

BOROUGH OF SURF CITY LAND USE BOARD
813 Long Beach Boulevard
December 17, 2025
7:00 pm

Chairman Hartney called the meeting to order.

The Open Public Meeting Statement was read by Chairman Hartney, as follows: in compliance with the “Open Public Meetings Act” of the State of New Jersey, adequate notice of this meeting of the Board of Surf City Land Use Board has been provided to three newspapers & published in the November 3, 2025, edition of the Asbury Park Press.

All members present joined Chairman Hartney in saluting the flag.

The following members were present: Peter Hartney, Joe DeBenedetto, Sandy Klose, Alan Mannherz, James Russell, Richard Savianeso, George Wachter, David Wright, John Franzoni, and Jaime Ryan. Absent: Gavin Hodgeson

The Board Engineer, Frank Little, Jr., and The Board Conflict Attorney Joseph Coronato, Sr., Esq. were also present. Absent: The Board Attorney, Kevin Quinlan, Esq.

Chairman Hartney also read the following statement. This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are 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.

Mr. Russell moved to approve the minutes of the October 22, 2025, meeting. Mrs. Klose seconded the motion. With a vote in the affirmative, the minutes were approved. Roll call reflected the following in the affirmative: Mr. Hartney, Mr. DeBenedetto, Mrs. Klose, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. Wachter, Mr. Wright, and Mr. Ryan. Mr. Franzoni abstained.

Mr. Wright moved to approve Resolution 2025-14. Mr. Russell seconded the motion. With a vote in the affirmative, Resolution 2025-14 was approved.

RESOLUTION 2025-14

LAND USE BOARD RESOLUTION, BOROUGH OF SURF CITY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL SERVICES FOR THE LAND USE CONFLICT BOARD ATTORNEY FOR THE 2025 REGULAR MEETING OF THE LAND USE BOARD

WHEREAS, the Land Use Board of the Borough of Surf City has a need to acquire the services of certain Professional Services as non-fair and open contracts pursuant to the provisions of N.J.S. A. 19:44A-20.4 and 20.5: and

WHEREAS, Professional services means services rendered or performed by a person or persons authorized by law to practice a recognized profession, whose practice is regulated by law, and the performance

of which services require knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction and study, as distinguished from general academic instruction or apprenticeship and training [N.J.S.A. 40A:11]

NOW THEREFORE, BE IT RESOLVED that the Land Use Board of the Borough of Surf City authorized the appointment of the following Professional for the Borough of Surf City Land Use Board for 2025 regular meeting with the authority of the Land Use Board to terminate any Professional contract prior to December 31, 2025, with thirty (30) days written notice:

Land Use Board Conflict Attorney Joseph Coronato, Sr., Esq.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be given to the above Professional, the Land Use Board and to the Township CFO; and

BE IT FURTHER RESOLVED THAT a notice of the above appointment be forwarded to the legal newspaper within ten (10) days of adoption of this resolution.

Roll call reflected the following in the affirmative: Mr. Hartney, Mr. DeBenedetto, Mrs. Klose, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. Wachter, Mr. Wright, and Mr. Ryan. Mr. Franzoni abstained.

James Raban, Esq., was present, representing Ziman Development, Inc. of 258 N. 23rd Street, appearing as ordered by the Superior Court. The Applicant respectfully requested that the hearing be carried over to the January 28th meeting of the board. Due to potential issues raised relative to the notice to property owners within 200 feet of the subject's property.

Mr. Wright moved to approve the application for carry-over to the January meeting. Mr. Russell seconded the motion. Roll call reflected the following in the affirmative: Mr. Hartney, Mr. DeBenedetto, Mrs. Klose, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. Wachter, Mr. Wright, Mr. Franzoni and Mr. Ryan.

Patrick Q. Schipper & Susan E. Schipper of 801 N. Central Avenue were present, representing themselves. They were sworn in and spoke about their Bulk variance. The Schipper's indicated they owned the property for over 20 years and intend to demolish the existing dwelling and construct a new dwelling that meets all the building setbacks and coverage requirements. Schipper's indicated that they will meet all the parking requirements. The existing Lot Area is 3,000 sf where 5,000 sf is required. A variance is required

Mr. Mannherz moved to open the public hearing. Mr. Russell seconded the motion. All members present were in favor; the public hearing was opened.

Mr. John Artinger and Mr. Richard Krol spoke during the open public hearing. They are both neighbors of the Schippers. Mr. Artinger and Mr. Krol made comments that supported the Schipper application.

Mr. Mannherz moved to close the public hearing. Mr. Klose seconded the motion. All members present were in favor. The hearing was closed.

Mr. Wright moved to approve the application. Mr. Russell seconded the motion. Roll call reflected the following votes: Yes – Mr. Hartney, Mr. DeBenedetto, Mrs. Klose, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. Wachter, Mr. Wright, Mr. Franzoni and Mr. Ryan. The application was approved.

Mrs. Klose moved to approve the bills. Mr. Russell seconded the motion. Roll call reflected the following in the affirmative: Mr. Hartney, Mr. DeBenedetto, Mrs. Klose, Mr. Mannherz, Mr. Russell, Mr. Savianeso, Mr. Wachter, Mr. Wright, Mr. Franzoni and Mr. Ryan.

Mrs. Klose has moved to adjourn the meeting. Mr. Wright seconded the motion. All present were in favor; the meeting was adjourned.

Respectfully submitted,

Cathy Richter

Administrative Assistant