

Ventnor City Planning Board
Revised Agenda
October 26, 2026, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

1. Flag Salute
2. Roll Call
3. Adoption of October 14, 2026, minutes.
4. Adoption of Resolutions

P – 28 – 2026 – 21 S Marion Ave, 21 S Marion LLC,.

5. Applications

** Fran and Steve Rotter – 109 S Derby Avenue, block 18, lot 2, located in the R-1 zoning district seeking C variance relief for left side yard setback – stairs and possibly others to renovate an existing three-story single-family dwelling and add stairs to the left side of the existing home. The applicant is represented by Eric Goldstien Esq.

**Provco Ventnor LLC, - 7319 Ventnor Avenue, block 136, lot 1, located in the Commercial zoning district seeking approval for a minor subdivision and C variance relief for lot depth and possibly others to subdivide the property into two buildable lots for the purpose of constructing a single home on each lot. The applicant is represented by John Scott Abbott Esq.

**Omar Navarrete – 103 N Princeton Avenue, block 165, lot 2, located in the R-7 zoning district seeking C variance relief for front yard setback, rear yard setback, side yard setbacks lot coverage, building height and possibly others to demolish and construct a new-flood compliant single- family dwelling. The applicant is represented by Brian Callaghan Esq.

**Delby Properties Ocean Development LLC – 6002 Wellington Avenue, block 313, lot 7, located in the R-2 zoning district seeking approval for a minor subdivision along with C variance relief for lot area, lot width and possibly others to subdivide the lot into two 4,000 sq. ft lots and construct two new single-family dwellings. The applicant is represented by Brian Callaghan Esq.

6. New Business