walters begins that he frequents the Vista Park playground and this new equipment is very exciting for our area. Mr. Walters states that the community supports this plan and will look forward to utilizing the inclusive equipment.

Introduction to ORDINANCE 2025-01-815

Mayor Cuneo offered the following ordinance for Introduction and First Reading which was read by title.
AN ORDINANCE TO ESTABLISH MINIMUM STORMWATER MANAGEMENT REQUIREMENTS AND CONTROLS FOR "MAJOR DEVELOPMENT"

This ordinance will be published in the Asbury Park Press on January 21st and have a public hearing on February 12th, 2025 at 6:30pm at the Borough's Municipal Building.

On a motion by Mr. Newman, seconded by Mr. Wieck and unanimously carried by the following roll call vote, the forgoing ordinance was introduced.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
yes	yes	yes(motion)	yes	yes	yes(second)

RESOLUTIONS:

Resolution 2025-16 A motion by Mr. Newman authorizing the Borough's application for NJ Green Acres-Jake's Law grant funding for an inclusive playground, seconded by Mr. Keesling.

Mr. Polhemus thanks the Clerk, Engineer, and Councilman Newman for taking the initiative to improve our playgrounds and make Pine Beach an inclusive area for families. For families to have the ability to play safely, together, and in our beautiful Borough is what makes him proud to be on Council.

Mr. Newman thanks the Mayor and Council for supporting his efforts and commends the League of Municipalities Conference for making him aware of this great opportunity for our community.

Mrs. McGee agrees with Mr. Newman and states their mission at the League was to pursue this inclusive playground and is very proud to be moving forward with this.

The Mayor asks for public comments.

Bob Ingenito- 411 Henley Ave.

Mr. Ingenito states that after reading through the package and plans he sees in section five the use of landscaping for noise control is an appropriate method. The Clerk states the professional planner for the Borough is aware of the DEP and EPA requirements for noise control.

Hearing no further comments the Clerk thanks the public for the feedback and questions throughout the night.

The Mayor asks for a roll call vote:

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes (second)	Yes	Yews(motion)	Yes	Yes	Yes

Resolution 2025-17 Mr. Polhemus makes a motion authorizing the Mayor to sign the Cross- Acceptance plan for NJ Redevelopment process with Ocean County, seconded by Mr. Newman. No public comments were made, all are in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes(second)	Yes(motion)	Yes	Yes

Resolution 2025-18 Mr. Newman makes a motion to authorize a shared service agreement with Ocean County Prosecutor's Program (F.A.S.T.) for 2025, seconded by Mr. Wieck. No public comments were made, all are in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes(motion)	Yes	Yes	Yes(second)

Resolution 2025-19 Mr. Polhemus makes a motion authorizing the application for the NJ DCA grant FY2025 LRIG, seconded by Mr. Wieck. No Council comments were made, Mrs. Charlene Carney stated she thinks it is a wonderful idea for the grant funding for improvements to our parks. No further comments from the public, All are in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes	Yes(motion)	Yes	Yes(second)

Resolution 2025-20 Mr. Newman makes a motion authorizing the funding match of \$5,000 for the application of the FY2025 LRIG. Motion is seconded by Mr. Wieck, No public comments were made, all are in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes(motion)	Yes	Yes	Yes(second)

Resolution 2025-21 Mr. Saxton makes a motion authorizing the fourth round Affordable Housing Obligation figures, seconded by Mr. Newman. Mayor Cuneo explains that the State Affordable Housing program has states the Borough's immediate need is zero but the future obligation of 30. The Borough Planner and Affordable Housing Counsel has re-calculate and found the numbers tonight as acceptable for Borough development. No further public comments were made, all are in favor.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes	Yes	Yes (second)	Yes	Yes (motion)	Yes

PUBLIC COMMENTS

The Mayor asks for any public comments, hearing none he thanks the public for attending on this cold night.

COUNCIL COMMENTS

Mrs. McGee thanks everyone for coming out, stay warm and see everyone in February.

Mr. Saxton thanks the public for coming out tonight.

Mr. Newman once again thanks the public for involvement in our Jake's Law Application and Public Hearing and hopes for a future inclusive playground. I wish everyone a great night.

Mr. Polhemus thanks the public for coming out. He expresses that a new inclusive playground will be complimentary to the area and he is not only proud to be Council but a resident of a that invests in all families in our community.

Mr. Keesling thanks the public for coming out, wishes everyone a Happy New Year and states he is fond of the progression of the Borough.


Council President Wieck states that his grandson was five when the standing park was first built. This addition to our community will help the Borough progress, there is still a lot of work to be done here. This project is uplifting to our small town and the reason we live here.

MAYORS COMMENTS

Mayor Cuneo reminds the public and Council that the Hearing tonight supports an application we are submitting and has great hopes for. The Affordable Housing figures are considerably down from the past projections, we are in hopes we can facilitate rehab and help some of the residents with this funding as well. The Pine Beach Preservation Society will be meeting tomorrow (1/16/25) at 6:30pm Borough Hall. The Celebration of the Borough's 100-year anniversary topic. The Mayor encourages everyone to support the local athletes and the Toms River High School undefeated Hockey Team. He expresses these kids play for the name

on the front of their jerseys and are what sports should be. Please stay warm and as a reminder stay off the ice, it is not safe. Hug your loved ones, have a great evening.

There were no other comments or questions, and Mayor Cuneo called for a motion to adjourn. Mr. Newman made a motion to adjourn, and Mr. Wieck seconded the motion, all were in favor, the meeting was adjourned.


Submitted by Hannah L. Jacobus