

**BOROUGH OF PINE BEACH**  
**REGULAR MEETING**  
**July 9, 2025**

The Governing Body of the Borough of Pine Beach held a meeting on July 9<sup>th</sup>, 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	Absent	Present	Present	Present

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

Mayor Cuneo asks for a moment of silence for all of those affected out west from devastating flooding and other natural disasters this week.

A MOTION is made to accept the miscellaneous revenue and tax collector reports submitted 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	Absent	Yes	Yes(second)	Yes(motion)

**BILLS RESOLUTION 2025-80** A motion is made by Mr. Keelsing and seconded by Mr. Polhemus authorizing payment of Borough Bills **\$589,304.98**. 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	Absent	Yes(second)	Yes	Yes

COMMITTEE REPORTS:

A MOTION is made by Mr. Polhemus and seconded by Mr. Wieck 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	Absent	Yes(Motion)	Yes	Yes(second)

A MOTION to accept the minutes of June 11<sup>th</sup>, 2025 Regular Meeting is made 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	Absent	Yes(motion)	Yes	Yes(second)

A MOTION to accept the minutes of the Work Meeting of June 9<sup>th</sup> and June 23<sup>rd</sup> with formal action and executive session is made by Mrs. McGee 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(motion)	Absent	Yes	Yes	Yes(second)

## OLD BUSINESS

Hearing none

## NEW BUSINESS

Public Hearing:

### **ORDINANCE 2025-05-819**

AN ORDINANCE TO AMEND AN ORDINANCE ENTITLED “AN ORDINANCE OF THE BOROUGH OF PINE BEACH IN THE COUNTY OF OCEAN, ESTABLISHING MINIMUM-MAXIMUM LIMITATIONS ON SALARIES TO BE PAID THE MAYOR, COUNCILPERSONS, AND ALL OTHER MUNICIPAL OFFICERS AND EMPLOYEES OF THE BOROUGH”, AND REPEALING ALL PRIOR ORDINANCES.

Mayor Cuneo reads the Ordinance by summary and opens for public comments.

Denise Brown- 823 Linden Ave.

Ms. Brown asks how this Ordinance effects to property taxes. Mayor Cuneo responds that these are already budgeted for in the approved 2025 budget and if you reflect on the previous year ordinance for salaries not many ranges were changed.

Mr. Saxton comments that year to year the CFO will take a close look at this, she does a great job keeping the budget tight and we will make increase where needed. Mr. Keesling questions why the range is great in some areas, Mr. Wieck responds that the hiring process and longevity of the employee are accounted for.

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

Public Hearing:

### **ORDINANCE 2025-06-820**

AN ORDINANCE OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE DONATION OF BLOCK 108 LOT 3 TO THE COUNTY OF OCEAN IN ACCORDANCE WITH 40A:12-13(b)(1)

Mayor Cuneo reads the Ordinance by summary and opens for public comments.

Denise Brown- 823 Linden Ave.

Ms. Brown asks where this property is, Mayor Cuneo clarifies that this is property that lies on Merion Ave by the elementary school and is being donated to be preserved as open space by the County.

Mr. Saxton comments that this is a great step and he certainly hopes all goes according to plan with the County adopting and the state’s approval. The Land Use Board and the Council worked together well to accomplish this goal to preserve the area together with the public input.

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

*These ordinances were introduced at the work meeting June 23<sup>rd</sup>, 2025 and published in the Asbury Park Press on June 29, 2025.*

## RESOLUTIONS:

**Resolution 2025-81** Mr. Polhemus makes a motion to approve the submission of grant application and execute the grant contract with the New Jersey Department of Transportation for the FY2026 NJDOT Municipal Aid Improvements to Avon Rd, Admirals Circle & Lincoln Avenue Project, seconded by Mr. Wieck. Mr. Wieck comments that the Borough has a formula to calculate which roads require improvements and each road will be

eventually worked on, keeps the progress moving forward. Mr. Polhemus shares that every year the Borough receives grant funding through the DOT and it is the most affordable way to make these infrastructure repairs for the taxpayer. Within these grants we can update signs, sidewalks, and stormwater drainage.

Bob Patrick- 805 Motor Rd.

Mr. Patrick asks if Pennsylvania Ave is part of 2025 grant project. Mayor Cuneo explains that the work being done on Pennsylvania Ave is part of CDBG and the NJDOT grant as well. Improvements to the walking path, stormwater for drainage of a low area that led to icy conditions as well.

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

**Resolution 2025-82** Mr. Saxton makes a motion endorsing the fourth-round housing element and fair share plan, seconded by Mr. Wieck. Mayor Cuneo explains that this is the Affordable Housing plan amended by the Land Use Board on June 30<sup>th</sup>.

Bob Patrick- 805 Motor Rd.

Mr. Patrick asks if this is for a ten-year period, what happens after this. Mayor Cuneo explains that the Council is endorsing this plan for the fourth round, ten-year period, we must wait for approval from the state to move forward.

Jane Cox- 901 Motor Rd.

Ms. Cox asks if this has been submitted to the state, Mayor Cuneo expresses that tonight the Council is endorsing a plan that has already been sent to the state after the adoption from the Land Use Board, the Council is tonight providing documentation of the endorsement that will be sent to the state as well.

No other Council or public comments are heard, all were in favor.

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

**Resolution 2025-83** Mr. Polhemus makes a motion authorizing the approval of salaries for non-contractual employees for 2025, motion is seconded by Mr. Wieck. 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	Absent	Yes(motion)	Yes	Yes(second)

## PUBLIC COMMENTS

Denise Brown- 823 Linden Ave.

Ms. Brown asks the Mayor and Council if they are aware of a rat problem in Pine Beach, she claims rats chew through her hot tub and have rats scurrying across her driveway. Mayor Cuneo states that she must call animal control for these issues. Ms. Brown continues that since she purchased her home in Pine Beach her taxes have been raised. She has not had children in school for eleven years. Mayor Cuneo shares that the Borough has a budget of just under three-million dollars, the municipal portion is a smaller part of your taxes. The raises are through the County and the Toms River School District. Mr. Polhemus encourages residents to reach out to your school board representatives and our legislators to encourage funding structure changes from the state.

Bob Patrick- 805 Motor Rd.

Mr. Patrick comments there is a blue spruce on Motor Rd and Pennsylvania Ave that is leaning drastically due to high winds, asking for the Borough to maintain. Mayor Cuneo comments that someone from DPW will come take a look to assure safety.

Jack Jolly- 913 Prospect Ave.

Mr. Jolly comments that after the refurbishment of the water tower he sees the same sediments in his water filter. Mayor Cuneo assures that Mike Sedlak, Water Superintendent, tests the water for standard water quality but he will notify Mike to see if there is a centralized issue in the area or Prospect Ave.

#### COUNCIL COMMENTS

Mr. Keesling comments he is happy to see nine times the public present at this meeting, he appreciates everyone coming tonight. He shares congratulations to all for the great 4<sup>th</sup> of July event and wished everyone a great rest of their week.

Mr. Polhemus thanks everyone for coming tonight, it is great to have public interaction, and it allows the Council to do their jobs more efficiently. He states the 4<sup>th</sup> of July event was amazing. The next event will be Fire Fest and reminds the public of the Fire Co. capital drive and the dependance of public fundraising. The support of the community helps them fulfill the service to the Borough.

Mrs. McGee is glad everyone came out tonight, the Mayor and Council have accomplished a goal with the help of the public. She shares that summer is here so be safe, stay hydrated and see everyone back here in August.

Mr. Saxton thanks everyone for attending tonight and continues with sharing how successful 4<sup>th</sup> of July event was and thanking everyone for their efforts.

Mr. Wieck shares that this was his 40<sup>th</sup> year on the 4<sup>th</sup> of July committee. Without volunteers pulling everything together we wouldn't be able to accomplish all the committee does. If anyone would like to join the committee or has ideas of improvement for next year, please contact the Clerk's office. He then thanks everyone for coming out and participating.

#### MAYOR'S COMMENTS

Mayor Cuneo thanks the public for their attendance tonight and the previous meetings. He appreciated the public interactions. He comments that the Pine Beach 5k had over 400 runners and was a nice event in the Borough. Over the 4<sup>th</sup> of July weekend, the Mayor hosted family from out of State, and they couldn't believe that such a small town hosted such a large event with the success we had on 4<sup>th</sup> of July, he then thanks all for participating and volunteering to make this a special event. A reminder that Station Ave beach is open and does require a Borough recreation permit as well as parking decal for the provided parking space on Station Ave. Many different road jobs are congruently happening throughout the Borough, please be patient with crews, we must fix these areas to ensure safety for all. Mayor Cuneo encourages everyone to be safe and enjoy the summer months.

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

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



Submitted by Hannah L. Jacobus 8/13/2025