

**BOROUGH OF PINE BEACH  
REGULAR MEETING  
September 11, 2024**

The Governing Body of the Borough of Pine Beach held a meeting on September 11, 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	present	present	present	present	present

Flag salute was presented by the Pine Beach Volunteer Fire Co. members.  
Flag salute was followed by Robbie Newman signing the National Anthem.

Mayor Cuneo presents a ceremonial dedication in remembrance of September 11<sup>th</sup>, 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)

Copies of all reports are on the front table.

A MOTION to accept the minutes of the Regular Meeting of August 14<sup>th</sup>, 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, Mrs. McGee and Mr. Newman abstain due to absence on 8/14.

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

A MOTION to accept the work meeting minutes of July 8, 2024 both open and executive session, is made by Mr. Newman and 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	yes	yes(motion)	yes(second)	yes	yes

**MISCELLANEOUS REVENUE AND TAX COLLECTOR REPORTS**

A MOTION is made to accept the miscellaneous revenue and tax collector reports as submitted by Mr. Newman 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(motion)	yes	yes	yes(second)



**BILLS RESOLUTION 2024-78** A motion is made by Mr. Newman and seconded by Mr. Keesling authorizing payment of Borough Bills **\$840,869.81**. 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(second)	yes	yes(motion)	yes	yes	yes

#### COMMITTEE REPORTS:

A MOTION is made by Mr. Newman 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	yes	yes(motion)	yes	yes	yes(second)

#### UNFINISHED BUSINESS

##### 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  
The Mayor announces that this Ordinance was published in the Asbury Park Press on July 17<sup>th</sup> and had a public hearing August 14<sup>th</sup>, 2024. Mayor asks for Council comments as this Ordinance had its public hearing on August 14<sup>th</sup>.

Mr. Newman thanks Mr. Saxton for his dedication to this ordinance. He supports this ordinance.

Mr. Polhemus states after extensive research he will be in support of the presented ordinance.

Mr. Keesling states that after reviewing all issues and his moral standings he will not be in support.

Mr. Wieck states that his professional career and his beliefs on recreational use, he will not be in support.

Hearing no further comments Mayor Cuneo asks for a roll call vote.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Nay	Aye	Aye	Aye	Aye	nay

Motion carries to adopt Ordinance 2024-04-810

#### NEW BUSINESS

#### PUBLIC HEARING:

##### 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"

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

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

Mr. Wieck explains that the Land Use Board is trying to tighten up its definitions on accessory structures and their use along with the placement on the property. Hearing no further Council comments, the Mayor looks for Public comments. Hearing none the Mayor calls for a motion. Mr. Wieck makes a motion to approve the ordinance, seconded by Mr. Polhemus.

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



## INTRODUCTION TO ORDINANCE:

### **ORDINANCE 2024-08-814**

ORDINANCE OF THE BOROUGH OF PINE BEACH, OCEAN COUNTY, NEW JERSEY, AUTHORIZING THE VACATION OF PORTIONS OF MONUMENT ROAD (PAPER STREET), FOR PROPERTY SITUATED IN THE BOROUGH OF PINE BEACH, OCEAN COUNTY, NEW JERSEY

The Mayor reads the Ordinance on the record and announces that this ordinance will be published in the Asbury Park Press on September 13<sup>th</sup> and have a public hearing on October 9<sup>th</sup>, 2024 at 7:30pm and the Borough's Municipal Building. A motion is made by Mr. Wieck and seconded by Mrs. McGee for the introduction of the ordinance.

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

## RESOLUTIONS:

Resolution 2024-79 Authorizing the appointment of special counsel for affordable housing matters and COAH related litigation, Michael Jedziniak. Motion is made by Mr. Newman and seconded by Mr. Polhemus, there are no comments from Council or the public, all are in favor.

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

Resolution 2024-80 A motion is made by Mr. Newman authorizing the Mayor to sign lease agreement with PBYC, seconded by Mr. Keesling. There are no comments from Council or the public. All are in favor.

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

Resolution 2024-81 A motion is made by Mr. Newman authorizing the Raffle License fee waiver for PBVFC, second by Mr. Wieck. Mr. Wieck states that the Council is willing to do anything to help the fire company. No public comments were made, all are in favor.

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

## PUBLIC COMMENTS

Henry Holland of 625 Radnor Ave. expresses his displeasure of no being able to comment on the Ordinance 2024-804-810 tonight, the Mayor expresses that this ordinance was up for public hearing on August 14<sup>th</sup> and public comments were heard then, tonight the Council voted so their comments were heard.

## COUNCIL COMMENTS

Mr. Keesling states it seems like just yesterday was 9/11 and his prayers and thoughts are with all those who have been impacted.

Mr. Polhemus begins that 23 years ago our Country was changed forever with an enormous tragedy that was September 11<sup>th</sup>. Losing many innocent lives, we remember them today and everyday.

Mr. Newman shares that he attended the County 9-11 ceremony this morning for remembrance and for the heroes who fought in the War on Terror. He also attended the Hope Sheds Light walk that was founded 11 years ago by Stephen Willis. He expresses the tremendous job Steve does on community outreach and educating the public on the resources that are out there. One resource Mr. Newman would like to have at a future meeting is Veteran's services with a resident Lenny in October's meeting. Mayor and Council welcomed the idea.

Mr. Newman continues with the concern of parking along Riverside in the emergency entrance to Vista Park. Mayor Cuneo lets the Council know that the Chief has put a message out to all officers.

Mr. Saxton thanks the public for coming to the meeting tonight, on the 23<sup>rd</sup> Anniversary of 9-11 we reflect on the change it had on our world and people. Out of all the bad that occurred the positive of the people coming together was seen. Mr. Saxton hopes that this feeling can be revived.

Mrs. McGee prays for all the lives lost on 9-11 and their families and the people who are still suffering with ailments today because of 9-11. As a parent and a nurse Mrs. McGee expresses that she felt the Cannabis Ordinance adopted tonight was well drafted and thought through.

Mr. Wieck states that although he voted against the ordinance tonight, he would like to thank Mr. Saxton for all the research and coordination of the document. Mr. Wieck attended the 9-11 ceremony with the Commissioners today, it is our responsibility to continue telling our younger generations and educating them on 9-11 so the innocent lives are never forgotten. He then thanks the public for coming out tonight.

#### MAYORS COMMENTS

Mayor Cuneo shares that he is an 8<sup>th</sup> grade teacher, and his 13-year-old students were no alive for 9-11. Speaking and teaching them about not only 9-11-2001 but the following days and how America came together. He takes the time to explain to them the impact and effect these days had on the world. The Mayor thanks John Kubilewicz, PBVFC President, and F. Bruce Carney, as well as Robbie Newman for his rendition of the National Anthem.

Mayor states the Pavilion project has been delayed until early November due to a delay at the Manufacturer. High School sports are back in their Fall Season, go out and support the teams and your neighbors. Thank you for everyone coming out tonight.

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



Submitted by Hannah L. Jacobus  
Approved 10/9/2024