

BOROUGH OF PINE BEACH
REGULAR MEETING
October 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

ROLL CALL:

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

FLAG SALUTE: Flag presented by Council President Wieck

MOMENT OF SILENCE

COPIES OF ALL REPORTS ARE AVAILABLE UPON REQUEST

MISCELLANEOUS REVENUE AND TAX COLLECTOR REPORTS

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

COMMITTEE REPORTS:

Water and Sewer Utility, Public Works, and Construction reports approved as submitted

APPROVAL OF MINUTES:

Approval of the minutes of the September 10, 2025 Regular Meeting

Approval of the minutes of the Work Meeting of September 8 and September 22, 2025 with executive sessions.

OLD BUSINESS

NEW BUSINESS

RESOLUTIONS:

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

Resolution 2025-111 Appointing Cristal Bortko as Utility Clerk

Resolution 2025-112 Authorizing advertisement for professional service contracts for 2026

Resolution 2025-113 Authorizing the disposal of 1996 StarCraft BOAT w/ Trailer

PUBLIC COMMENTS

COUNCIL COMMENTS

MAYOR'S COMMENTS

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)

SEPTEMBER 2025 - Miscellaneous Revenue		Monthly Total	Subtotal
LICENSES			
Alcoholic Beverage Control	\$ -		
Marriage License	\$ -		
Raffle License	\$ -		
Cat License	\$ -		
TOTAL LICENSES			\$ -
PERMITS			
Yard Sale Permit	\$ -		
Beach Badge	\$ -		
Parking Permit	\$ 10.00		
Ramp Permit	\$ -		
Road Opening Permit	\$ 50.00		
Recreation Permit	\$ 60.00		
Zoning Permit	\$ 1,100.00		
Tree Permit	\$ 60.00		
Gun Permit	\$ 200.00		
TOTAL PERMITS			\$ 1,480.00
FEES			
Housing Inspection Fee	\$ 75.00		
Land Use Board Application	\$ -		
Land Use Board Ed Fee	\$ -		
Boat Slip Rental Fee	\$ -		
Berkeley Construction Fee	\$ -		
Traffic Control Fee	\$ -		
Returned Check Fee	\$ -		
Notary Fee	\$ -		
Certified Copy Fee	\$ 12.00		
Copies/OPRA Fee	\$ -		
Certified Name List Fee	\$ -		
Trash Can Lease Fee	\$ -		
Cell Tower Lease Fee - T-Mobile	\$ 3,442.88		
Cell Tower Lease Fee - Verizon	\$ -		
TOTAL FEES			\$ 3,529.88
REPORTS			
Municipal Ct. Fees/Reports	\$ 4,708.33		
Police Reports	\$ -		
TOTAL REPORTS			\$ 4,708.33
FINANCE			
Metal Recycling	\$ 16.40		
Cardboard Recycling	\$ 218.00		
Impound/Tow Yard Fee	\$ 280.00		
Insurance Reimbursement	\$ -		
From Payroll Account-Dental 125	\$ 299.86		
From Payroll Account-Gov. Health	\$ 4,370.12		
Clean Communities Grant	\$ -		
Motor Vehicle Inspection	\$ -		
Community Development	\$ -		
Refundable Recreation Fee	\$ -		
Hospitalization Refund	\$ -		
July 4th Ads	\$ -		
Verizon/Fios Franchise Fee	\$ -		
Comcast Franchise Fee	\$ -		
TOTAL FINANCE			\$ 5,184.38
OTHER MISC. REV.			
Other: OCJIF truck lettering check	\$ -		
Other: Yacht Club lease	\$ -		
Other: Verizon PD phone bill refund of final credit	\$ 75.99		
TOTAL OTHER			\$ 75.99
TOTAL MONTHLY MISCELLANEOUS REVENUE	\$ 14,978.58		\$ 14,978.58



Phone (732) 349-6425 FAX (732) 240-0533
WWW.PINEBEACHBOROUGH.US

TAX COLLECTOR'S REPORT OF RECEIPT

TO: THE MAYOR AND COUNCIL OF THE BOROUGH OF PINE BEACH, NJ

I herewith submit to you my report of Receipts for the year/month ending September 30, 2025

Dated: September 30, 2025

Collections:

2025 Taxes.....	\$ 58,555.01
2026 Taxes.....	17.59
Cost of Advertising.....	
Liens Redeemed.....	
Interest & Cost.....	1,473.28
Certificate of Redemption.....	
Returned check fee.....	
Total Receipts.....	\$60,045.88

Christine R. Dehnz

Christine R. Dehnz
Tax Collector

September 30, 2025
12:31 PM

BOROUGH OF PINE BEACH
Cash Receipts Totals from 09/01/25 to 09/30/25

Page No: 1

Range: Block: First to Last Range of Util Accounts: First to Last
Lot:
Qual:
Range of Codes: 050 to 999 Range of Years: First to 2026 Range of Periods: 1 to 12
Range of Batch Ids: First to Last Range of Dates: 09/01/25 to 09/30/25
Range of Reference #s: First to Last Range of Sections: First to Last Name to Print: Bill To
Range of Spec Tax Codes: First to Last Print Ref Num: N Print Utility w/Block/Lot/Qual: N
Payment Type Includes: Tax: Y Sp Charges: Y Lien: Y Sp Assmnt: Y Water: Y Sewer: Y
Voucher Agency: Y
Misc: Y
Payment Method Includes: Cash: Y Check: Y Credit: Y Voucher: N
Range of Installment Due Dates: First to Last
Print Only Miscellaneous w/Block/Lot/Qual: N Sort Miscellaneous Payments by Block/Lot/Qual/Utility Account: N
Print Only Miscellaneous w/Utility Id: N

Code Description	Count	Arrears/Other	Principal			Interest	Total
			2024	2025	2026		
050 PROPERTY TAXES	51	0.00	0.00	58,555.01	17.59	1,473.28	60,045.88
Tax Payments	51	0.00	0.00	58,555.01	17.59	1,473.28	60,045.88
Payments Total:	51	0.00	0.00	58,555.01	17.59	1,473.28	60,045.88
Cash O/S Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
NSF Reversals Total:	0	0.00	0.00	0.00	0.00	0.00	0.00
Total:	51	0.00	0.00	58,555.01	17.59	1,473.28	60,045.88

Total Cash: 8.00
Total Check: 60,037.88
Total Credit: 0.00

RESOLUTION 2025-106

RESOLUTION OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING THE PAYMENT OF BOROUGH BILLS

WHEREAS, the Borough Council has carefully examined all vouchers presented to the Borough Council for the payment of claims; and

WHEREAS, after due consideration of the said vouchers, the Borough Council has approved payment of same;

NOW, THEREFORE, BE RESOLVED by the Borough Council of the Borough of Pine Beach, County of Ocean, as follows;

1. The said approved vouchers amounting to the sum of **\$924,239.91** and the same are hereby authorized to be paid on **October 8, 2025**.
2. The Borough Clerk be and is hereby directed to list on the page in the minutes book following the minutes of this meeting all of the said vouchers hereby authorized to be paid.

CERTIFICATION

I, **Hannah L. Jacobus**, Municipal Clerk of the Borough of Pine Beach, do hereby certify that the above is a true copy of a resolution passed by the Borough Council for the Borough of Pine Beach at a regular meeting of said Borough Council on the **8th of October 2025**.

Hannah L. Jacobus
Municipal Clerk

BOROUGH OF PINE BEACH SEWER UTILITY SEPTEMBER 2025

[illegible]

Description	Count	Principal				Interest	Total
		Arrears/Other	2024	2025	Future		
Payments	341	112.47-	0.00	29,823.36-	0.00	101.23-	30,037.06-
Totals	341	112.47-	0.00	29,823.36-	0.00	101.23-	30,037.06-

Add 1000 wet tap Ocean Pipe works
Fee for 340 Prospekt New SFJ
31037.06

BOROUGH OF PINE BEACH WATER UTILITY SEPTEMBER 2025

[illegible]

Description	Count	Principal				Interest	Total
		Arrears/Other	2024	2025	Future		
Payments	<u>40</u>	<u>212.18-</u>	<u>0.00</u>	<u>4,571.30-</u>	<u>0.00</u>	<u>136.69-</u>	<u>4,920.17-</u>
Totals	<u>40</u>	<u>212.18-</u>	<u>0.00</u>	<u>4,571.30-</u>	<u>0.00</u>	<u>136.69-</u>	<u>4,920.17-</u>

SUPERVISOR OF PUBLIC WORKS
MONTHLY REPORT
Date: SEPTEMBER 2025

Ocean County Landfill (Garbage)

WEEK OF 09/01-09/06	23.09 TONS
WEEK OF 09/07-09/13.....	16.90 TONS
WEEK OF 09/14-09/20.....	20.06 TONS
WEEK OF 09/21-09/27.....	19.87 TONS
WEEK OF 09/28-09/30.....	19.92 TONS

END OF MONTH TOTALS:	99.84 TONS
Bulk Only Total	13.25 TONS

Single Stream

(Mixed Paper, Plastic, Aluminum, Glass and Tin Recycled)

WEEK OF 09/01-09/06	00.00 TONS
WEEK OF 09/07-09/13.....	11.26 TONS
WEEK OF 09/14-09/20.....	00.00 TONS
WEEK OF 09/21-09/27.....	06.73 TONS
WEEK OF 09/28-09/30.....	05.90 TONS
END OF MONTH TOTALS:	23.89 TONS

Brush & Tree Debris	Monthly Total	06.60 TONS
Leaves	Monthly Total	00.00 TONS
Metal	Monthly Total	02.18 TONS
Concrete	Monthly Total	00.00 TONS
Christmas Trees	Monthly Total	00.00 TONS
Asphalt	Monthly Total	00.00 TONS
Stumps	Monthly Total	00.00 TONS
Batteries	Monthly Total	00.00 TONS
Refrigerant	Monthly Total	00.00 TONS
Tires	Monthly Total	00.00 TONS
Cardboard	Monthly Total	00.00 TONS

SEPTEMBER 2025

PERMIT FEE LOG

Permit#	Date Issued	Block/Lot	Address	Description	Cubic Feet	Total Value of Construction	EXEMPTION	Fees Collected						Total	Check#
								Building	Plumbing	Electric	Fire	Mechanic	DCA	Other	
25-78	9/2/25	17x5	612 Henley	remove AST		\$500.00					\$125		\$1		\$126 31652
25-79	9/9/25	64x1	301 Radnor	central AC and air handler replacement		\$9,161.00				\$75		\$110	\$17		\$302 308
25-80	9/12/25	95x23	223 Huntington	AC and furnace replacement		\$15,000.00				\$75		\$110	\$29		\$214 1001
25-60+A	9/12/25	32x17	615 Springfield	EV charger update		\$3,300.00				\$75			\$6		\$81 2919
25-82	9/16/25	35x30.01	624 Huntington	building demolition (not residence)		\$50,000.00		\$100					\$95		\$195 178
25-83	9/17/25	64x32	333 Avon	tankless WH		\$4,500.00				\$75		\$95	\$8		\$178 227
25-84	9/17/25	35x30.01	622 Huntington	remove AST 275 gal basement		\$700.00					\$125		\$1		\$126 3122
25-85	9/22/25	19x39	841 Huntington	HVAC		\$19,200.00			\$75	\$75		\$110	\$36		\$221 1059
25-69+A	9/22/25	19x39	841 Huntington	update for bathroom plumbing		\$3,500.00			\$75				\$7		\$82 1059
25-86	9/24/25	60x28	432 Huntington	addition	9642	\$144,500.00	\$120,000.00	\$382	\$160	\$294	\$116	\$110	\$83	\$50	\$1,195 4032
25-54+A	9/24/25	32x39	605 Midland	update for 150 amp main panel		\$3,000.00				\$75			\$6		\$81 5279
25-87	9/25/25	39x1	501 Riverside	rebuild per plans		\$463,000.00		\$2,151	\$565	\$591	\$116	\$110	\$880	\$50	\$4,463 467
25-87+A	9/25/25	39x1	501 Riverside	update for fire on reconstruction		\$3,000.00					\$75		\$6		\$81 467
25-81	9/26/25	65x34.01	340 Prospect	new SFD	30657	\$136,250.00	\$100,000.00	\$1,226	\$870	\$572	\$75		\$173	\$50	\$2,966 1791
25-81+A	9/26/25	65x34.01	340 Prospect	new SFD update for HVAC		\$20,100.00		\$180	\$300		\$116		\$38		\$634 1791
25-81+B	9/26/25	65x34.01	340 Prospect	new SFD update for fire		\$1,500.00					\$290		\$3		\$793 1791
					new cu ft	value before exe.	EXEMPT								
					40299	\$877,211	\$220,000	\$4,039	\$1,970	\$1,907	\$1,038	\$645	\$1,389	\$150	\$11,238

deposits: \$126 \$302 \$295 \$304 \$195 \$1,276 \$4,544 \$3,893
 \$657,211 net
 proof: \$126 \$302 \$295 \$304 \$195 \$1,276 \$4,544 \$3,893
 tot sub/co \$9,599 \$1,389 \$150 tot com6 \$11,238

**BOROUGH OF PINE BEACH
REGULAR MEETING
September 10, 2025**

The Governing Body of the Borough of Pine Beach held a meeting on September 10, 2025 in the Municipal Building, 599 Pennsylvania Ave., at 6:30 PM. Mayor Cuneo 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

ROLL CALL:

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

FLAG SALUTE: Flag presented by Pine Beach Volunteer Fire Co. members

In remembrance of the events of September 11, 2001
With honor and respect, we remember . . .
Those who died at the World Trade Center (Bell rings)
Those who died at the Pentagon (Bell rings)
Those who died on United Flight 93 in Pennsylvania (Bell rings)

Mayor Cuneo asks for a moment of silence for all of those near and dear to you.

A MOTION is made to accept the miscellaneous revenue and tax collector reports submitted by Mr. Saxton and seconded by Mr. Wieck. There are no questions or comments from Council or the public, all were in favor.

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

BILLS RESOLUTION 2025-95 A motion is made by Mr. Polhemus and seconded by Mr. Saxton authorizing payment of Borough Bills **\$555,763.00**. There are no questions or comments from Council or the public, all were in favor.

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

COMMITTEE REPORTS:

A MOTION is made by Mr. Keesling and seconded by Mr. Saxton to accept committee reports, as submitted by Water & Sewer utility, Public Works, and Construction. There are no questions or comments from Council or the public, all were in favor.

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

A MOTION to accept the minutes of August 13, 2025 Regular Meeting is made by Mr. Polhemus and seconded by Mr. Wieck. Mr. Newman and Mrs. McGee abstain due to absence 8/13. There are no questions or comments from Council or the public, all were in favor.

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

A MOTION to accept the minutes of the Work Meeting of August 11, 2025 with executive session is made by Mr. Polhemus and seconded by Mr. Wieck. Mrs. McGee and Mr. Newman abstain due to absence 8/11. There are no questions or comments from Council or the public, all were in favor.

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

NEW BUSINESS

Introduction of **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 will be advertised in the Asbury Park Press September 11th and will have a public hearing on September 22nd, 2025 at the regular scheduled Work Session meeting at 6:30pm.

Mayor Cuneo reads the summary of the ordinance, and a motion is heard by Mr. Newman to introduce ordinance and set public hearing for September 22, 2025, at the regularly scheduled work meeting at 6:30pm at Borough Hall. Motion is seconded by Mr. Wieck. All were in favor.

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

RESOLUTIONS:

Resolution 2025-96 Mr. Polhemus makes a motion to Authorizing the hiring of PBPD Class II Officer, Sean Delaporte, seconded by Mr. Wieck. No comments or questions from the Council or public, all were in favor.

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

Resolution 2025-97 Mr. Newman makes a motion to authorize local road closures for PBVFC Fire Fest, seconded by Mr. Wieck. No further comments or questions from the Council or public, all were in favor.

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

Resolution 2025-98 Mr. Saxton makes a motion authorizing the PBVFC Social Affairs Permit, motion is seconded by Mr. Newman. No comments or questions from the Council or public, all were in favor.

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

Resolution 2025-99 Mr. Polhemus makes a motion authorizing the Mayor to sign the interconnection agreement with the Borough of Beachwood, seconded by Mr. Wieck. Mr. Wieck comments that this is to protect both communities. No further comments or questions from the Council or public, all were in favor.

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

Resolution 2025-100 Mr. Wieck makes a motion confirming the appointment of “Officer-in-Charge” for Pine Beach Police Department, seconded by Mrs. McGee. Paul Walters of 333 Wayne Ave asks why the Chief is out and the Mayor comments he is on leave, no further information can be had. No further comments or questions from the Council or public, all were in favor.

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

Resolution 2025-101 Mr. Newman makes a motion authorizing the cancellation of taxes for 100% exemption block 18 lot 31 and block 25 lot 32, seconded by Mrs. McGee. No comments or questions from the Council or public, all were in favor.

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

Resolution 2025-102 Mr. Saxton makes a motion approving payment No. 1 for Swift & Sons Inc. in the amount of \$495,851.37 for FY2025 NJDOT Municipal Aid, seconded by Mr. Saxton. No comments or questions from the Council or public, all were in favor.

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

PUBLIC COMMENTS

Hearing none

COUNCIL COMMENTS

Mr. Polhemus thanks everyone for coming out, he recognizes the numbers dwindling and hopes more people attend as the fall and plans for the next year begin. He reminds everyone of the events coming up and thanks Councilman Newman and Councilwoman McGee for the planning and the fun times at the events.

Mr. Newman thanks the Pine Beach Preservation Society for supporting the Trunk-or-Treat event and the Tree Lighting. Activities were added including the petting zoo and ponies for kids under 12.

Mr. Keesling acknowledges the senseless acts of violence in the recent days on Charlie Kirk. He encourages the movement and discussion of politics in young people.

Mrs. McGee mentions the sadness felt over the nation. She also thanks the PBPS for their support and sponsorship of activities to help offset the cost so the event is free for families. She then wishes everyone well.

Mr. Saxton wishes the best for Charlie Kirk’s family and finds the act of violence senseless. He hopes to return to a full room for future meetings.

Mr. Wieck invites all the September 11th event with Ocean County at 8:30am 101 Hooper Ave. He reminds the public that school has started, please watch for buses and children walking.

MAYOR’S COMMENTS

Mayor Cuneo shares all the paving projects going on throughout town. With the opening of schools returns athletics, go out and watch the true amateur athletes. These athletes play for the name on the front of the jersey. PBPS is looking for a collection of family stories to complete the commemorative books. Contact Justine Saxton at your convenience. Pre-orders for the book to be accepted for next year’s release.

The Mayor continues with an update to the Affordable Housing and the challenge to our submission. We are currently in a holding pattern until discussion between our attorney and Fair Share Housing are had.

Concluding the Mayor reminds the public that there is evil out in the world, between the remembrance of 9-11 and the shooting of Charlie Kirk. Talking to our family members and reminding ourselves that we may disagree, but we can agree that these acts are evil and senseless.

The Mayor thanks all for coming, a motion has been made by Mr. Newman to adjourn the meeting. Second by Mr. Polhemus, all were in favor.

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

Submitted by Hannah L. Jacobus 10/8/2025

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

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

RESOLUTION 2025-107
RESOLUTION APPOINTING EB EMPLOYEE SOLUTIONS, LLC, DBA AS THE
DIFFERENCE CARD TO PROVIDE HRA SERVICES

WHEREAS, the Borough of Pine Beach is subject to certain requirements of the Local Public Contracts Law; and

WHEREAS, the Borough of Pine Beach is authorized to offer health benefits coverage to all full-time employees; and

WHEREAS, Conner Strong & Buckelew on behalf of the Borough of Pine Beach conducted a publicly advertised Request for Proposals (hereinafter "RFP") process, for HRA Services pursuant to New Jersey law; and

WHEREAS, it is the Borough of Pine Beach's intention to offer our employees the opportunity to enroll in the NJ Direct 2035 or the OMNIA plan with a fully funded Health Reimbursement Account in the amount of \$16,960 or \$13,240 respectively for each employee regardless of level of coverage (single, member/spouse, parent/child, family) to be effective January 1, 2026.

WHEREAS, the Borough resolves to award a professional service agreement in accordance with a fair and open process pursuant to N.J.S.A. 19:44A-20.4 et. seq.

NOW THEREFORE BE IT RESOLVED THAT:

1. The EB Employee Solutions, LLC, dba as The Difference Card (hereinafter the VENDOR) with a business address of 200 Business Park Drive, Suite 311, Armonk, NY 10504 is appointed to provide HRA Services for the period January 1st, 2026 through December 31, 2026.

BE IT FURTHER RESOLVED THAT: All associated fees due to the Difference Card will be paid directly to vendor.

BE IT FURTHER RESOLVED THAT: Mayor Cuneo is hereby authorized to execute contracts between the Borough and The Difference Card as set forth in this resolution.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, **Hannah L. Jacobus**, Municipal Clerk of the Borough of Pine Beach, hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Governing Body this 8th day of **October, 2025**.

Hannah L. Jacobus
Municipal Clerk

RESOLUTION 2025-108

WHEREAS, the following employee has submitted a letter of resignation to the Officer in Charge for the Pine Beach Police Department;

Ptl. Sean Williams as of 10/1/2025

NOW THEREFORE BE IT RESOLVED by mayor and council of the Borough of Pine Beach, County of Ocean, and State of New Jersey accepts the resignation of the aforementioned employee as of October 1, 2025.

BE IT FURTHER RESOLVED that a Certified copy of this resolution be forwarded to the CFO, Payroll Clerk, Chief of Police, and Clerk.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, **Hannah L. Jacobus**, Municipal Clerk of the Borough of Pine Beach, hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Governing Body this 8th day of **October, 2025**.

Hannah L. Jacobus
Municipal Clerk

Resolution 2025-109

RESOLUTION ACCEPTING THE RESIGNATION OF JULIANE ESPOSITO AS WATER AND SEWER UTILITY CLERK FOR THE BOROUGH OF PINE BEACH EFFECTIVE OCTOBER 5, 2025.

WHEREAS, Juliane Esposito has resigned from her position as Utility Clerk; and

WHEREAS, this is effective October 5, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Beach, County of Ocean, State of New Jersey, has accepted the resignation of Juliane Esposito as Utility Clerk for the Borough of Pine Beach effective October 5, 2025.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, **Hannah L. Jacobus**, Municipal Clerk of the Borough of Pine Beach, hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Governing Body this 8th day of **October, 2025**.

Hannah L. Jacobus
Municipal Clerk

RESOLUTION 2025-110

WHEREAS, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Pine Beach in the County of Ocean, State of New Jersey, as follows:

1. That the Mayor and Council of the Borough of Pine Beach hereby requests the Director of the Division of Local Government services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$ 10,000.00 which is now available as revenue from the Storm Water Assistance Grant.
2. That the Mayor and Council hereby request the Director of the Division of Local Government Services to approve a like sum of \$10,000.00 and that same be and hereby appropriated under the caption of:

State of New Jersey
Storm Water Assistance Grant-\$10,000.00

3. That copies of this resolution shall be filed with the Division of Local Government Services and copies shall be sent to the Borough Auditor and C.F.O.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, **Hannah L. Jacobus**, Municipal Clerk of the Borough of Pine Beach, hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Governing Body this 8th day of **October, 2025**.

Hannah L. Jacobus
Municipal Clerk

RESOLUTION 2025-111

A RESOLUTION OF THE GOVERNING BODY OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY APPOINTING A WATER AND SEWER UTILITY CLERK

WHEREAS, the Mayor and Council of Borough of Pine Beach have the authority to appoint and fix the compensation of a water and sewer collector as necessary for the administration of water and sewer utility services; and

WHEREAS, a vacancy exists in the position of Water and Sewer Utility Clerk; and

WHEREAS, the Borough of Pine Beach has determined that Cristal Bortko possesses the necessary qualifications and experience to serve in this capacity; and

WHEREAS, it is in the best interest of the Borough of Pine Beach to appoint Cristal Bortko to the position of Water and Sewer Utility Clerk.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Pine Beach that:

1. APPOINTMENT: Cristal Bortko is hereby appointed as Water and Sewer Utility Clerk for the Borough of Pine Beach, commencing on October 8th, 2025.
2. TERM: The term of this appointment shall be for the remainder of the year, concluding on December 31, 2025.
5. EFFECTIVE DATE: This Resolution shall take effect immediately upon its adoption.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, **Hannah L. Jacobus**, Municipal Clerk of the Borough of Pine Beach, hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Governing Body this 8th day of **October, 2025**.

Hannah L. Jacobus
Municipal Clerk

RESOLUTION 2025-112

BE IT RESOLVED by the Mayor and Council of the Borough of Pine Beach, that the Municipal Clerk is authorized and directed to solicit for professional services for the year 2026 in accordance with the “Fair and Open” process, utilizing the Borough Website for the advertisement and due on November 24, 2025 at 11:00 AM.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, Hannah L. Jacobus, Municipal Clerk of the Borough of Pine Beach, hereby certify the foregoing to be a true and accurate copy of a resolution duly authorized by the Governing Body this **8th** day of **October, 2025**.

Hannah L. Jacobus
Municipal Clerk

RESOLUTION 2025-113

RESOLUTION AUTHORIZING THE DISPOSAL OF A SEIZED BOAT BY THE CODE ENFORCEMENT OFFICER

WHEREAS, the Code Enforcement Officer of the Borough of Pine Beach has seized a boat located within the Borough due to violations of the Borough Code, including but not limited to abandonment, improper storage, or failure to comply with local ordinances; and

WHEREAS, the seized boat has remained unclaimed and/or unresolved following proper notice and due process afforded to the owner(s) as required by law; and

WHEREAS, the asset was approved by the Mayor and Council for surplus sale by Resolution 2023-83 without any interest; and

WHEREAS, the Borough has determined that the continued storage of the boat is not in the public interest and may pose a safety hazard or nuisance; and

WHEREAS, pursuant to N.J.S.A. 40A:11-36 and other applicable statutes, the Borough is authorized to dispose of personal property no longer needed for public use;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Pine Beach, County of Ocean, State of New Jersey, as follows:

1. The seized boat is hereby declared surplus property and no longer needed for public use.
-1996 StarCraft BOAT w/ Trailer
2. The Department of Public Works are hereby authorized to dispose of the boat in a manner consistent with applicable lawful means of disposal.
3. Any proceeds from the disposal shall be deposited into the appropriate municipal account.
4. This Resolution shall take effect immediately upon adoption.

Lawrence W. Cuneo
Mayor

CERTIFICATION

I, Hannah L. Jacobus, Municipal Clerk of the Borough of Pine Beach, hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Governing Body this 8th day of October, 2025.

Hannah L. Jacobus
Municipal Clerk