

**BOROUGH OF PINE BEACH**  
**WORK MEETING**  
**August 12, 2024**

The Mayor and Council of the Borough of Pine Beach held a meeting on August 12, 2024 in the Municipal Building, 599 Pennsylvania Ave. at 7:30 PM. Council President Wieck 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
present	present	present	present	present	present

**CEREMONIAL**

Mayor Cuneo read a Proclamation for the Ocean Gate Church's 100 year anniversary with members of the Church's celebratory board present.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**ORDINANCE REVIEW:**

PUBLIC HEARING: Wednesday 8/14

**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

**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"

**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"

INTRODUCTION: Wednesday 8/14

**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"

**Review of Resolutions:**

Bills Resolution 2024-73 Approval to pay Borough bills in the amount of \$1,126,865.82

Resolution 2024-74 Authorizing the Municipal lien on block 56 lot 7 for property maintenance

Resolution 2024-75 Authorizing the employment of Samantha DeMarco for the lifeguard position

Resolution 2024-76 Authorizing the PBPd use of the OC Sheriff's Law Enforcement Training Facility

Resolution 2024-77 Authorizing the tax sale redemption of block 60 lot 9

Mr. Keesling asks a series of questions regarding the Public Hearing to be held on Wednesday 8/14 for Ordinance 2024-04-810. Mr. Saxton responds that the changes can be made to the application as an update.

Mr. Newman asks about the fees listed in Ordinance 2024-06-812 "Tree Removal/Replacement". Mayor Cuneo states that this is the model from the state requirements.

#### MAYOR'S REPORT

The Mayor updates the Council that the affordable housing counsel has changed firms, the Mayor expresses the communication flaw between the two of them and states that Mr. Jedziniak has been with the Borough for many years and has helped navigate the COAH changes, the Council agrees to appoint Micheal Jedziniak at the next meeting.

A representative from the Sea Scouts has approached the Mayor and requested a Vessel be placed at the Admiral Farragut Pier. The mayor explains the ship is 65ft and sits low in the water, but the time period requested is extensive and could be detrimental to the dock's condition. Mr. Wieck asks for a photo of the vessel and a photo is passed along to the Council. The Mayor agrees to coordinating with the Sea Scouts for a shorter period and any of the council's comments and concerns will be worked out.

Continuing, the Mayor raises the concern for the previously discussed CAFRA permit for the waterfront repairs near Avon Rd. The Engineer team is working with the pricing and a new calculation from the DEP has raised the cost significantly, we must pay by acreage.

The Mayor requests the Clerk's office and the Council liaison to look into the fees for the recreation permits and to send a written notice before the permit is issued for parking regulations.

A letter will be sent with the new tax bills explaining the Toms River Schools financial crisis and the effect on the current tax bills.

The Mayor requests an Executive Session for (8) Personnel.

#### COUNCIL PRESIDENT WIECK

Mr. Wieck announces that the new striping at Vista Park is complete.

#### J.KEESLING

Mr. Keesling thanks Mike Sedlak and the DPW team for getting out in the rain to take care of the beach grass.

#### L. MCGEE

October 19<sup>th</sup> Trunk-or-Treat event. Banners are being made for advertisements. Mrs. McGee announces that you can use any "Trunk" a wagon, car, even tables are being set up for groups to host a station. Mrs. McGee has secured "Fork in the Road" food truck for the Tree Lighting Event, December 1<sup>st</sup>.

#### R. NEWMAN

Mr. Newman asks the Clerk for an update on the low hanging wires on Linden Ave. Mr. Wieck states he has a contact with the State Utilities he can provide.

Mr. Newman is happy with the lighting updates at Walling Field, the Pickle Ball Courts are very well utilized, and Mr. Newman would like to recognize how neat and clean they are kept and how accessible they are for Pine Beach residents and many others.

#### R.POLHEMUS

Mr. Polhemus is very grateful to be back and thanks everyone for the well wishes while he was out on medical leave since mid-June.

#### J.SAXTON

Mr. Saxton explains that Judge Kerr will be on a holdover term as per the AOC until January 1 so we can get her on the annual contracted schedule. He thanks Linda Covelle, CFO for streamlining these payroll and contract issues.

#### PUBLIC COMMENTS:

Eric Hess III of 921 Riverside Dr. expresses that "Voters" are concerned about the Cannabis issue. Eric states that he would like to see a question on the Ballot for November's election. He lets the Council know that

many people who are not here tonight to voice their opinions will be submitting their signatures for support of a referendum.

John Kubilewicz asks the Mayor how long after the delivery of the Pavilion will it take for assembly. Mayor states it should only take a few days once delivered, if there is a delay the Mayor agrees to have the materials delivered and stored off site of the Fire Fest location for safety.

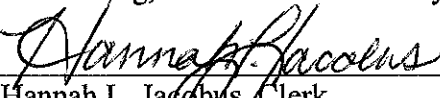
Mr. Wieck makes a motion to enter an executive session for discussion on personnel. Motion is seconded by Mr. Newman.

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)

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

Mr. Newman makes a motion to close the executive session and return to public discussion, seconded by Mrs. McGee.

Hearing no other comments the Mayor looks for a motion to adjourn. Mr. Newman makes a motion to adjourn the meeting, motion is seconded by Mr. Wieck, all were in favor.

  
Hannah L. Jacobus, Clerk  
Approved: 9/11/2024

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