

Ventnor City Planning Board  
Agenda  
July 9, 2025, :30pm  
6201 Atlantic Ave, Ventnor N.J 08406

1. Flag Salute
2. Roll Call
3. Adoption of June 23, 2025, minutes.
4. Adoption of Resolutions
  - P – 18 – 2025 – 18 North Troy LLC – 18 N Troy Avenue.
  - P – 19 – 2025 – SJ Hauck Properties, LLC – 501 N Dorset Avenue.
5. Applications
  - \*\*Maria Muzio, Trustee of Gaetano J. Muzio Family Trust – 105 S Troy Avenue, block 30, lot 2, located in the R-3 zoning district seeking C variance relief for front yard setback (deck), impervious coverage and possibly others to expand an existing seconded floor deck. The applicant is represented by Scott Abbott Esq.
  - \*\*Frank and Leslie Mazzo – 12 S Washington Ave, block 85, lot 20, located in the R-4 zoning district seeking C variance relief for front yard setback, rear yard setback, side yard setback and possibly others to construct a third story addition to an existing two-story dwelling. The applicant is represented by Eric Goldstien Esq.
  - \*\* Jay and Marcia Golde – 10 S Harvard Avenue, block 67, lot 12, located in the R-3 zoning district seeking C variance relief for front yard setback, side yard setback, rear yard setback, building coverage, lot coverage and possibly others to construct a seconded story addition to an existing home and add new covered and uncovered porches. The applicant is represented by Eric Goldstein Esq.
  - \*\*Steve and Lisa Landau – 5107 Winchester Avenue, block 100, lot 13, located in the R-1 zoning district seeking C variance relief for building coverage, lot coverage, front yard setback (build), front yard (1<sup>st</sup> & 3<sup>rd</sup> fl porch), side yard setback to building (left & right) rear yard setback to build, roof eave projection, hvac (front yard), rear yard (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> fl deck), rear yard deck height along with D “USE” variance for building height. The applicant is represented by Eric Goldstein Esq.
6. Other Business