

BOROUGH OF PINE BEACH
WORK MEETING
September 22, 2025

The Mayor and Council of the Borough of Pine Beach held a meeting on September 22, 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
Absent	Present	Present	Present	Absent	Present

NEW BUSINESS

Public Hearing Ordinance 2025-07-821

BOND ORDINANCE PROVIDING FOR VISTA PARK PLAYGROUND IMPROVEMENTS IN AND BY THE BOROUGH OF PINE BEACH, IN THE COUNTY OF OCEAN, NEW JERSEY, APPROPRIATING \$826,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$221,500 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

This ordinance was advertised in the Asbury Park Press September 11th.

The Mayor reads the Ordinance by summary and opens for the public hearing.

Dot Kulina- 901 Motor Rd.

Ms. Kulina asks Mayor and Council if they could have instead of an inclusive playground use this funding for infrastructure repairs.

Mayor Cuneo responds that the Borough makes infrastructure repairs with grants for paving. The Vista Park playground is currently 30 years old and to update for safety needs to be replaced. Cannot be done piece by piece due to age. Ms. Kulina expresses she feels it is more of a luxury item and repairs to infrastructure are personally more important to her. Mayor Cuneo expresses how great of an opportunity to receive this grant for the all-inclusive playground for every generation including our children.

Vanessa Wolfson- 800 Lincoln Ave.

Mrs. Wolfson asks if the playground can be scaled down? Mayor Cuneo replies not to accomplish the all-inclusive requirements the grant outlined for us.

Dave McKay- PBVFC Chief

Chief McKay mentions how important these safe structures are to the community and how his family enjoys neighboring communities' all-inclusive new equipment with his own family.

The Mayor comments on how important it is to have a safe environment for all to exercise. With no further comments, Mayor Cuneo closes to public comments.

Mr. Newman makes a motion to introduce Ordinance 2025-07-821 as presented, seconded by Mr. Wieck. All were in favor.

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

Resolutions:

Resolution 2025-104 A motion is made by Mr. Newman and seconded by Mr. Polhemus to approve payment of Borough bills in the amount of **\$15,000**. There were no comments or questions heard from Council or the public, all were in favor.

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

MAYOR'S COMMENTS

Mayor Cuneo announces that Fair Share Housing Center has filed suit against the Borough. Our Affordable Housing Attorney has a hearing set October 10, 2025.

COUNCIL PRESIDENT WIECK

No report

L. McGEE

Mrs. McGee updates the Council and public that the Trunk-or-Treat is October 18. She is looking forward to seeing everyone come out, we have 32 trunks so far and vendors. A couple of businesses are sponsoring some attractions. We plan on a banner for local business sponsorships. We will also have a tent at Fire Fest for kids.

R. NEWMAN

Mr. Newman comments that the Fire Fest kids activity tent was donated by the McGee and Newman families. They will be selling pumpkins with a donation of a pumpkin with each purchase to the kids for Trunk-or-treat. There will be ponies, balloon animals, and much more at Trunk-or-treat this year. Thank you to the Carney family for their donation as well. Message board is ordered but not in yet, they are lending one so we can advertise our events coming up. Mr. Newman asks for agenda item on the October 6th Work Meeting, Captain Mathias of Beachwood EMS will be in.

R. POLHEMUS

Mr. Polhemus announces that the walking path is complete, grading, seeding and grass is coming in. Next grant opportunity we look to complete the last section for an entirely complete walking path.

PUBLIC WORKS

Seth Bortko, DPW, asks for patience while the grass is growing back along the walking path. The department will hold off until the soil and grass are more mature. Bulk pickoff went well last week, this is reported as the smallest pick we have had.

CLERK

Hannah Jacobus shares that Cristal and herself presented at the Toms River High School South – Business Academy for their internship program. Hoping to have them join us this fall or spring semester.

Reminder for the NJLM Conference will be November 18th through the 20th.

PUBLIC COMMENTS:

Dot Kulina- 901 Motor Rd.

Ms. Kulina asks the Mayor and Council to elaborate on the Affordable Housing update. Mayor Cuneo explains that we submitted to the state and there is a process to object to our submission. Fair Share Housing has objected to our plan. Within their filed suit is comments that the Borough was hiding property to accomplish adding affordable housing as well as they used clips from the media and meeting minutes for resident's comments against the Merion Ave development. Another comment was that the Borough did not follow through on the first three rounds which is also not truthful and will be addressed immediately with out attorney. Ms.

Kulina also mentions that she feels there is an issue with kids doing illegal activities at the boat ramp and a rat problem.

Susan Pitch – 312 Grant Ave.

Mrs. Pitch thanks the Mayor and Council for the paving project on Grant Ave that has been recently completed. She then asks if there is any news on the school taxes and how it will effect the residents. Mayor Cuneo claims it will be a large impact. Mrs. Pitch questions that media posts on consolidating School Boards with other large towns. Mayor Cuneo asks for any specific questions on school board decisions to be directed to them.

John Kubilewicz- PBVFC

Mr. Kubilewicz reminds everyone that Fire Fest will be held at Vista Park on October 4th and hopes to see everyone there.

Bob Patrick- 805 Motor Rd.

A fire hydrant was hit and has been tilted, would like DPW to assure in working conditions. Location Merion and Motor.

Resolution 2025-103 Mr. Newman makes a motion authorizing executive session for discussion of pending or anticipated litigation, contract negotiations, and personnel, motion seconded by Mr. Wieck. All were in favor.

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

Executive Session:

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)

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: 10/8/2025