

BOROUGH OF PINE BEACH
WORK MEETING
October 20, 2025

The Mayor and Council of the Borough of Pine Beach held a meeting on October 20, 2025 in the Municipal Building, 599 Pennsylvania Ave. at 6:30 PM. Mayor Cueno 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

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Present	Present	Present	Present	Present	Present

UNFINISHED BUSINESS

Beachwood EMS- Shared Service agreement

Mr. Saxton had a conversation with Chief Matyas, they are requesting \$12,500 with a 4% increase per year.

Mr. Keesling asks Linda Covello, CFO, what we budgeted for in 2025. Linda responds \$16,000.

Mayor Cuneo shares that based on the numbers provided by the Chief, 14% of calls are for Pine Beach. Mayor agrees that paying one third of LOSAP as per our standing Ordinance and one third of insurance is no problem. His concerning factors are that the budget for Beachwood for EMS was expanded in 2024. Spending every nickel of a budget line is not something the Borough of Pine Beach practices. The beginning number is too high from no annual contribution to \$12,500 and 4% is higher than our cost-of-living increase.

Mr. Saxton if Pine Beach is 14% of the calls like the information provided shows that we are floating the equipment reimburse and gas usage for the rest of the County.

Mr. Newman asks for Council to agree to \$9,500 plus LOSAP plus insurance.

Mayor Cuneo confirms his suggestion is \$8,000 plus LOSAP plus Insurance.

Mr. Keesling suggests reaching out to Chief Matyas with our concerns of the high request and what we are willing to negotiate to. The Borough is trying to be a good partner, as we have for many years, and will consider the impacts are with not having the \$12,500.

Mr. Polhemus states the negotiations start high, but the Borough has to consider what can realistically afford for these services.

Mrs. McGee expresses that we cannot look at the call volume, we must look that when needed they arrive.

Mr. Newman suggests \$8,650 plus \$250 annual increase.

Mayor Cuneo agrees that there is a big difference between previous communication from EMS leaders and them no billing out for services. At previous meetings we have had representatives in to discuss with a request to have transparency and have Mayor and Council review their financial and accounting. The Borough of Pine Beach has paid for buildings, furniture, and excreta. \$8,000 plus LOSAP plus insurance is a fair contribution to services provided to our community.

Mr. Newman confirms his request for \$8,650 plus LOSAP, plus insurance and plans for a vote at the next Council meeting.

NEW BUSINESS

Council reviews the Best Practices Survey 2025.

Resolution 2025-114 A motion is made by Mr. Newman and seconded by Mr. Keesling to approve payment of Borough bills in the amount of **\$1,354.47**. There were no comments or questions heard from Council Jane Cox

of 901 Motor Rd. asking what this is and the Mayor responds it is Borough bills being paid. No further public comments, all were in favor.

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

Resolution 2025-115 A motion is made by Mr. Newman and seconded by Mr. Polhemus to approve the review of Best Practices Survey for 2025. No comments from 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	Absent

MAYOR'S COMMENTS

Mayor Cuneo updates the Council that the Borough Engineer, Borough Affordable Housing Attorney, the Clerk, Fair Share Housing Center, and a Judge to review objection of the Borough's submitted plan. The points made were concern over the donated land and the timing of it and Borough's vacant land analysis. The Borough will amend plan and resubmit for review. Next date is December 1st. The Borough is doing out due diligence with the engineer and attorney to resubmit in a timely manner.

Mayor Cuneo continues with an update on our insurance situation. The State rejected a few towns plans for pairing the difference card. We will work with the insurance broker to work out the best plan for employees and employer.

J. KEESLING

Mr. Keesling announces the importance of the election coming up and urges all to get out and vote. This election is important for state and local government.

L. MCGEE

Mrs. McGee shares that Trunk-or-Treat went great. She thanks the Council and Mayor for their support to promote a sense of community. We had thirty-one participants and thanked all who made the event a great success.

R. NEWMAN

Mr. Newman thanks the Public Works department for their help for the trunk-or-treat event and thanks Mayor and Council for supporting their ideas and vision. The community participation made this event special. Thank you to all involved. A reminder that the Tree Lighting is December 7th, at 2pm for wreath making. There is room for up to 20 people so limited space, please sign up if you are interested. All other events begin at 3:30pm including the train rides and Santa's arrival at 4:45pm. Please come out for election day November 4th. Mr. Newman then wished a Happy 250th Birthday to the Navy and the Marine Corp Birthday on November 10th. Please thank a Veteran for the ultimate sacrifice on Veterans day November 11th.

R. POLHEMUS

Mr. Polhemus shares that it takes an army to put on an event like Trunk-or-Treat. Without the dedication, sweat, and tears of the Newman and McGee families these events wouldn't be what they are today. It was an amazing day. Happy Halloween to all.

Mr. Polhemus takes a moment to wish his daughter, Megan and soon her to be husband, Bryce, many years of happiness and love. They are to be married this weekend surrounded by a large number of loved ones.

J. SAXTON

Mr. Saxton shares his gratitude for all the hard work and the event and claims it was simply awesome. These events share a great light on the town.

PUBLIC WORKS

Seth Bortko, DPW, shares that there will be hydrant flushing October 27th & 28th. Please limit water use during the day as sediment may be kicked up.

POLICE DEPARTMENT

Mayor Cuneo shares that Lt. Morris is attending a family event and congratulates his son on an award he received and affirms Pine Beach is always family first.

FINANCE

Linda Covello, CFO asks for all wants and wishes to be submitted through the document utilized last year.

PUBLIC COMMENTS:

John Kubilewicz- PBVFC

Mr. Kubilewicz shares the fund drive is active, please contribute.

Dot Kulina- 901 Motor Rd.

Ms. Kulina expresses her concern about not agreeing to the EMS request. She shares that unless you are in this situation you cannot out a price on it. She thanks god we have them and commends them for being at all of our events.

Kathleen Anen- 211 Henley Ave.

Mrs. Anen asks if section eight is considered credit for low-income housing. Mayor states that the section eight housing does not qualify. He expresses that in round two the Borough utilized rehabilitation of homes and hopes the state will reconsider this as affordable housing credits in the future.

Hearing no other comments, Mr. Newman makes a motion to adjourn the meeting, the motion is seconded by Mr. Polhemus, all were in favor.



Hannah L. Jacobus, Clerk

Approved: 11/12/2025