



**BOROUGH OF FOLSOM
PLANNING/ZONING
BOARD OF ADJUSTMENTS
MINUTES
March 15, 2023**

CALL MEETING TO ORDER: 6:09 PM

SALUTE TO THE FLAG:

CERTIFICATION: Adequate notice of this meeting has been given in accordance with the Open Public Meeting Act pursuant to Public Law 1975, Chapter 231. Said notice has been advertised in the Hammondon Gazette and is posted on the bulletin board showing the time and place for the meeting.

ROLL CALL:

Members Present: Joe Pino, Jim Hoffman, Michael Veneziani, Michael Sutts, Catherine DeYoung

Members Absent: Mayor Schenker, Glenn Smith, Dave Cappuccio, Leslie Roberson, Kristin Gummoe-Lubrano

Others Present: Board Engineer: Jen Heller PP, AICP for Polistina & Assoc., PE, PP
Board Secretary: Susan Carroll

APPROVAL OF MINUTES:

A motion was made by Ms. DeYoung and seconded by Mr. Veneziani to Approve the Minutes of February 15, 2023. There was a roll call vote with ayes all and one abstention.

Joe Pino	Yes
Jim Hoffman	Yes
Mike Veneziani	Yes
Michael Sutts	Abstain
Catherine DeYoung	Yes

OTHER BUSINESS: JTS Custom Builders Application was deferred to tonight's meeting. They were unavailable to proceed. They will need to re-notice regarding their application.

OTHER BUSINESS: Revised Storm Water Management Ordinance / Master Plan Consistency Review. Ms. Heller explained the Pinelands Commission adopted new Storm Water Regulations per the DEP's (Department of Environmental Protection) adoption of their new Storm Water Regulations. They became effective January 18, 2021. Municipalities had one year to adopt the new Regulations, but were told not to do it until they gave us a Model Ordinance. We got the Model Ordinance at the end of January. It was introduced to Council last night and the Board needed to refer it back to the governing body for consistency with our Master Plan. Any Land Use Ordinances had to be reviewed by the Planning Board for consistency. Our Master Plan as well as the Municipal Land Use Law both require our Ordinances are consistent with other Agency Approvals and other Agency Regulations including the Pinelands Commission. For the Land Use Ordinance to be consistent with the Pinelands CMP - Comprehensive Management Plan. These were their rules and we have to adopt these Storm Water Regulations.

An example was one large basin, now had to be a couple smaller basins to infiltrate all of the water. It was all with the green infrastructures and basically clear more trees in order to clean the water that goes back into the grass. It was consistent with the DEP's standards. We have been able use the old Regulations the past year, but now it was time to adopt them. They were effective last year. Ms. Heller recommended they be deemed consistent with our Master Plan. An email will be sent tomorrow to Ms. Gatto if it is the vote tonight and to send them back to Council so that Council can Adopt them and we will be in compliance with Pinelands Commission. It will be put on the Agenda for final adoption in April.

Discussion ensued with references to incorporating a clause in the Ordinance in the event of a change to the Ordinance. It would not need to come back to the Board for Approval. Ms. Heller explained if there were any changes it may not be accepted by Pinelands and the process would have to start over. It was very straight forward and very simple. It was consistent with the Goals and Objectives of our Master Plan. There were not going to be any changes made to it because Pinelands Commission gave us an Ordinance.

A Motion was made by Mr. Sutts and seconded by Ms. DeYoung to refer the Ordinance back to Council for Approval as being consistent. A roll call vote was taken with ayes all.

Joe Pino	Yes
Jim Hoffman	Yes
Mike Veneziani	Yes
Michael Sutts	Yes
Catherine DeYoung	Yes

There was no other business for the Board.

NEXT SCHEDULED MEETING: April 19, 2023 at 6:00 pm

A Motion was made by Mr. Hoffman and seconded by Mr. Sutts to adjourn the meeting. All in favor.

Meeting Adjourned 6:20 PM

Respectfully Submitted,
Susan Carroll, Board Secretary