



***BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD***

**MEETING MINUTES
APRIL 15, 2026, 6:30 P.M.**

CALL MEETING TO ORDER.

FLAG SALUTE

SUNSHINE LAW 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 also posted on the bulletin board showing the time and place for the meeting.

ROLL CALL

Name	Present	Absent	Excused
Mayor Smith, Class I			X
Michele Hetzel, Class II	X		
Com. Jim Hoffman, Class III			X
Kristin Gummoe-Lubrano, Class IV	X		
Mike Veneziani, Class IV	X		
Dave Cappuccio, Class IV	X		
Mike Sutts, Class IV	X		
Leslie Roberson, Class IV	X		
Catherine DeYoung, Class IV	X		
Mike Earling, Class IV Alt. I		X	
Mike Porretta Sr., Class IV Alt. II		X	

OTHERS PRESENT

Solicitor: Brian Heun
Engineer: Jen Heller, PP, Polistina and Assoc.
Secretary: Nadine Erwin

APPROVAL OF MINUTES March 18, 2026

Motion made by: Mr. Sutts 2nd by: Mr. Veneziani to accept March 18, 2026 minutes.

Poll Vote:

Mayor Smith: Ex	Mr. Hoffman: Ex	Ms. Hetzel: Abstain
Ms. Gummoe-Lubrano: Yes	Mr. Veneziani: Yes	Mr. Cappuccio: Abstain
Mr. Sutts: Yes	Ms. Roberson: Abstain	Ms. DeYoung: Yes
Mr. Earling: Absent	Mr. Porretta: Absent	



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RESOLUTIONS TO BE MEMORIALIZED

PB#:2025-09 Address: 1425 Backline Road
Name: Troy Winthrop
Owners: Edward and Rita Toy
Block: 1001 Lot: 6
Applicant is requesting a “C” Variance Single Family Dwelling

Motion made by: Mr. Sutts 2nd by: Ms. Lubrano to accept Resolution #2025-9.

Poll Vote:

Mayor Smith: Ex	Mr. Hoffman: Ex	Ms. Hetzel: Abstain
Ms. Gummoe-Lubrano: Yes	Mr. Veneziani: Yes	Mr. Cappuccio: Abstain
Mr. Sutts: Yes	Ms. Roberson: Abstain	Ms. DeYoung: Yes
Mr. Earling: Absent	Mr. Porretta: Absent	

APPLICATION(S) TO BE CONSIDERED

PB#: 6-2026 Address: 1334-1336 Mays Landing Road
Name: Storm Properties
Block: 301 Lot(s): 16,17 & 18
Applicant is requesting a Preliminary and Final Major Site Plan “D” Use Variance

The applicant was represented by Mr. Lario of Nehmad Davis and Goldstein. Mr. Lario provided testimony and explained what the applicant was requesting and how the operation of business is conducted.

Mr. Lario asked for Mr. Chris Martucci be sworn in, Mr. Brian Heun board solicitor swears in Mr. Martucci. Mr. Lario asks Mr. Martucci what his position is at the company, Mr. Martucci explains he is the President of Electri-Tech as well as a resident of Folsom. Mr. Lario asks Mr. Martucci to give an over view of the business and employees to which Mr. Martucci responds. He also explains the need for the pole barn as far as his equipment as he does not want it damaged being outside, right now he uses sea boxes and would like to get rid of them once the pole barn is built.

Mr. Lario next asks for Mr. Brian Peterman to be sworn in as a professional planner for the applicant. Mr. Brian Heun swears Mr. Peterson in. Mr. Lario asks Mr. Peterson to let the board know of his professional credentials. Mr. Peterson addresses the board. Mr. Lario asks Mr. Peterson to testify regarding the specifics of the applicant’s application to the board. Mr. Peterson explains to the board and public what the past usage was with this property, the property was a fire hall and would like exhibit A-1 plot plan to show the property with the proposed pole barn and fence. Continues with stormwater and how they have a certificate of filings with Pinelands.

Mr. Lario asks Mr. Peterman about trees, if they were going to plant new trees in place of removing trees to install the pole barn, Mr. Peterman said yes. Mr. Peterman also talks about the negative and positive criteria.

Mr. Lario has nothing further.



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Ms. Heller the planner for the board asks that there be a motion to deem the application complete, Ms. Lubrano makes a motion Mr. Sutts makes that motion and second by Ms. Roberson, roll call: all in favor: yes.

Ms. Heller reads her report and explains to board what has been done in the prior resolution and asks the applicant to plant more trees. Ms. Heller asks about the sea boxes and the applicant response was they will be removed and that would be a condition on the resolution.

Ms. Lubrano asks the members is there were any questions.

Ms. DeYoung asks about the distance from the single-family dwelling on the adjoining property to the site and is concerned about stormwater, Mr. Peterson explains the distance and stormwater.

Ms. Lubrano asks again if the board has any questions none from the board, and opens it up to the public for comment.

Ken Santore and resident who lives next door and is concerned about the drainage. Mr. Peterman spoke with Mr. Santore and explained as well as showed him on the plot plan how the stormwater will be handled and should not affect his property.

Ms. Lubrano asks if anyone else from the public would like to speak sees no other residents, closes it to public.

Mr. Lario summarizes the application to the board for approval.

Mr. Cappuccio has a question about the pole barn floor if that would be concrete? Mr. Peterman said yes.

Ms. Roberson asks about the grading of the property; Mr. Peterson explains that.

Ms. Lubrano asks if the board has any other questions, sees none.

Mr. Heun board solicitor reads to the board how the resolution will look and what the board will be voting on.

Ms. Lubrano asks for a motion for approval.

Motion made by: Ms. Lubrano 2nd by: Mr. Sutts to accept Resolution #6-2026.

Poll Vote:

Mayor Smith: Ex

Mr. Hoffman: Ex

Ms. Hetzel: Abstain

Ms. Gummo-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Abstain

Mr. Sutts: Yes

Ms. Roberson: Abstain

Ms. DeYoung: Yes

Mr. Earling: Absent

Mr. Porretta: Absent

CORRESPONDENCE(s) NONE

OLD BUSINESS NONE

NEW BUSINESS NONE

PUBLIC PARTICIPATION ON AGENDA ITEMS

Any member of the public who wishes to comment on an agenda item other than an item for which there is a public hearing may do so after being recognized by the Chair and stating his/her name and address.

Comments are limited to 5 minutes per person.



***BOROUGH OF FOLSOM
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NEXT SCHEDULED MEETING May 20, 2026, at 6:30pm

ADJOURNMENT

Ms. Lubrano asks for a motion to close, Mr. Sutts makes the motion and Mr. Veneziani seconds all in favor yes, meeting adjourned at 7:10pm.

Respectfully submitted,
Nadine Erwin
Planning Board Secretary