

BOROUGH OF PINE BEACH

WORK MEETING

June 9, 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.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Present	Absent(late)	Present	Present	Present	Present

NEW BUSINESS

**Resolution 2025-60** A motion accepting the resignation of PBPD full-time officer Matthew Cox was made by Mr. Wieck and seconded by Mr. Polhemus, Mr. Keesling asked if this exit interview was being conducted by the Personnel Committee or Chief, Mayor Chief spoke with him. No further Council questions and no public comments are heard, all in favor.

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

The Borough Council reviews the FY2024 Audit report and recommendations. There are no recommendations for the 2024 Audit Report. No questions or comments.

**Bills Resolution 2025-61** Approval to pay Borough bills in the amount of **\$572,975.73**

**Resolution 2025-62** Authorizing the hiring of PBPD full-time officer Sean Williams

**Resolution 2025-63** PBYC Liquor Club License renewal

**Resolution 2025-64** World Wine Liquor License renewal

**Resolution 2025-65** Le Lampadaire Inc. (*Lamp Post*) Liquor License renewal

**Resolution 2025-67** Acknowledging the 2024 Audit

**Resolution 2025-68** Authorizing cash for July 4 prizes

**Resolution 2025-69** Authorizing the closure of the Municipal Boat Ramp at 4PM on July 5

**Resolution 2025-70** Authorizing the refund of tax over payment for 100% exempt status block 18, lot 31 and block 25, lot 32

**Resolution 2025-71** Endorsing the fourth-round housing element and fair share plan

**Resolution 2025-72** Authorizing alternative water usage for high usage months

**Resolution 2025-73** Authorizing the receipt of funds Chapter 159 for Clean Communities Grant

**Resolution 2025-74** Authorizing the receipt of funds Chapter 159 for the Tonnage Grant

**Resolution 2025-75** Opposing A-2145 And S-2373 That Will Significantly Increase Workers' Compensation Legal And Medical Costs

MAYOR'S REPORT

Mayor Cuneo reports that the Pine Beach Preservation Society event is June 21<sup>st</sup>, June 28<sup>th</sup> is the Feed the Need regatta in support of local charity, Ocean County Run Club 5k is June 29<sup>th</sup>, a great kick-off of the beginning of the summer season! We are still looking for lifeguards, applications on the website or in the Clerk's office.

The Mayor continues with updating the Council that the Land Use Board held a special meeting June 3<sup>rd</sup> for the revision of the Master Plan element, Fair Share Housing Element. Every ten years

the Affordable Housing figures are released. The Borough has met all previous rounds obligations. Fourth round figures are thirty units. Working with the Borough Planner and the Affordable Housing Counsel we have cut the list to two units. These figures are not realistic needs for smaller Borough's such as Pine Beach. The Borough utilized the rehab program to meet previous rounds needs, but this has been removed from the program. The new Vacant Land Analysis prepared by Mark Rohmeyer, Borough Planner and Engineer has excluded Borough owned land present to us from the state's GIS system. The Land Use Board met and after lots of public participation and board discussion, has adopted the resolution and approved the amendment. The goal historically with the Affordable Housing rounds was to minimize the impact on everyone and The Borough will continue to do so. The Borough will have until March of 2026 to amend housing element if a solution can be found, but need will remain at two if approved from the DCA.

*Mrs. McGee arrives at the meeting at 6:47pm.*

The Mayor and Council discuss options such as preserving the land, reserving two lots and dedicating the rest, and changing the site to be developed. The Mayor responds that the requirement for affordable housing is a New Jersey Constitutional right, and we risk exposing the Borough to a Builder's Remedy Lawsuit without endorsement.

Mayor Cuneo opens for public comments.

Ashley Lamb- 632 McKinley Ave., Toms River

Mrs. Lamb introduces herself as the Toms River School Board president. Her goal is to protect the students. She has found through her research on social media other concerning public articles about the Pine Beach Police Department and staffing. She claims there is a requirement for herself to be noticed on a Master Plan amendment.

Dana Sabato- 242 Pennsylvania Ave.

Mrs. Sabato asks what is going on at the Motor & Wayne Ave. site? Mayor Cuneo states this is private property, not Borough owned and there are seven condos with one unit meeting the three round obligations for affordable units.

Danielle Kidney- 536 Huntington Ave.

Mrs. Kidney is disappointed to see those lots on this plan and not preserved land. She feels these lots are vital to Pine Beach. She also respects the board and council and states it is a thankless job but asks the Council to be pro-active with this process.

Joe Padden- 401 Wayne Ave.

Mr. Padden brings up that there is an open space tax being collected, why can't we use this and preserve the land. Mr. Padden also feels that the south side of Pennsylvania is where affordable housing is always located, creating a good side and bad side of town. Mr. Padden says that the employees of these group homes treat the roads like a parkway.

Nick Puleio- 305 Merion Ave.

Mr. Puleio expresses he is not against affordable housing, but this is the only wooded area in Pine Beach, and we should fight for this to be open space.

Rick Stoner- 420 Merion Ave.

Mr. Stoner asks who owns the vacant lot on Washington Ave? He also asks if the tree ordinance to replace trees counts for town owned lots as well, the Mayor responds yes it applies throughout the entire Borough.

Beth Conway- 334 Barnegat Blvd., Beachwood

Ms. Conway expresses that her daughter is a third grader at Pine Beach Elementary School. She questions if these units would be for low-income housing, purchasing or rentals? Mayor Cuneo answers that this is zoned for single family residential units. Ms. Conway asks for the Council to investigate additional solutions and put them in the work. She asks how the public can be useful and support the Council. The Mayor encourages contacting your local legislators and express how these required housing development obligations negatively impacts smaller Borough's like Pine Beach. Ms. Conway expresses her additional concern about the trees being cleared on Motor Rd, the Mayor updates her that the Environmental Commission chair and the Borough Engineer met with that builder to assure her that their submitted tree replacement plan was acceptable and without removing trees outside of the footprint.

Dot Kulina- 901 Motor Rd.

Ms. Kulina states she was not provided enough notice for the meetings. The change in time from 7:30pm to 6:30pm she claims is not convenient for people to come out to. She urges the Borough to use additional methods of technology to share important matters and bridge communication issues with the residents.

Ms. Kulina continues with the Merion Ave road is for emergency access to the elementary school and in the case of an emergency, every second matters. She claims that the Borough protected land near the River, used for a parking lot, but is not willing to preserve the woods on Merion Ave. She urges the Council to stick up for the Borough and fight the requirements. She also questions why the Borough did not apply for Urban Aid status. Mayor Cuneo shares his appreciation for Ms. Kulina's spirit in this matter and shares how great she is for this town.

David Locandro- 221 Merion Ave.

Mr. Locandro thanks the Council and states he knows it is not an easy position to be in. His home sits immediately adjacent to the proposed development. He questions if these will be multi-family units. The Mayor responds they are in the R75 single-family zone. Mr. Locandro shares his concern about the development going in less than seven feet from his property line and requests a buffer to be placed. He also raises his concern about the school pickup at 3:15pm everyday and the concern the current residents cannot get into their driveway at times. He suggests a traffic study be conducted. The Mayor states at this time this is not necessary, but if the lots ended up for sale this could be done then.

Patricia Patrick- 805 Motor Rd.

Mrs. Patrick states that sometimes she must drive over the lawn to get out of the school traffic at dismissal time. Continuing, she expresses that the Merion Ave woods is where residents walk their dogs and many kids play here, she urges the Council to represent the people.

Francis Wilson- 3210 Windsor Ave., Toms River

Asks the Council if these units will be sold at market value. The Mayor states that the land could be donated to a developer for non-profit or private developer would sell at fair market value with the affordable units being a percentage lower.

Trevor Duddy- 508 Admirals Circle

Mr. Duddy asks board Engineer Mark Rohmeyer why the landfill was taken off the list of potential sites. He encourages the Borough to test this site as he believed there is only debris and leaves. Mayor Cuneo responds that residents who lived in Pine Beach for many years remember this as a soft dumping site for debris, if we potentially find an issue, the Borough is liable for the remediation. Removing this from the vacant land as developed landfill keeps the vacant land analysis down until the Borough can complete the proper steps to have a buildable lot.

David Locandro- 221 Merion Ave.

Mr. Locandro asks the board what the harm is in not submitting a plan for Affordable Housing. Mayor Cuneo responds that without compliance with the Affordable Housing deadlines the Borough risks losing its immunity for lawsuits, such as Builder's Remedy Suits. This essentially forces the Borough's zoning into the courts hands and opens for larger development throughout the entire town and not just this area. Mr. Locandro confirms with the board that the Master Plan amendment is the development of two units for Affordable Housing, the Mayor confirms that the goal would be only two units.

John Jolly- 913 Prospect Ave.

Mr. Jolly requests the Council to table and dedicate the land to Toms River Schools.

Kristine Shirey- 515 Buhler Ave.

Mrs. Shirey wants to see proof that the state recognized the Merion Ave lot as buildable, the Clerk agreed to email Mrs. Shirey the state's GIS mapping with this lot identified.

Ed Olexa- 423 Linden Ave.

Mr. Olexa asks the Mayor and Council what it is to stop the public from buying the lots when they go up for a bid. Mayor Cuneo states that the bid specs would have a stipulation that at least the two lots would be required for affordable housing purposes.

Marry Ann Gearing- 125 Linden Ave.

Mrs. Gearing states that ten years ago, round three, the Borough was in the same predicament and fighting this situation. She questions why the Mayor and Council didn't then move to make this space Green Acres.

Nancy Linstrom- 220 Merion Ave.

Mrs. Linstrom asks if the Borough tested the site on Merion Ave as she can remember many people dumping on this property as well. The Mayor states that the buyer would be responsible for making sure the lots are buildable before the purchase of land.

Christopher Vanpelt- 223 Linden Ave.

Mr. Vanpelt suggests that the Borough acquires the air rights above everyone's home to limit Builder's Remedy suits.

John Falana- 236 Pennsylvania Ave.

Mr. Falana questions why the Borough's present need is zero and the prospective need is thirty units. Mayor Cuneo explains that in a ten-year period the DCA has initiated thirty units to be built for affordable housing obligations.

Mr. Falana continues to question why the Police Department cannot hire two more officers and why they only have one officer at a time on duty, the Mayor responds that the post Mr. Falana is referring to was not approved as per the Chief of Police. The Mayor and Council are looking for alternatives.

Terry Jolly- 913 Prospect Ave.

Mrs. Jolly asks what the public can do, what to write. Mayor Cuneo suggests a simple letter getting in touch and expressing the burdensome decision these requirements have on smaller boroughs like Pine Beach. To be forced to develop land instead of rehabilitating existing residences. The Borough would benefit from taking care of our own.

Justine Saxton- 412 Buhler Ave.

Mrs. Saxton asks if there is any chance this land could be preserved. The Mayor responds that it is his goal and wishes to save as much as possible, he cannot at this time truthfully guarantee he will pursue all options of preservation and amend the plan if required.

The Mayor thanks all residents for their respectful comments and appreciates the passionate interaction on this matter.

He continues with inviting all the Council and public to the mural unveiling for Saturday at Monmouth and Springfield residence.

#### COUNCIL PRESIDENT WIECK

Council President shares all the celebrations coming up, June 21<sup>st</sup> PBPS and 4<sup>th</sup> of July parade. He appreciates everyone coming out tonight.

#### L. MCGEE

Mrs. McGee assures the public that Council is listening to concerns, she herself has a lot invested in this town and has raised her family and vouches to do what is right for Pine Beach. The fourth of July celebration is going to be outstanding this year, if you would like be a parade judge, please contact Mrs. McGee.

#### R. NEWMAN

Mr. Newman announces that we are very proud to be awarded the Jake's Law all-inclusive playground, that all residents can enjoy. The existing playground is about twenty years old and cannot get replacement parts. The new playground will be to today's codes as well. Mr. Newman thanks Public Works for taking great care of the town with the bulk pick-up. The Pine Beach Preservation Society is holding an event on June 21<sup>st</sup>, Food Trucks, Live Bands, Vendors, and a Beer Garden sponsored by PBVFC. The 4<sup>th</sup> of July Celebration is even bigger this year, included inflatables, face painting, birch beer, cotton candy, and the new donut eating contest. A special float this year honoring our Grand Marshalls, Rob Brown Sr. and Susan Colletti. Mr. Newman reminds the public that the Council is here for them and he appreciates the public for the face-to-face interaction. He also encourages the public to engage with the Council members at these events.

#### R. POLHEMUS

Mr. Polhemus shares that he has lived in Pine Beach for thirty-four years and his extended family has been in the Ocean County area for eight generations. He and his family truly care about what happens in Pine Beach and how it is being developed. The Council always strives to do the best they can. He states that communicating better can help but urges the public to be at the meetings. Mr. Polhemus gives an update on the Personnel Committees negotiations with the CWA contract and the CFO is reviewing the details. He commends the Public Works department for the job done and looks to continue the excellent service level for the community.

Mr. Polhemus briefly comments on the letter that seemingly came from the Police Department and shares how disheartening this was to him. There has been a lot of time and effort in these negotiations. The Personnel Committee will continue to negotiate with the PBA contract in good faith.

#### J. SAXTON

Mr. Saxton commends the public for their comments and says he supports the residents.

Commenting that he would like to see a turnout like this at all meetings. The meetings must be held in person for these important discussions and cannot be replaced by Facebook. All agendas are posted on the website for the public to understand what will be discussed.

Clerk

Mrs. Jacobus mentions that tomorrow is Primary Election Day June 10<sup>th</sup>, polls are open from 6am-8pm.

The Mayor adds that the Walling Field bathroom has been again vandalized, and toilets have now been smashed. This is ashamed and this is for all to use, so please stay vigilant and if you see something please call the Police Department.

PUBLIC COMMENTS:

Hearing no further comments from the public, Mayor Cuneo asks for a motion for adjournment.

Mr. Newman makes a motion to adjourn the meeting, seconded by Mr. Polhemus, all were in favor.



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Hannah L. Jacobus, Clerk

Approved: 7/9/2025