

BOROUGH OF PINE BEACH
WORK MEETING
October 6, 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	Present	Present	Absent	Present	Present

NEW BUSINESS

Chief Christopher Matyas of Beachwood EMS is present. Mr. Newman introduces the Council to Chief Matyas and explains his personal relation to the Beachwood EMS and their services. Chief Matyas submits documents for review with call numbers and budget items. The Mayor and Council discuss with Chief some details and thank him for attending tonight's meeting.

UNFINISHED BUSINESS

Mr. Keesling reads his draft ordinance for Owner Occupancy and the Council with the public discuss some of their concerns. Mayor Cuneo expresses he understands the intent to keep the Borough's character as is but is concerned of the legality of some items. He suggests Mr. Keesling consult with legal.

Review of Resolutions:

Bills Resolution 2025-106 Approval to pay Borough bills in the amount of \$924,239.91

Resolution 2025-107 Appointing EB Employee Solutions, LLC, DBA as the Difference Card to provide HRA services

Resolution 2025-108 Accepting the resignation of Ptl. Sean Williams

Resolution 2025-109 Accepting the resignation of Utility Clerk

Resolution 2025-110 Accepting Storm Water Assistance Grant revenue

No questions or comments on any of the pending resolutions.

MAYOR'S REPORT

Mayor Cuneo begins with reporting that the Borough is looking to improve the Health Insurance for Employees and the Employer after the state raised costs exponentially. The difference card has been discussed with the optional plan of Horizon Direct 2035 plan. The Borough is moving forward with this option and will have a meeting date for employees to ask questions and understand the benefits change.

COUNCIL PRESIDENT WIECK

Mr. Wieck congratulates the Fire Company for the wonderful event, FireFest last weekend. The weather was ideal.

J. KEESLING

Mr. Keesling has no report.

L. McGee

Mrs. McGee shares she is very happy for the Fire Company and their busy event. Mrs. McGee is in full swing for the Trunk-or-Treat event. We have secured twenty-four vendors/trunks and it will be a great day for the kids.

R. NEWMAN

Mr. Newman appreciates Chief Matyas for attending tonight to clarify some details for the shared service agreement. Continuing he reminds everyone that Trunk-or-Treat is two weeks away. The celebrations committee is looking to add an event called “Christmas in July” a movie event in summer and maybe discussing a summer concert. As an update for the message sign board, we have received a loaner due to a delay in production. He thanks Mike and Seth for the cleanup of Fire Fest. He then shares that November 20, 2025 at Jakes Branch is a Veterans Appreciation event.

J. SAXTON

Mr. Saxton has no report tonight.

PUBLIC WORKS

Seth Bortko, DPW, shares as a reminder the grass coming in on the newly finished walking path is about two weeks away from its initial cut, please be patient with its esthetics until then. Public Works is looking for a letter for approval of disposing of the impounded boat. Council agrees that the Clerk will provide resolution to DPW once it is adopted.

CLERK

Hannah Jacobus shares that the Borough has four Fall interns this year from the Toms River High School South Business Program. The Borough is excited for them to be here. She also updates that the website is being designed currently.

PUBLIC COMMENTS:

Dot Kulina- 901 Motor Rd.

Ms. Kulina asks what has prompted the Owner Occupancy Ordinance draft and comments on the legality of it.

John Kubilewicz- PBVFC president

John thanks everyone for attending the event and the help it took to make it a success. He reminds everyone that the Fire Co fund drive is going out and spread the word to the neighbors and friends in town. Only one third of residents donate to the Fire Co fund.

Jane Cox- 901 Motor Rd.

Ms. Cox asks if there has been an update on the Merion Ave woods. Mayor Cuneo shares the Borough has a meeting on October 10, with the State and Fair Share Housing to discuss their objections to our plan.

Dave McKay- PBVFC Chief

Chief McKay expresses his gratitude for the Council’s support through his first year as Chief and the honor it is to represent the Fire Company during its 100th anniversary. During his year of leadership all trucks are operational, three new men joined, and the academy added a burn room for live fire training. He has prioritized repairs and made the Chief’s truck operational again with minor repairs. He thanks everyone for the team effort with all first responders.

Hearing no further public comments, Mr. Saxton makes a motion to enter an executive session to discuss collective bargaining and personnel matters, seconded by Mr. Newman.

Resolution 2025-105 Authorizing an executive session for discussion of pending or anticipated litigation, contract negotiations and personnel.

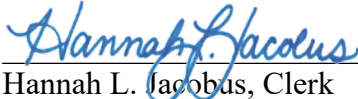
Executive Session:

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

WHEREAS, the Mayor and Council of the Borough of Pine Beach have determined that in accordance with the provisions of NJSA 10:4-12b, Closed Session to discuss (4) Collective Bargaining Agreement (5) Purchase, lease or acquisition of real property (6) Public Safety (7) Pending or anticipated litigation or contract negotiation (8) Personnel) is necessary. The public will be informed of the discussion within forty-five days of the conclusion (NJSA 10:4-13)

Returning to public session, Mayor Cuneo asks if any further matters are to come before the Council. Mayor Cuneo shares he met with a company for security cameras for public parks. He is interested in getting a quote and will share with Council at a later date.

Hearing no further business, Mr. Newman makes a motion to adjourn, seconded by Mr. Saxton. All in favor.



Hannah L. Jacobus, Clerk

Approved: 11/12/2025