

**BOROUGH OF FOLSOM  
PLANNING/ZONING  
BOARD OF ADJUSTMENTS  
MINUTES**

January 17, 2018

The meeting was called to order at 7:15 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 Hammonton Gazette and Atlantic City Press and is posted on the bulletin board showing the time and place for the meeting.

**OATHS OF OFFICE:**

Mr. Coombs swore in Appointments and Re-appointments for the Board:

**1 Year Term – 2017**

Ben Pagano (Class III)

**Upon Completion of Term – Zoning Officer**

Alexander Bauer (Class II)

**ROLL CALL:**

**Members Present:** Charles Pitale, Joe Pino, Glen Smith, Joel Spiegel, Lou DeStefano, Dave Cappuccio, Ben Pagano, and Michael Veneziano, Michael Sutts, Alexander Bauer

**Members Absent:** Claude Jones

**Others Present:**

Solicitor:	Jorge F. Coombs, Esq.
Board Engineer:	Jen Heller for Vince Polistina, PE, PP
Board Secretary:	Susan Carroll

### **Nomination and Election of Officers:**

The floor was opened by Chairman Pitale .

A motion was made for the nomination of Charles Pitale (1 year term) for Chairman by Mayor DeStefano and seconded by Mr. Pino. There were no other nominations. Ayes – all. One abstention by Mr. Pitale.

A motion was made for the nomination of Joe Pino (1 year term) for Vice Chairman by Mr. Pitale and seconded by Mr. Pagano. There were no other nominations. Ayes – all. One abstention by Mr. Pino.

A motion was made for the nomination of Jorge F. Coombs, Esq. (1 year term) for Board Solicitor by Mayor DeStefano and seconded by Mr. Pino. There were no other nominations. Ayes–all. Nays–none.

Mr. Coombs thanked the Board for their continued confidence in him and looked forward to another year together.

A motion was made for the nomination of Polistina & Associates (1 year term) for Board Engineer by Mr. Pitale and seconded by Mr. Cappuccio. There were no other nominations. Ayes – all. Nays – none.

A motion was made for the nomination of Polistina & Associates (1 year term) for Town Planner by Mayor DeStefano and seconded by Mr. Pagano. There were no other nominations. Ayes – all. Nays - none.

Jen Heller of Polistina & Associates thanked the Board for the Appointments of Board Engineer and Town Planner.

A motion was made for the nomination of Mr. Spiegel (1 year term) for Non-recording Secretary by Mr. Pino and seconded by Mr. Pagano. There were no other nominations. Ayes – all. One abstention by Mr. Spiegel.

A motion was made for the nomination of Susan Carroll (1 year term) for Board Secretary by Mayor DeStefano and seconded by Mr. Pagano. There were no other nominations. Ayes - all. Nays - none.

**APPROVAL OF MINUTES:**

A motion was made by Mr. Pino and seconded by Mr. Pagano to approve the Minutes of November 15, 2017. There was a roll call vote with six ayes and four abstentions.

Charles Pitale	Yes
Joe Pino	Yes
Glen Smith	Abstain
Mike Veneziani	Yes
Joel Spiegel	Yes
Alexander Bauer	Abstain
Lou DeStefano	Abstain
Dave Cappuccio	Yes
Ben Pagano	Yes
Michael Sutts	Abstain

**DECISION RESOLUTION:**

Thomas Santanello of 530 E. Fleming Pike, Elm, N. J. seeking variances for Lot Area, Width, and Depth; Front, Side, and Rear Yard Setbacks; and Lot Coverage to build a new single family dwelling. The property is located on Block 502 – Lot 4 of the Official Tax Map of the Borough of Folsom and more commonly known as 1211 11<sup>th</sup> Street, Folsom, N. J. 08037 in the Agriculture (AG) Zoning District.

A Motion was made by Mr. Spiegel and seconded by Mr. Sutts to grant the Decision Resolution for Thomas Santanello. There was a roll call vote with 5 ayes and 5 abstentions.

Charles Pitale	Yes
Joe Pino	Yes
Glen Smith	Abstain
Mike Veneziani	Yes
Joel Spiegel	Yes
Alexander Bauer	Abstain
Lou DeStefano	Abstain
Dave Cappuccio	Yes
Ben Pagano	Abstain
Michael Sutts	Abstain

### **MEETING DATES FOR 2018**

A motion was made by Mr. Cappuccio and seconded by Mr. Sutts to approve the meeting dates for the year 2018. There was a roll call vote with Ayes – all. Nays - none.

**RESOLUTION 2018-01:** A motion was made by Mr. Pino and seconded by Chairman Pitale to approve and designate the Atlantic City Press and the Hammonton Gazette as the official paper for the Borough of Folsom Planning and Zoning Board. There was a roll call vote with Ayes all.

Charles Pitale	Yes
Joe Pino	Yes
Glen Smith	Yes
Mike Veneziani	Yes
Joel Spiegel	Yes
Alexander Bauer	Yes
Lou DeStefano	Yes
Dave Cappuccio	Yes
Ben Pagano	Yes
Michael Sutts	Yes

### **OTHER BUSINESS:**

Master Plan Update: A working committee has been established for the Master Plan Update. Members of the committee included Planning/Zoning Board Chairman Charlie Pitale, Planning/Zoning Board Member Claude Jones, Councilman Arena and Mayor DeStefano.

There were questions about reviewing plans for the aesthetic look of buildings for businesses who want to come to the town prior them building to know what the buildings will look like. The Dollar General (currently under construction) was supposed to have brick down both sides and stone face, but it didn't. There was only a picture which showed block on the front. There were no regulations to stop them from making the building blue, yellow, pink, or green. It was suggested the Board look into the issue of what buildings will look like and how they will represent the town. Medford had a criteria which needed to be met before a building could be built. Berlin had criteria for wood signs. There was a concern to be able to review architectural drawings to know what a building will look like if more buildable lots became available or buildings are torn down and rebuilt.

The Ordinances was a guide, but it needed to be looked at for stringency. An Approval from the Board cannot be deviated. If a stone front was approved, the building should have a stone front.

The plan (Dollar General) appeared to have a sort of structural block front, but the sides did not. The 8 ½ x 11 picture in the file looked like what it will be. The original drawings bided by contractors were different than the picture in the file.

There was a Dollar General on Route 9 in Somers Point which had broken stone on the face and down the sides. It was absolutely gorgeous. The Dollar General being built in Folsom was a metal building with a split gray face block on the front like a pole barn. There needed to be some kind of criteria. The aesthetic preferences of the town needed to be put in an Ordinance. Towns who did it had an Architectural Review Committee.

Haddonfield had a certain color palate. A house couldn't be painted unless it was within a certain color palate. It was the color palate popular in the 1700's. The future construction should fit in with the nature and character of the town.

The Master Plan was being updated. This was something which could be incorporated in the Master Plan, because the Ordinances will be changed. The Master Plan is a function of the Planning Board. The Planning Board will approve the Master Plan. The Governing Body will Introduce it and Approve the Ordinances which change the Zoning, but the Master Plan is developed by the Planning Board. This can be added in the Checklist can be changed to include architectural plans for site plans for commercial buildings.

This was the time to do it because it would be all wrapped up into the Master Plan. It was something to keep in mind. The DCA will be writing the Master Plan. When the DCA ask questions like what changes we want in the Ordinances, this issue was a perfect one. It is a great opportunity to take advantage and set forth some standards for the buildings and for the signage.

Wood siding was being required for the Dollar General Galloway. Egg Harbor Township was lax. It was a metal building, but there were different models for different towns they go into. They all looked different, but the Board can require anything and hold them accountable for it.

If there is no requirement, the town will get the building we have here. Egg Harbor has the same building. It was Dollar General's standard building. There was one put up in Pleasantville. It was huge, but very similar standard metal siding.

The requirement needed to be the same for everybody. It was suggested an expert be hired. Someone who could come up with a theme of what the traditional architecture has been in this area since the beginning. There was no center of town. There was nothing to pattern by, but there were features the town was known for. It could be a steeple on the church. The presentations in some towns are amazing. They will bring in plans for a McDonalds and it doesn't look anything like a McDonald's because features were incorporated. The Wawa in Wildwood was gorgeous. One of a kind.

All of the blacktop was broken up where the Dollar General was being built. The blacktop may have been put down to stop soil erosion, but when the Dollar General opens the top paving will be put down. All of the heavy equipment will come in to build Dunkin Donuts and tear up the top paving (for Dollar General). The Engineer was responsible for inspections of the site work, parking lots, and drainage on site jobs like Dunkin Donuts in the town. The Borough Engineer or the Planning/Zoning Board Engineer could inspect it. The Planning Board Engineer could inspect since he approved the project. The Building Inspectors were responsible for the Construction of the Buildings. To get the Certificate of Occupancy (CO) the site work had to be

done. The Engineer did CO inspections in other municipalities for parking, handicap spaces, curbing, and drainage. The Building Inspector inspected the building. The site work had to be done prior to opening. Mayor DeStefano thought since the Planning/Zoning Board Engineer approved and began site inspections for Dunkin Donuts/Dollar General, they should continue to do the site inspections. It was agreed by Mayor and Engineer to continue to do the site inspections.

Inspection were to be done every 6 months at the gravel pit. An inspection needed to be done in May or June. The Engineer was uncertain if inspection was done. The Board asked to be kept up to date with it. The Engineer will have the information on the pit along with architectural standards for other towns at the next meeting.

There was a past issue with signage which needed to be addressed with the new Master Plan. The signs were too small for major arteries such as Route 322. At speeds people were traveling down the road and for the size of the sign didn't do the businesses justice. An adjustment relative to the speed of the road was suggested. Since it was a previous issue, the Sign Ordinance needed to be revisited. Currently the square footage for a sign was 25 square feet.

There was another past issue with the alcohol establishment zoning issues. A public hearing was suggested on the issue. It was an issue near and dear to people who live around the Black Horse Pike where the business wanted to locate because it was a high profile road. The Ordinance was very vague and needed to be defined. How close to a house a business should be was an example given. The Rural Development (RD) Zone had a Conditional Use Ordinance with no Conditions. Everything was a Conditional Use, but there were no Conditions. Conditions were needed for distance from a house.

Discussion ensued about the Black Horse Brewery (pipe factory) who came before Council for an Informal Review. They gave a packet of what they were proposing. They needed an Approval from Pineland and wanted to run a micro-brewery out of a portion of the same building as the pipe factory. They submitted an Application to the Board with a Site Plan, paid the Application fee, and posted the escrow. They had outstanding issues with a Pineland's Approval from years ago. They needed to build a swale and do water quality items for Pineland's for the existing building. The existing building was not technically Approved by Pineland's and they were backtracking on it. Pineland's was okay (with the brewery), but they needed to complete the issues from the prior application from years ago. Their architectural plans show a floor plan, but doesn't show how many seats. They need to show the parking demand. It cannot be open while beer was being brewed. There will be a brewery next to a liquor store. A wooded lot will separate the liquor store (Collings Lakes Food Market) from the brewery. The Collings Lakes Food Market (package goods liquor store) and proposed brewery lots touched with a wooded area between the two establishments. Breweries had different requirements. They were regulated by the state. They could not serve food, generally opened late, and had to give tours. Collings Lakes Food Market was a packaged goods liquor store.

It was a good example for the Master Plan. The problem was the location of Collings Lakes Food Market lot was in the RD (Rural Development) District where bars and taverns were permitted as a Conditional Use with Conditions. The Master Plan needed to be adjusted by

going through the Ordinances. The gaps needed to be filled in with definitions. The Zoning needed to be tweaked tighten it up. The process was to look at what Zoning Variances were granted in the past couple years and which ones were repeated so many times such as sheds. A draft would need to be drawn up and presented. Public hearings needed to be done then it would be forwarded to the governing body who will do the Ordinances to pass the Zoning Laws. The Planning Board had control and the rules could be set through the Master Plan process.

The Master Plan Committee will meet shortly. The DCA had the Borough's information. They will review it and start setting up meetings with the committee. Since Pinelands needed to certify the changes to the Master Plan the Borough could only ask for so much.

The Master Plan process starts at the Planning Board. The Planning Board will endorse the Master Plan created and then forward it on to the Governing Body. There will be a draft. The draft will need to be tweaked with the five or six points already touched on. It will need to be advertised for a Public Hearing usually done during the Planning Board Meeting. It will be sent to the County and Pineland's.

There were no other comments, questions, or points.

There was no other business for the Board.

The next scheduled meeting will be February 21, 2018 at 7:00 pm

The meeting was adjourned at 7:41 pm with ayes all.

Respectfully submitted,

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Susan Carroll  
Board Secretary