

BOROUGH OF SURF CITY LAND USE BOARD AGENDA

813 Long Beach Boulevard

January 28, 2026

7:00 pm

CALL TO ORDER

OPEN PUBLIC MEETINGS STATEMENT

In compliance with the “Open Public Meetings Act” of the State of New Jersey, adequate notice of this Borough of Surf City Land Use Board meeting has been provided to three newspapers & published in the January 9, 2026, edition of the Asbury Park Press.

ROLL CALL

SALUTE TO THE FLAG

MEETING DECORUM

This meeting is a judicial proceeding. Any questions or comments must be limited to issues relevant to what the Borough of Surf City Land Use Board may legally consider in reaching a decision. Decorum appropriate to a judicial hearing must be maintained at all times.

NOTICE OF CURFEW

Meetings shall adjourn at 10:30 p.m., with no further testimony being taken unless otherwise ordered at the discretion of the Board.

ANNUAL REORGANIZATION

- Election of Chairman, Vice Chairman & Secretary
- Resolution 2026-02 authorizing professional contracts
- Resolution 2026-01 authorizing newspaper designation, procedure, times & dates of meetings for 2026.

APPROVAL OF THE MINUTES

- Minutes from December 17, 2025, regular meeting.

REGULAR BUSINESS

- Resolution 2026-03 authorizing the release of various performance guarantees.

CORRESPONDENCE -NONE

OLD BUSINESS –

- Memorialize Resolution 25-15 Patrick Q. Schipper & Susan E. Schipper of 801 N. Central Avenue, Block 71, Lot 1, for a bulk variance.

NEW BUSINESS

- James Raban, Esq. representing Ziman Development, Inc. of 258 N 23rd Street, Block 91, Lot 20,22,24 and 24.01, are appearing as ordered by the Superior Court.
- James & Kim Spinello of 223 N. 11th St 1F, Block 74, Lot 9 Qual: COO 1F, are seeking a bulk variance.
- Ruth Pecarsky, Leo Pecarsky & Charlene Pecarsky of 112 N 16th St., Block 37, Lot 8 are seeking a bulk variance.

APPROVAL OF BILLS

ADJOURNMENT