

**BOROUGH OF PINE BEACH  
REGULAR MEETING  
AUGUST 14, 2024**

The Governing Body of the Borough of Pine Beach held a meeting on August 14, 2024 in the Municipal Building, 599 Pennsylvania Ave., at 7:30 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	absent	absent	present	present	present

Flag salute was led by Council President Wieck.

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

Copies of all reports are on the front table.

A MOTION to accept the minutes of the Regular Meeting of July 10, 2024 is made by Mr. Wieck and seconded by Mr. Saxton. There are no questions or comments from Council or the public, all were in favor, Mr. Polhemus abstains due to absence on 7/10.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
yes	absent	absent	abstain	yes(second)	yes(motion)

A MOTION to accept the work meeting minutes of July 8, 2024 both open and executive session, is made by Mr. Wieck and seconded by Mr. Keesling. There are no questions or comments from Council or the public, all were in favor, Mr. Polhemus abstains due to absence on 7/8.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
yes(second)	absent	absent	abstain	yes	yes(motion)

**MISCELLANEOUS REVENUE AND TAX COLLECTOR REPORTS**

A MOTION is made to accept the miscellaneous revenue and tax collector reports as 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(second)	yes(motion)	yes

**BILLS RESOLUTION 2024-67** A motion is made by Mr. Keesling and seconded by Mr. Polhemus authorizing payment of Borough Bills **\$1,515,154.14**. 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)	absent	absent	yes(second)	yes	yes

## COMMITTEE REPORTS:

A MOTION is made by Mr. Saxton and seconded by Mr. Wieck 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	absent	absent	yes	yes(motion)	yes(second)

## NEW BUSINESS

### PUBLIC HEARING:

#### **ORDINANCE 2024-04-810**

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, NEW JERSEY, PERMITTING THE OPERATION OF CANNABIS BUSINESSES AS PERMITTED USES AND AMENDING THE BOROUGH CODE TO CREATE A NEW CHAPTER 21

*These ordinances were introduced on July 10, 2024 and published in the Asbury Park Press on July 17, 2024.*

The Mayor reads the Ordinance summary and opens the hearing or public comments.

Nick Carlson of Archer & Greiner, PC expresses his support for Pine Beach Borough's operation and Ordinance 2024-04-810. He believes it will be a benefit to the community and he has an interest in applying for a license.

E. Scott Slickers of 510 Radnor Ave. states that this has been voted on in the State level back in 2020 and Ocean County and Pine Beach were both in support of legalization of marijuana. Mr. Slicker's expresses that there is a liquor store, if you do not drink alcohol, you have the choice to not participate. There is a cigar shop, if you do not smoke cigars, you have the option to not enter the store. We also have a 7-11 who sells potato chips, if you only eat healthily and don't participate in snacking, you don't have to purchase chips. This is a well-thought-out Ordinance, and he supports the Mayor and Council in bringing in revenue with this new commercial opportunity.

Solange Clouser of 606 Buhler Ct. states she has a concern about the location being close to the elementary school. She asks if the Council has considered adding location restrictions, the Mayor states the State of NJ makes the regulations for licensees being so close to schools just like a liquor store that is within walking distance.

Hearing no further comments, the Mayor closes the public comment portion of the hearing.

Mr. Saxton makes a motion to approve Ordinance 2024-04-810, hearing no second for the motion, Mr. Saxton makes a motion to rescind the motion to approve Ordinance and table for Council vote until September 11, 2024 at 7:30PM at Borough Hall. Mr. Polhemus seconds the motion to table.

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

#### **ORDINANCE 2024-05-811**

AN ORDINANCE OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, AND STATE OF NEW JERSEY, AMENDING CHAPTER 175 OF THE BOROUGH CODE ("STORMWATER MANAGEMENT") TO INCLUDE 175-71F(14), "PRIVATELY-OWNED SALT STORAGE"

The Mayor reads a summary of the Ordinance and opens for public comments. Hearing none Mr. Wieck makes a motion to adopt Ordinance 2024-05-811, motion is seconded by Mr. Polhemus.

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

**ORDINANCE 2024-06-812**

AN ORDINANCE OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, AND STATE OF NEW JERSEY, AMENDING CHAPTER 175 OF THE BOROUGH CODE ("STORMWATER MANAGEMENT") TO INCLUDE 175-71F(15), "TREE REMOVAL-REPLACEMENT"

The Mayor reads the Ordinance summary and opens for public comments. Hearing none, the Mayor moves to Council Comments. Mr. Wieck states that this has been discussed at the Environmental Commission meetings as well as at the Land Use Board meetings.

Hearing no further comments, My. Saxton makes a motion to approve Ordinance 2024-06-812, the motion is seconded by Mr. Wieck.

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

**ORDINANCE 2024-07-813**

AN ORDINANCE OF THE BOROUGH OF PINE BEACH, OCEAN COUNTY, NEW JERSEY AMENDING CHAPTER 175, ZONING AND SUBDIVISION, ARTICLE I, GENERAL PROVISIONS, SECTION 175-6, "DEFINITIONS AND WORD USAGE", AND ARTICLE IV, GENERAL REGULATIONS, SECTION 175-23, "ACCESSORY BUILDINGS"

The Mayor reads the introduction to the ordinance and calls for a roll call vote. Mr. Keesling makes a motion to approve the Ordinance for a public hearing September 11<sup>th</sup> at 7:30pm, seconded by Mr. Saxton.

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

*This ordinance will be published in the Asbury Park Press on August 15<sup>th</sup> 2024 and have a public hearing on September 11<sup>th</sup>, 2024 at 7:30pm and the Borough's Municipal Building.*

**RESOLUTIONS:**

**Resolution 2024-74** Mr. Wieck makes a motion authorizing the Municipal lien on block 56 lot 7 for property maintenance, seconded by Mr. Polhemus. 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	absent	absent	yes(second)	yes	yes(motion)

**Resolution 2024-75** Mr. Keesling make a motion authorizing the employment of Samantha DeMarco for the lifeguard position, seconded by Mr. Polhemus. 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)	absent	absent	yes(second)	yes	yes

**Resolution 2024-76** A motion is made by Mr. Polhemus authorizing the PBPD use of the OC Sheriff's Law Enforcement Training Facility, motion is 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	absent	absent	yes(motion)	yes	yes(second)

**Resolution 2024-77** Mr. Saxton makes a motion authorizing the tax sale redemption of block 60 lot 9, motion is seconded by Mr. Polhemus. 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	absent	absent	yes(second)	yes(motion)	yes

**Resolution 2024-78** A motion is made by Mr. Saxton rescinding resolution 2024-70 appointment of Judge Kerr, motion is seconded by Mr. Keesling. Mayor Cuneo comments that this is a formality to place Judge Kerr in a holdover position as per the AOC, we are not getting rid of our Judge. There are no further 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(second)	absent	absent	yes	yes(motion)	yes

#### PUBLIC COMMENTS

Hearing none

#### COUNCIL COMMENTS

Mr. Saxton thanks the public for coming to the meeting tonight, he hopes to see more people come out regularly.

Mr. Polhemus agrees to the motion to table such an important vote until all the Council can be present.

Mr. Keesling expresses his thanks to the department of Public Works for taking care of Station Beach, he also thanks everyone for the efforts made on all the Ordinances put forth tonight.

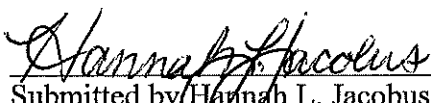
Mr. Wieck thanks Public Works for all their hard work in maintaining our parks and beaches. The New Jersey Ave pier was brought to our attention and Mike Sedlak took care of it right away. Vista park has new no parking signs and striping to assure the safety of the children and our residences.

#### MAYORS COMMENTS

Mayor Cuneo thanks the public for coming out tonight. He notifies the public of a Fire Drill being held with Beachwood Borough at Windy Cove; it is great to see interlocal services training together. The paving of Henley and Lincoln Ave after the new installation of storm drains. After heavy rain we are pleased with the results of these repairs. Kids are now leaving to return to College, this is always a happy and proud time. High School Fall sports are kicking back up, support these student athletes.

The Borough sent out estimated bills for the upcoming tax quarters. The Toms River School budget was not set as of July 3<sup>rd</sup>, the budget was then set by the state at a 9.9% increase. The adjusted tax bills will be coming out at the end of the month. The Mayor wishes everyone a happy rest of the summer and reminds the public that it will be getting darker earlier and lighter later.

There were no other comments or questions, and Mayor Cuneo called for a motion to adjourn. Mr. Wieck made a motion to adjourn, and Mr. Polhemus seconded the motion, and the meeting was adjourned.

  
Submitted by Hannah L. Jacobus  
Approved 9/11/2024