

BOROUGH OF PINE BEACH
WORK MEETING
September 8, 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

Mr. Keesling asks Council members to review his draft ordinance for owner occupancy for discussion September 22 at work Meeting.

NEW BUSINESS

Review of Interconnection Agreement with Borough of Beachwood, no comments or questions from Council or Mayor.

Review of Ordinance:

Introduction 9/10:

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.

Mayor Cuneo summarizes the Ordinances and explains this is for the Vista Park Inclusive Playground and will be reimbursed by the Jake's Law Grant.

Mr. Newman asks if Spring is a good target for construction, Mayor Cuneo agrees.

Mr. Saxton asks if we will retire a portion of the bond once reimbursement from the grant, Mayor Cuneo agrees and states in 2027 the Borough will have paid down a significant amount of debt and in a good fiscal position.

Review of Resolutions:

Bills Resolution 2025-95 Approval to pay Borough bills in the amount of **\$423,948.54**

Resolution 2025-96 Authorizing the hiring of PBPD Class II Officer, Sean Delaporte

Resolution 2025-97 Authorizing Local Road closures for PBVFC Fire Fest

Resolution 2025-98 Authorizing PBVFC Social Affairs Permit

Resolution 2025-99 Authorizing Mayor to sign Water Interconnection Agreement with Borough of Beachwood

Resolution 2025-100 Confirming the appointment of "Officer-in-Charge" for Pine Beach Police Department

Resolution 2025-101 Authorization the cancellation of tax for 100% exemption block 18 lot 31 and block 25 lot 32

Resolution 2025-102 Approving payment No. 1 for Swift & Sons Inc. in the amount of \$495,851.37 for FY2025 NJDOT Municipal Aid

No questions or comments on any of the pending resolutions.

MAYOR'S REPORT

Mayor Cuneo comments that the construction and paving is finishing up around the School. We are aware the crosswalk is in the wrong location and is being re-done by contractor. Speed tables are in and will work to ensure the safety of the children. The County also completed some paving overnight, we were aware they were going to do certain roads but were not sure of the timing of their projects. County roads two and four are complete.

Mayor Cuneo continues with the fee and permit schedule for the recreational use of the fields and pavilions. Mr. Keesling worked on this previously. Mayor Cuneo stresses that the Borough loves seeing the teams using the facility but would like to add as a requirement team names with rosters to ensure the protection of the Borough. These requirements will be for all facilities and uses. Second opinion is to make it a Spring and Fall seasonal permit. Mr. Keesling asks if anyone is monitoring the usage of the pickleball courts. Mayor Cuneo states that recreational badges are required.

COUNCIL PRESIDENT WIECK

Mr. Wieck updates the Borough with the Mill Creek Trail Project and the County award for the project. Mr. Wieck states that it will have one hundred twenty-day completion time. Updates will be had at future meetings, when the Borough is notified.

J. KEESLING

Mr. Keesling has no report.

L. McGee

Mrs. McGee shares she has secured twenty-three vendors/trunks and will keep the post up until the end of the month. Hoping for a great event.

R. NEWMAN

Mr. Newman thanks Mrs. McGee for her donation to the Blue Claws game event. Mr. Newman then updates there is twenty-six days until Fire Fest, forty days until Trunk-or-treat, and ninety days until the Tree Lighting. He thanks Mayor and Council for adopting the 250-year anniversary resolution and looks forward to all the activities planned to celebrate USA 250!

R. POLHEMUS

Mr. Polhemus comments that when walking along Riverside Dr. and a handrail wood piece was buckling outwards. DPW was present and agreed to take a look immediately. Mr. Polhemus updates council on the contract negotiations. PBA discussion being held this Friday and CWA is waiting until the health benefits are ironed out.

J. SAXTON

Mr. Saxton has no report tonight.

PUBLIC WORKS

Seth Bortko, DPW, asks to remind the recreation permit applicants of the maintenance that will be provided for the facilities. The DPW will not drag the infield. He encourages the drop off leaves to the recycling center at the resident's convenience.

PUBLIC COMMENTS:

Paul Walters- 333 Wayne Ave.

Mr. Walters asks if the Borough is maxing out its bond amount. The Mayor responds that the Borough is on an aggressive pattern to pay off debts by 2027.

John Kubilewicz- PBVFC President

Reminder for Fire Fest Oct. 4th. John questions insurance coverage for volunteers and preparation of events. Mayor shares he and the Clerk met with the insurance company but agrees the Fire Co can set up a meeting to discuss specific questions they have.

Kathleen Anen- 729 Riverside Dr.

Mrs. Anen asks if there is an update to the owner occupancy draft ordinance. Mr. Keesling replies that this is not public until there is a finished draft with Council input.

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

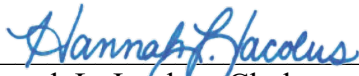
Resolution 2025-94 Authorizing an executive session for discussion of pending or anticipated litigation, contract negotiations and personnel.

Executive Session:

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

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. Hearing none, Mr. Keesling makes a motion to adjourn, seconded by Mr. Wieck. All in favor.



Hannah L. Jacobus Clerk

Approved: 10/8/2025