

BOROUGH OF PINE BEACH  
WORK MEETING  
July 7, 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    | Present      | Present    | Present   |

UNFINISHED BUSINESS

Mayor and Council discuss the proposal received from the Borough of Beachwood for EMS services. Mr. Newman, liaison to EMS services, presents his counter proposal for Council to review. Mayor Cuneo shares that the Beachwood budget 2024 for EMS was \$22,000. The Borough was paying one third of the insurance. The Mayor and Council agree to wait until the Beachwood 2025 budget was adopted to see their contribution.

NEW BUSINESS

Review for Public Hearing, Wednesday 7/9

**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.

**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)

*These ordinances were published in the Asbury Park Press on June 29, 2025 and will receive public hearing on July 9, 2025 at 6:30 PM in the municipal building.*

**Review of Resolutions:**

**Bills Resolution 2025-80** Approval to pay Borough bills in the amount of \$589,304.98

**Resolution 2025-81** Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the FY2026 NJDOT Municipal Aid Improvements to Avon Rd, Admirals Circle & Lincoln Avenue Project

**Resolution 2025-82** Endorsing the fourth-round housing element and fair share plan

**Resolution 2025-83** Approval of non-contractual salaries 2025

MAYOR'S REPORT

Mayor Cuneo expresses how thankful he is that summer is here and share that the 4th of July celebrations were an amazing time.

COUNCIL PRESIDENT WIECK

Council President thanks everyone for participating in the 4<sup>th</sup> of July celebration. Special thank you to the Volunteers, it was a group effort Councilman Wieck claims. Looking forward to next years celebration of USA 250 years!

#### J. KEESLING

Mr. Keesling expresses how great it was to see all the residents at the 4<sup>th</sup> of July celebration and the newly included touches the celebration committee had this year were great. Mr. Keesling continues that the Borough is looking to make changes that benefit employees and the employer, he is looking to share information with the staff in the upcoming week.

Mr. Keesling urges the Council for new headshot photos to be replaced, photos to be taken at next meeting. Continuing, he thanks Mike Sedlak and the DPW team for the improvements on the beaches and the readiness for bathers. He also states the new truck for recycling looks great, Mike Sedlak shares it will be lettered in the upcoming week and soon ready to hit the road after that. Mr. Keesling asks Mike Sedlak, DPW supervisor, if the leaf vacuum could be used to residential services. Mike Sedlak responds that this leaf vacuum is for Borough properties and is not an industrial vacuum that would be needed to complete the entire Borough.

Mr. Keesling then reads an update of legislation that will come into effect March 2026 for legal advertisement requirements in New Jersey.

#### L. MCGEE

Mrs. McGee states that 4<sup>th</sup> of July was outstanding. Mr. Newman and herself had a vision, and she believes they accomplished these goals. She thanks Chief Brown, Chief McCay, Mike Sedlak and the entire DPW team, Hannah, Patricia, and Crystal in the Clerk's Office. She gives a special thank you to the Newman boys and her son Zachary who are always a tremendous help at all events. Mrs. McGee asks for anyone interested in the 2025 Trunk-or-Treat to get in touch.

#### R. NEWMAN

Mr. Newman gives an after-action report from 4<sup>th</sup> of July. He thanks everyone involved for the great success of the day. He is very proud of the Mayor and Council for working as a team to make Pine Beach a great place to live. The planning for next year's event is underway and will be bigger and better for the Country's 250<sup>th</sup> Anniversary! Mr. Newman also reminds everyone that the next event will be October 18<sup>th</sup> for the trunk-or-treat event and any interested businesses, trunkers, or vendors please contact Borough Hall.

#### R. POLHEMUS

Mr. Polhemus thanks the public for attending tonight and encourages attendance on a regular basis. He requests the Council to enter an executive session regarding collective bargaining. Additionally, Mr. Polhemus thanks Council President Wieck for his efforts on the 4<sup>th</sup> of July committee, with dedicating time since February to planning the events for the day. He continues to thank Councilwoman McGee and Councilman Newman for the behind-the-scenes efforts and their families as well. Mr. Polhemus claims their leadership and willingness of time and effort deserves a round of applause. A round of applause is heard from everyone in attendance.

#### J. SAXTON

Mr. Saxton shares he feels thankful for the 4<sup>th</sup> of July event and claims it was a great display of effort of all employees, Council, and their families.

#### PUBLIC WORKS

Mike Sedlak thanks the Newman family and McGee family for cleaning up after the event. Mike Sedlak, water superintendent, asks residents to conserve water usage in the upcoming months.

#### PUBLIC COMMENTS:

Charlene Carney- 333 Avon Rd.

Mrs. Carney claims the EMS used to bill patients for their services, Mayor Cuneo updates that they no longer bill claiming that they do not want to discourage someone from using their volunteer service.

Dot Kulina- 901 Motor Rd.

Ms. Kulina requests figures for the newly purchased equipment for the public works department, Mike Sedlak answered to the best of his knowledge approximate figures but encourages calling during business for exact details. Ms. Kulina continues with the proposed question of why the Borough is looking into shared services for Police services, Mayor Cuneo comments that himself and members of the Council have met with the Beachwood Mayor and CFO and has heard proposals but is in the initial meetings stage. Mayor Cuneo claims it would be negligent not to look into all of the Borough's options and if one of these options would provide better services with less money then the Borough would pursue.

Rick Stoner- 420 Merion Ave.

Mr. Stoner asks if we have an update on the Natural Lands Trust process, Mayor Cuneo states that the County Commissioners cannot move until the Council fully adopts the Ordinance.

Chiro Chimento- 522 Springfield Ave.

Mr. Chimento asked the Mayor and Council if the Police Department received their accreditation, the Chief Brown proudly announces that as of June the Police Department has renewed its accreditation for another three-year period. Mr. Chimento congratulated the Pine Beach Police Department as he is aware of the process and its extensive additional work for the department.

Hearing no further public comments, Mr. Polhemus makes a motion to enter into an executive session to discuss collective bargaining and personnel matters.

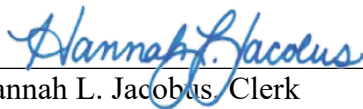
WHEREAS, the Mayor and Council of the Borough of Pine Beach have determined that in accordance with the provisions of NJSA 10:4-12b, Closed Session to discuss (4) Collective Bargaining Agreement (5) Purchase, lease or acquisition of real property (6) Public Safety (7) Pending or anticipated litigation 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)

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

Returning to public session, Mayor Cuneo asks if any further matters are to come before the Council. Hearing none, Mr. Newman makes a motion to adjourn, seconded by Mr. Saxton. All in favor.



Hannah L. Jacobus Clerk

Approved: 7/9/2025