



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

MEETING AGENDA
NOVEMBER 19, 2025, 6:30 P.M.

CALL MEETING TO ORDER:

FLAG SALUTE:

SUNSHINE STATEMENT: 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 Glen Smith, Class I			
, Class II			
Jim Hoffman, Class III			
Chair Kirstin Gummoe-Lubrano, Class IV			
Vice Chair Michael Veneziani, Class IV			
Dave Cappuccio, Class IV			
Chris Hadulias, Class IV			
Michael Sutts, Class IV			
Leslie Roberson, Class IV			
Catherine DeYoung Class IV Alt. I			
John Thomas, Class IV Alt. II			

OTHERS PRESENT

Solicitor: Carol Goloff Esq.

Engineer: Jen Heller P.P., A.I.C.P of Vince Polistina Associates

Secretary: Nadine Erwin

APPROVAL OF MINUTES **October 15, 2025**

Motion made by: _____ 2nd by: _____ to accept October 15, 2025 minutes.

Poll Vote:

Mayor Smith:

Mr. Hoffman:

Mrs. Gummoe-Lubrano:

Mr. Veneziani:

Mr. Cappuccio:

Mr. Hadulias:

Mr. Sutts:

Ms. Roberson:

Ms. DeYoung:

Mr. Thomas



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APPLICATIONS: NONE

RESOLUTION(S):

PB#:2025-08 Address: 1920 South 12th Street

Name: Banker Steel

Block: 2902 Lot: 1

Applicant is requesting a Use Variance Site Plan, Height Variance and Bulk Variance.

Motion made by: _____ 2nd by: _____ to accept Resolution #2025-08.

Poll Vote:

Mayor Smith:

Mr. Hoffman:

Mrs. Gummoe-Lubrano:

Mr. Veneziani:

Mr. Cappuccio:

Mr. Hadulias:

Mr. Sutts:

Ms. Roberson:

Ms. DeYoung:

Mr. Thomas

NEW BUSINESS NONE

OLD BUSINESS NONE

CORRESPONDENCE(s)

Letter from Goloff Law Firm requesting to not be reappointed to the board.

Pinelands Correspondence Certificate of Filing Block 1001 Lot 6

Pinelands Correspondence Certificate of filings Block 1001 Lot 6

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 five minutes per person.

NEXT SCHEDULED MEETING December 17, 2025

ADJOURNMENT