

**BOROUGH OF PINE BEACH
REGULAR MEETING
June 11, 2025**

The Governing Body of the Borough of Pine Beach held a meeting on June 11th, 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 friends, family, neighbors, and community members we dearly miss.

Ceremonial Resolution:

Police Department Hiring

Resolution 2025-62 Mr. Newman makes a motion authorizing the hiring of PBPD full-time officer, Sean Williams, motion seconded by Mr. Polhemus. Mr. Saxton welcomes Sean as a full-time officer. Dot Kulina of 901 Motor Rd. asks the department who is present tonight to introduce themselves and their positions so the community can get to know them better. Chief Brown, Lieutenant Morris, Detective Juliano, Ptl. Squire, Ptl. Gisinger, and Ptl. Williams introduce themselves to the public.

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

Patrolman Williams is sworn in by Mayor Cuneo with his family surrounding him in support. Sean thanks everyone for being here tonight and states it is a special day for himself. He thanks the Chief and the Lieutenant for this opportunity. Ptl. Williams turns to his family and thanks his mother, father, and brother for getting him where he is today. The Mayor congratulates and welcomes Ptl. Williams to the Pine Beach family and wished him a long safe career. The Mayor takes a brief intermission of the Council Meeting for the family to take pictures.

Returning to the meeting the Mayor announces that copies of all reports are available upon request.

A MOTION is made to accept the miscellaneous revenue and tax collector reports submitted by Mr. Newman 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(motion)	Yes	Yes	Yes(second)

BILLS RESOLUTION 2025-61 A motion is made by Mr. Saxton and seconded by Mr. Newman authorizing payment of Borough Bills **\$572,975.73**. 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	Yes(motion)	Yes

COMMITTEE REPORTS:

A MOTION is made by Mr. Newman and seconded by Mr. Polhemus to accept committee reports, as submitted by Water & Sewer utility, 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	Yes	Yes(motion)	Yes(second)	Yes	Yes

A MOTION to accept the minutes of May 14th, 2025 Regular Meeting 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 minutes of the Work Meeting of May 12th and May 27th with formal action and executive session is made by Mr. Wieck and seconded by Mr. Saxton. 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	Yes(second)	Yes (motion)

OLD BUSINESS

Mr. Newman comments that at the last meeting the Council approved the purchase of the messaging board and how important this is to the community for communication purposes.

Mr. Keesling comments that he views other items as a higher priority.

NEW BUSINESS

RESOLUTIONS:

Resolution 2025-63 Mr. Newman makes a motion to authorize the renewal of the Pine Beach Yacht Club license renewal 2025-2026, seconded by Mr. Keesling. No comments or questions from the Council or public, are in favor.

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

Resolution 2025-64 Mr. Newman makes a motion authorizing the renewal for World Wine Liquor license 2025-2026, seconded by Mr. Keesling. No comments or questions from the Council or public, are in favor.

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

Resolution 2025-65 Mr. Polhemus makes a motion authorizing the renewal for Le Lampadaire Inc. (Lamp Post) 2025-2026 liquor license renewal. No comments or questions from the Council or 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)

Resolution 2025-67 Mr. Newman makes a motion to acknowledge the 2024 Audit report and no recommendations to be had, seconded by Mr. Saxton. Mr. Wieck comments that the audit reflects the hard work of our CFO and employees daily, it is nice to have a clean slate at the end of the year. Mr. Saxton comments that the amount of work Finance does the review of this audit is not surprising. Our CFO gives the highest regard for all their work; No further Council comments or public comments, all were in favor.

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

Resolution 2025-68 A motion is made by Mr. Newman to authorize the cash prizes for the 4th of July event, the motion is seconded by Mrs. McGee. Mr. Newman adds that there will be Texas Roadhouse coupons as well this year as prizes. No further Council comments or public comments, all were in favor.

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

Resolution 2025-69 A motion is made by Mr. Newman authorizing the closure of the Municipal Boat Ramp at 4pm on July 5th, seconded by Mr. Polhemus. Mr. Polhemus states that this is for the safety of the public as well as our first responders in the area. No further Council comments or public comments, all were in favor.

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

Resolution 2025-70 A motion is made by Mr. Newman authorizing the refund of tax over payment for 100% exempt status block 18, lot 31 and block 25, lot 32. Motion is seconded by Mr. Polhemus. Dot Kulina of 90 Motor Rd. asks why, and the Mayor responds this is for a 100% disabled Veteran status. No comments or questions from the Council or public, all were in favor.

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

Resolution 2025-71 A motion to table the resolution to endorse the fourth-round affordable housing element and fair share plan is made by Mr. Newman and seconded by Mrs. McGee. Since the resolution has been tabled there is no further discussion on Resolution 2025-71.

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

Resolution 2025-72 A motion is made by Mr. Saxton authorizing alternative days for high usage months of water consumption, seconded by Mr. Wieck. No comments or questions from the Council or public, all are in favor.

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

Resolution 2025-73 A motion is made by Mr. Newman authorizing the receipt of funds, Chapter 159, for Clean Communities Grant, seconded by Mr. Wieck. No comments or questions from the Council or public, 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 2025-74 A motion is made by Mr. Newman authorizing the receipt of funds, Chapter 159, for the Tonnage Grant, seconded by Mr. Saxton. No comments or questions from the Council or public, all are in favor.

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

PUBLIC COMMENTS

The Mayor thanks everyone for coming tonight. He explains why there was no discussion after the motion was made and seconded for Resolution 2025-71. The resolution will be looked at and discussed at a different Council Meeting, it has not been approved or denied.

Dot Kulina- 901 Motor Rd.

Ms. Kulina states that the Council tabling the resolution through the public a curve ball, she has spent a lot of time and energy on this and was disappointed not to be heard. Ms. Kulina continued that the public must keep coming to these meetings to make our voices hear. She expresses that the Council do so much, and the public generally sits back and reaps the benefits.

Rick Stoner- 420 Merion Ave.

Mr. Stoner comments that the ads ran in the paper are not seen by the public, he was aware by Pine Beach Chat Facebook group. Mr. Stoner states he does not have children at Pine Beach Elementary but claims the Merion Ave lot is an environmentally sensitive area, potentially a wetlands area and home to frogs. He would like this property to be preserved Green Acres and divert the Affordable Housing required units to the Borough owned Parking Lot on Riverside and Avon Rd.

Gerri Gunther- 611 New Jersey Ave.

Mrs. Gunther claims she has no opposition to affordable housing; however, she states that developing two lots and deforestation of the home of foxes that live in the area is her concern. She also would like to have a parameter for elementary school.

Dana Sabato- 242 Pennsylvania Ave.

Ms. Sabato would like to put on the records she apposes the amendment to the Mater Plan. She questions why the lots on Wayne and Motor have been cleared. The Mayor comments that this is a private owner and obtained Land Use Board approval from 2009. Ms. Sabato continues with questioning why the lots on Radnor Ave are exempt, she would like these un-exempted and used instead. The Mayor answers that those lots are on a plan for natural remediation from oil found. Additionally, adding lots back on the list would increase our number of required units and not a solution for Merion Ave.

Mary Anne Gearing- 125 Linden Ave.

Mrs. Gearing comments that the Council most likely tabled the resolution tonight to do more research and asks when the Mayor and Council will be reviewing this matter again. Mayor Cuneo states the next Council meeting is June 23rd. Mrs. Gearing thanks the Council for all they do.

Trevor Duddy- 508 Admirals Circle

Mr. Duddy questions why the Council tabled this tonight and claims the council is trying to wait the public out. The Mayor states that with the motion to table this cannot be discussed but will be back for end of June discussion.

Evan Desaulniers- 506 Admirals Circle

Mr. Desaulniers asks the Mayor and Council to explain the Builder's Remedy threat. Mayor Cuneo explains that without a plan in place, the Borough is exposed to litigation called Builder's Remedy lawsuit. Essentially this puts the zoning decisions into the court's hands and out of our control. Undersized lots, larger homes, single family verse multi- family, are all an option if the Borough does not have a plan in place.

Justine Saxton- 412 Buhler Ave.

Mrs. Saxton updates that not everyone on the Land Use Board voted yes, it was a four to two vote. This has not been endorsed by Council.

Beth Conway- 334 Barnegat Blvd., Beachwood

Ms. Conway states she sent Green Acres information over to the Clerk's office.

Charles Phillips- 126 Pennsylvania Ave.

Mr. Phillips reviewed the chart of DCA units assigned for 2025-2035 and present need states zero. Why would we build any?

The Mayor responds that the present need of zero comes from the previous rounds met need. The Prospective need of thirty units we are trying to limit to two units with our vacant land analysis. Mr. Phillips questions with a change of administration, would these requirements change? The Mayor states there has been previous changes in administration over the last three rounds; this would require a change to the New Jersey Constitution.

Amy Phillips- 126 Pennsylvania Ave.

Mrs. Phillips asks if the town already has a builder ready to purchase these properties? The Mayor responds that this would need to go to public bid before purchasing. Mrs. Phillips states on the record she is opposed to the plan.

Roselinda Talarico- Brown- 300 Prospect Ave.

Places on the records she opposes the amendment to the Master Plan

Theresa McQuillan- 914 Prospect Ave.

Ms. McQuillan asks why other towns are exempt. The mayor states the attorney would advise if we were exempt, we are not exempt. Ms. McQuillan, if we do not stop this, we will lose our 100-year legacy of these woods.

Kevin Kidney- 536 Huntington Ave.

Mr. Kidney states today he is not here as the Pine Beach School Representative, but as a citizen. Mr. Kidney suggests the Borough using eminent domain on distressed properties to facilitate new construction for affordable housing units that meet construction and zoning requirements. This in his opinion is a fiscally beneficial plan for the town.

Ted Mooney- 523 Springfield Ave.

Mr. Mooney states this is the last chance to preserve the last green field in Pine Beach, these woods would take over 100 years to grow.

Patricia Moran- 517 Riverside Dr.

Mrs. Moran asks how the lots on Merion were identified if they were labeled school property for so long. Mayor Cuneo responds the nine lots are Borough owned and not zoned as school property.

Devin Schulwitz- 220 Pennsylvania Ave.

Mrs. Schulwitz asks the Mayor and Council what they can do to help or mitigate this situation and make it easier. Mayor suggests writing to their legislators expressing we are not against helping people in need of affordable housing but rehabilitating existing units in need helps Pine Beach more.

Mary Cusano- 212 Lincoln Ave.

Mrs. Cusano asks if Pine Beach owns this land, the Mayor responds yes, and the state can see the look back of the ownership of the property. Mrs. Cusano asks if the development on Washington Ave. counts for this round and the Mayor states it was part of the third-round obligation. Mrs. Cusano asks why new development and not older homes as units; Mayor Cuneo expresses the Borough used rehabilitation to facilitate credits in previous rounds and they no longer except this. Mrs. Cusano asks if it is normal for the Borough not to have the attorney present at meetings, the Mayor responds yes, unless requested, he does not attend every meeting.

Harry Schieder- 1031 Avon Rd.

Mr. Schieder asks what is being built on Motor and Grant Ave, Mayor Cuneo responds that this is a privately owned lot that received Land Use Board approval in 2009 for 7 units, 1 affordable unit at the twenty percent development rate required.

Amy Phillips- 126 Pennsylvania Ave.

Mrs. Phillips asks if it could be a refurbished home, Mayor Cuneo states the state requirement of new build.

Jane Cox- 901 Motor Rd.

Places on the record the opposition of the amendment in the Master Plan.

Mayor Cuneo states he has lots of respect for how the public handled their oppositions. This is something the Borough does not look to do but is being forced to by the state to meet these requirements.

Kathleen Panecki- 516 Forepeak Ave., Beachwood

Mrs. Panecki asks since the resolution is tabled when it is next time it is to be discussed. Mayor Cuneo states the next meeting is June 23rd for the Mayor and Council, 6:30pm.

Ed Olexa- 423 Linden Ave.

Mr. Olexa asks to clarify the submission process of the amended plan and if it was to be rejected. Mayor Cuneo states it would go before the courts and have arbitration; they may ask us to change. Mr. Olexa adds that in no way should the Borough sell to the Toms River School District as they need funds and would sell it.

Justine Saxton- 412 Buhler Ave.

Mrs. Saxton adds then in her research of the land in 1953 a group of residents that owned the parcel donated it to Toms River Schools to build the elementary school. After they completed the building, the school donated it back to the Borough what was not needed.

David Locandro- 221 Merion Ave.

Mr. Locandro states he is opposed to this. He moved to Pine Beach five years ago and love the beach from community. He states if we keep caving to the state we have no recourse, at some point the Borough must say no. Mr. Locandro claims the public rely on the Mayor and Council to stand up to the state.

COUNCIL COMMENTS

Mr. Polhemus thanks everyone for coming to the meeting tonight. He expresses that the Borough is not against Fair Share Housing but is apposed to the program administration. Each of the Council members lives in this town as well. The motion to table will give the Borough additional chances to preserve the land and exhaust all avenues.

Mr. Newman states he appreciates everyone attending tonight's meeting and contributing their ideas, especially Mr. Kidney's idea. The Council tabled tonight because there was not enough time to be informed. There are avenues to explore such as Ocean County Natural Lands Trust and NJDEP Green Acres. Mr. Newman will make an informed decision.

Mr. Keesling firstly thanks everyone for coming out tonight, he also reassures it is the Council's job to listen to the residents and act on their wishes. Mr. Keesling's wife's family has lived in Pine Beach for seventy years. He finds it important not to have a concentrated area for the affordable housing units. Claiming the three group homes near or on Wayne Ave and Washington Ave townhomes are all located withing a few blocks of each other. For these reasons he supports the motion to table the resolution tonight.

Mrs. McGee expresses that she stands by her statements on Monday night and has her entire family here in Pine Beach. The reason she sits on Council is to solve these issues and make informed decisions to better Pine Beach.

Mr. Saxton thanks everyone for coming to the meeting and confirms that the Council has heard all public comments and concerns and hopes the public understands the position the Council took to table to resolution tonight. The Council will commit to looking to find alternatives, the Council is here for the betterment of Pine Beach and is here for the public.

Council President- Mr. Wieck

Mr. Wieck states with his thirty years of public service, he feels this is the right decision to table and delay looking for alternative solutions. He strongly believes that the kids and residents need these woods. He encourages the public to write to Jaquelyn Suarez, DCA as a representative and the 9th district representatives Brian Rumpf, Senator Amato.

MAYOR'S COMMENTS

Mayor Cuneo thanks the public for their attendance tonight. He claims it is nice we can respectfully talk this through and get all points across. These are mandates and not something the Mayor and Council are pushing for. As a Borough we will do the best we can and hopefully come up with an approved end result. He reminds the public that it is graduation season, and he would like to congratulate every graduate of Pine Beach and hopes for continuous success from them and one day return home to make Pine Beach great and even take over our positions in the future.

On June 21st PBPS will be having the Centennial Celebration at Vista Park 12pm for festivities for all ages, please also get your memory book pre-orders in.

On June 28th the PBYC will have their Feed the Need Regatta, some roads will be closed for this event, the kids donate food to local charity and will be out sailing so stop by and watch.

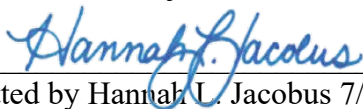
The July 4th celebrations will be spectacular this year. Sign up for the cardboard boat race, get some birch-beer, and enjoy the fun things the Borough has to offer.

Mayor Cuneo specifically thanks Dot Kulina, 901 Motor Rd., for her passion about this matter but reassuring the public is kind about the discussion, very positive discussion had.

Dana Sabato- 242 Pennsylvania Ave.

Ms. Sabato thanks Dot and Jane for all the work they have done to bring awareness to this matter. Everyone is directly impacted in some way, thank you everyone for coming out and thank you to the Council for hearing and taking our ideas on.

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. Saxton seconded the motion, all were in favor, the meeting was adjourned.



Submitted by Hannah L. Jacobus 7/9/2025