

BOROUGH OF PINE BEACH
WORK MEETING
September 9, 2024

The Mayor and Council of the Borough of Pine Beach held a meeting on September 9, 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

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

UNFINISHED BUSINESS

Hearing none

NEW BUSINESS

Mayor Cuneo announces the PBYC lease on the east side of the building is up for renewal. The Yacht Club uses this area for boat storage for sailing program and picnic tables for lunch. Mayor asks Council for recommendations. Mr. Newman suggests keeping the agreement the same based on the Yacht Club providing much support to our community and its events. Mr. Wieck also comments that they keep the area very clean. Mr. Polhemus asks if they have updated the insurance and liability of the area, Mayor comments they are up to date. Mr. Keesling states they are good tenants. A resolution is to be prepared by the Clerk for Wednesday's Council meeting.

ORDINANCE REVIEW:

OLD BUSINESS 9/11:

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

PUBLIC HEARING: Wednesday 9/11

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"

INTRODUCTION: Wednesday 9/11

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

Mayor asks the Council if they have any questions, Mr. Wieck asks if Ordinance 2024-08-814 is a paper street to be developed. Mayor Cuneo states it is a paper street that is out in the Toms River and this is formalizing for homeowners request.

Review of Resolutions:

Bills Resolution 2024-78 Approval to pay Borough bills in the amount of **\$840,869.81**

Resolution 2024-79 Appointing special counsel for affordable housing matters and COAH related litigation

Mayor asks for any comments or questions for resolution reviewed, Mr. Polhemus asks when the next cycle for COAH begins. Mayor states 2025.

MAYOR'S REPORT

Mayor states that the Sea Scout Vessel is at the Admiral Farragut dock for the week, he thanks our Borough Attorney Micheal McKenna for acting so quickly and over the weekend to get his agreement in place. The boat showed up at 4pm and was greeted by Colleen and Jeff Moran.

A resident has written to the Mayor suggesting an increase in the fee for the commercial boat ramp pass as the wear and tear on the ramp from these companies is extensive. Mayor Cuneo suggests looking into our fees and also implementing potential per vehicle guidelines for the companies. The Clerk agrees to investigate the matter. Mayor Cuneo requests an executive session for pending litigation and personnel.

COUNCIL PRESIDENT WIECK

Mr. Wieck announces the arrival of the new Station Ave. slide and also updates that the Borough has reapplied for the County grant for accessible playground equipment.

L. MCGEE

Mrs. McGee shares the new banner out front of the Borough Hall for the Halloween Trunk-or-Treat event October 19th at Vista Park. She also will have one at the Fire Fest for advertisement. There are thirteen cars signed up thus far and she is aiming for a few more.

Mrs. McGee is also reviewing the fee structure for the recreation permits for field or Borough grounds use. The request for a digital messaging board is going to be submitted to finance for budget approval.

R. NEWMAN

Mr. Newman thanks the Clerk for getting the playground application into the County and hands out a "Playground Handbook" with the state's guidelines for equipment.

Continuing, Mr. Newman states he drove by the Sea Scout vessel today and it reminds him of when the Admiral Farragut boats used to be out there. He hopes the vessel can return for Fire Fest.

The old business of the wires on Linden Ave have been temporarily repaired and raised. Mr. Newman states he will look into pricing for the message board at the League of Municipalities in November. Mr. Saxton suggests looking into selling the front-end loader at DPW to cover the costs.

R. POLHEMUS

Mr. Polhemus asks for an update on the CDBG grant, the Clerk states that the application has been submitted for the entire County and we are now waiting for them to convey the portion the Borough has obtained for 2024.

J. SAXTON

Mr. Saxton makes a motion to rescind the 3rd bulk pickup motion made on April 22, 2024. The motion is seconded by Mr. Newman.

Mr. Saxton explains that he does not understand the need for the town to fund this third pickup. The Borough provides two pickups, homeowners can dispose of their own bulk or hold for 6 months.

Mr. Newman states that the coast is constantly changing and trending upwards, residents can drop off items at the County yard in Manchester. His family brought a full trailer for \$15.

Mr. Polhemus states the third pickup closer to the Holiday's is beneficial. He suggests extending the time between bulk pickups.

Mr. Keesling comments that previously the town had bulk pickup quarterly and the yard was available to drop anything off. With the newer DEP regulations this is no longer possible. Last year the cost for bulk pickup was approximately \$4,800. The Mayor suggests pulling the bulk numbers and have an open discussion with Mike Sedlak.

Mr. Wieck makes a motion to table discussion for a third bulk pickup until further discussion is had, motion is seconded by Mr. Keesling.

Mr. Keesling	Mrs. McGee	Mr. Newman	Mr. Polhemus	Mr. Saxton	Mr. Wieck
Yes(second)	Yes	Yes	Yes	No	Yes(motion)

J. KEESLING

Mr. Keesling asks the Clerk if she has reached out to the Lifeguards for interest next year. The Clerk responds a letter has been sent from the Mayor and herself thanking them for a successful season and requesting a return next year.

CLERK'S Report

The Clerk thanks the two lifeguards for a wonderful season. She announces the Clerk's office is working on the 2025 Recycling Calendar and asks all additions and suggestions to be sent via email. The Fall newsletter went out September 1st, it is the largest one yet and filled with events and wonderful details. Please take a look and read all the hard work the staff put into this.

PUBLIC COMMENTS:

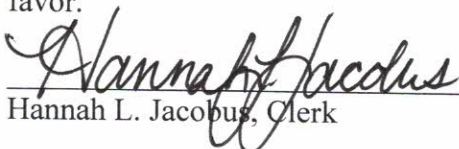
John Kubilewicz, PBVFC President, asks if the pavilion is on schedule for delivery. Mayor Cuneo states there is a preconstruction meeting is Wednesday, and we will know more then. John states that September 28th is Fire Fest, and he would like to formalize the Sea Scout vessel being an addition to the event and requests the Clerk to send contact information over to him.

Mr. Kubilewicz continues that the second mailing for the fund drive is going out. Currently the response is around twenty percent. The Capital drive has slowed down and they are still looking for substantial donations. He thanks the office staff for including the fundraising efforts in the Newsletter. They have added a raffle of a Blue Claw's Box Suite and tickets will be on sale at the Fire Fest.

Mr. Kubilewicz suggests leaving the bulk pick up close to the yard sales the Fire Co. hosts.

A motion is heard to enter an Executive Session for discussion on personnel by Mr. Polhemus, seconded by Mr. Newman for personnel and litigation.

A motion is made by Mr. Newman and seconded by Mr. Wieck to adjourn the meeting. All are in favor.


Hannah L. Jacobus, Clerk

Approved: 10/9/2024