BOROUGH OF SURF CITY LAND USE BOARD
813 Long Beach Boulevard
April 22, 2026
7:00 pm

Chairman Hodgson called the meeting to order.

The Open Public Meeting Statement was read by Chairman Hodgson, 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 January 9, 2026, edition of the Asbury Park Press.

All members present joined Chairman Hodgson in saluting the flag.

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

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

Chairman Hodgson 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 March 25, 2026 regular meeting and March 30, 2026 special meeting minutes. Mr. Wright seconded the motion. With a vote in the affirmative, the minutes were approved.

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

The Land Use Board and the attorneys were in agreement to start with new business. James Raban, Esq. representing Kelly Capital Group, LLC of 1819 N. Long Beach Blvd, Block 45, Lot 11 & 12, who are seeking a bulk variance and a minor subdivision began. The property has two lots, each 50 ft x 85 ft, that front N. Long Beach Boulevard. It is on the corner of 19th street and has an alleyway in the back. The applicant is seeking to turn the two lots to front on 19th street.

James Brozowski, license professional, was sworn in. He was not the original planner but attended the meeting to explain the plans for Mr. Raban, Esq. and his client. In Mr. Brozowski’s opinion it is better planning for the two lots to front on 19th street. One of the lots already fronts that way. There were many questions referring to the lots fronting on 19th street due to the intersection that is at the corner. Using the alleyway is consistent with the neighborhood. A yearlong study of the traffic was not completed. And it was stated the traffic light on the corner of 19th street and N. Long Beach Boulevard is the busiest intersect in Surf City.

Mr. Hartney moved to open the public comment. Mr. Wright seconded the motion. All members present were in favor; the public comment was opened.

Joe Finnelli was sworn in. His opinion was that 19th street is a very busy intersection and that would increase during the summer months. He suggested a traffic study to be done.
Donna McDowel was sworn in and also agreed that 19th street is extremely busy.
Jaime Ryan was sworn in and was commenting as a member of the public. In his opinion switching from a business to a residence would create a very messy situation.

Mr. Russell moved to close the public comment. Mrs. Klose seconded the motion. All members present were in favor. The public comment was closed.

Mr. Russell moved to deny the application. Mrs. Klose seconded the motion. Roll call reflected the following votes: Yes, to deny: Mr. Hodgson, Mr. Franzoni, Mr. Hartney, Mrs. Klose, Mr. Mannherz, Mr. Russell, Mr. Savianeso, and Mr. Wright Abstained: Mr. Ryan.
The application was denied.

James Raban, Esq. representing James & Kim Spinello of 223 N. 11th St 1F, Block 74, Lot 9 Qual: COO 1F, seeking a bulk variance presented his next applicant. The property currently has 2 single-family dwellings, which have been converted to a 2-unit condominium with each of the dwellings being a condominium unit. The applicant is looking to expand the second floor to match the first-floor footprint. The total expansion would be 72 square feet. The overall height would also be expanding. The applicant is looking to gain additional space without increasing the footprint of the property.

Robert Woodcock, professional planner, was sworn in. Mr. Woodcock explained that the second story is smaller than the first floor. The reconstruction would only be to the second floor and there would not be any changes to the footprint of the condominium. There would only be a 72 sq. ft. expansion made to the unit on the second floor. It would be made to look better and also fit in line with the other properties around them. The Land Use Board stated that there are two separate units so it is considered a duplex and the surrounding property is 50 x 100 making it non-conforming.

Sarah Jennings, Architect, was sworn in. Ms. Jennings discussed what the expansion would entail. They would be squaring off the top of the structure to make an additional bedroom and convert a half bath to a full bath. Right now, the property is 3 bedrooms and one & half baths to become 4 bedrooms and 2 baths. The ceiling height would also be increased.

Kim Spinello, owner, was sworn in to speak about the expansion.

Mr. Wright moved to open the public comment. Mr. Russell seconded the motion. All members present were in favor; the public comment was opened.
Mr. Ryan moved to close the public comment. Mrs. Klose seconded the motion. All members present were in favor. The public comment was closed.

Mr. Franzoni moved to deny the application. Mrs. Russell seconded the motion. Roll call reflected the following votes: Yes, to deny: Mr. Hodgson, Mr. Franzoni, Mrs. Klose, Mr. Russell, No, to approve: Mr. Mannherz, Mr. Wright, Mr. Ryan. Abstained: Mr. Hartney, Mr. Savianeso, The application was denied.

At 8:30pm there was a 10-minute break.

Bills were presented:
Mr. Russell moved to approve the bills. Mr. Wright seconded the motion. All present were in favor; the bills were approved.

Old business started with the Ziman Development, Inc. of 258 N. 23rd Street, appearing as ordered by the Superior Court. The case continued at public comment.

Mr. Galvin, Esq. objected to having the meeting without Mr. Gasiorowski, Esq. present.
Mr. Coronato, Sr., Esq., explained that he was in contact with Mr. Gasiorowski, Esq. and he was aware of the meeting. Mr. Galvin, Esq. wanted his objection on the record.

Philip Sartoroi, licensed planner for New Jersey, was re-called for testimony and was reminded he was still under oath. Mr. Raban, Esq., proceeded to cross examine Mr. Sartoroi.
Mr. Raban, Esq. was questioning the ordinance for bayfront lots, as well as the definition for a hotel. Exhibits D-17 and A-20 were entered in.

There was continued discussion between Mr. Sartoroi, the attorney's, Land Use Board members and the engineer about the size of the structure, larger lot sizes, and the easement that abuts the street. Also, bedrooms having adjoining bathrooms and renting out rooms in houses.

Donna McDowel asked Mr. Sartoroi if the bathrooms adjoining to the bedrooms were full or half baths.
Edward Mayer was sworn in to make a statement. He had his statement typed out and copied. He entered his statement in as exhibit M-1.
Russell Malta was sworn in to make a statement. He is a neighbor to Mr. Dutkus and has many concerns. Fire hazards and safety are his biggest priorties.
Charles Howe was sworn in to make a statement. His concerns were about the fire trucks accessibility, water supply and possible electric vehicles on the property to start.

Mr. Ryan moved to close the public comment. Mrs. Klose seconded the motion. All members present were in favor. The public comment was closed.

The meeting was stopped at 10:00pm. This application will be continued on the April 29, 2026 meeting at 3:00pm. Notice was given by Mr. Coronato, Sr., Esq.

Mr. Russell moved to approve the continuance of the meeting to April 29th at 3:00pm.
Mr. Wright seconded the motion. Roll call reflected the following in the affirmative:
Mr. Mannherz, Mr. Hartney, Mr. Russell, Mr. Wright, and Mr. Ryan. Abstained: Mr. Hodgson, Mr. Franzoni, Mrs. Klose, and Mr. Savianeso

Mr. Russell 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