

Ventnor City Planning Board  
Agenda  
March 11, 2026, 6:30pm  
6201 Atlantic Avenue, Ventnor N.J 08406

1. Flag Salute
2. Roll Call
3. Statement of Compliance
4. Adoption of January 14, 2026, minutes
5. Adoption of Resolutions
  - P – 3 – 2026 – Chairperson, Vice Chairperson
  - P – 4 – 2026 – Board Engineer & Planner, Board Solicitor, and Board Secretary
  - P – 5 – 2026 – By-Right Subdivision Committee
  - P – 6 – 2026 – NaRusso Corp – 130 N. New Haven Avenue.
6. Applications
  - \*\*Matt and Danielle Beirne – 5400 Calvert Avenue, block 199, lot 11.0, located in the R-7 zoning district seeking C variance relief for front yard setback (Surrey), front steps (Calvert & Surrey and possibly others to construct a new single-family flood compliant dwelling. The applicant is represented by Christopher Baylinson Esq.
  - \*\*Farhad Bagherpour – 6203 Ventnor Avenue, block 119, lot 2, located in the R-4 zoning district seeking C variance relief for front yard setback to porch, front yard setback to dwelling and possibly others to construct a new porch with façade and roof improvements. The applicant is represented by Eric Goldstein Esq.
  - \*\*Michael and Delia Donahue – 114 N. Cambridge Avenue, block 178, lot 4, located in the in R-4 zoning district seeking C variance relief for rear yard setback, side yard setback, front porch projection and possibly others to raise and existing dwelling, demolish existing garage and add parking underneath the dwelling. The applicant is represented by Brian Callaghan Esq.
  - \*\*Joseph & Kristin Young – 213 N. Derby Avenue, block 204, lot 5.01, located in the R-4 zoning district seeking C variance relief for stairs and side yard setback and possibly others to raise an existing single-family dwelling in the same footprint. The applicant is represented by Brian Callaghan Esq.
  - \*\* Daniel & Stacy Zelmanoff – 212 N. Derby Avenue, block 157, lot15 & 15.01, located in the R-7 zoning district seeking C variance relief for front yard setback, side yard setback, rear yard setback, lot coverage and possibly others to raise an existing single-family dwelling and add a second-floor addition. The applicant is represented by Brian Callaghan Esq.
7. Other Business
  - Fair Share Housing Plan Consistency Review.