



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD
1700 12th Street, Folsom, NJ 08037

MEETING MINUTES
FEBRUARY 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			X
, Class II			
Jim Hoffman, Class III			X
Chair Kristin Gummoe-Lubrano, Class IV	X		
Vice Chair Michael Veneziani, Class IV	X		
Dave Cappuccio, Class IV	X		
Chris Hadulias, Class IV	X		
Michael Sutts, Class IV	X		
Leslie Roberson, Class IV	X		
Catherine DeYoung Class IV Alt. I	X		
John Thomas Class IV Alt. II	X		

OTHERS PRESENT

Solicitor: Carol Goloff Esq.

Engineer: Jen Heller, PP, PE of Polistina & Associates

Secretary: Nadine Erwin

APPROVAL OF MINUTES JANUARY 19, 2025

Motion made by: Mr. Hadulias 2nd by: Mr. Sutts to accept JANUARY 15, 2025 minutes.

Poll Vote:

Mayor Smith: Excused

Mr. Hoffman: Excused

Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Yes

Mr. Hadulias: Yes

Mr. Sutts: Yes

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Thomas: Yes



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RESOLUTION(S) TO MEMORIALIZE NONE

APPLICATIONS

PB#:5-2025 Address: 3014 8th Street

Name: Gary M. LoSasso

Block: 3301 Lot: 2

Applicant is requesting a “D3” Variance and a Waiver of Site Plan Approval

Mr. Michael Malinsky attorney for the applicant addresses the board with the explanation of the application being presented and what the applicant is seeking.

Mrs. Gummoe-Lubrano asks for completeness, Mrs. Heller explains the application is complete.

Mrs. Gummoe-Lubrano asks Mrs. Erwin about mailings noticing and Mrs. Erwin replies yes noticing was complete.

Mrs. Gummoe-Lubrano proceeds with the applicant’s attorney and applicant with swearing in

Mr. Gary LoSasso who is the applicant.

Mr. Malinsky proceeds with the testimony and questions the applicant. Mr. Malinsky asks Mr. Gary LoSasso about the purpose and use of the building.

Mr. Gary LoSasso responds about the purpose of the building and that the business will be a welding shop.

Mrs. Gummoe-Lubrano asks if anyone has questions.

Mrs. Heller the board engineer asks about the safety, Mr. LoSasso explains all the work is indoors there is air flow and fire alarms.

Mr. Sutts asks about an Ansul system and Mrs. De Young asks how to contain a fire; Mr. LoSasso explains to the board those items.

Mr. Sutts asks about fire company contract and who its with and Mr. LoSasso replies with Tomlinson Fire to monitor the fire system.

Mr. Sutts questions should this be commercial or residential and what’s the difference, Mrs. Heller the board engineer replies, the difference is the owner is an employee and on his property.

Mr. Malinsky explains the residential home occupancy.

Mr. Roberson questions storage, Mr. LoSasso said he would to racks and put under his lean to.

Mr. Malinsky reiterates the square footage of the pole barn and what each square foot is used for.

Mr. Jon Barnhart Professional Planner Engineer for the applicant is asked to speak on behalf of the application, and is sworn in by our chairwoman/attorney as well Mrs. Gummoe-Lubrano.

Mr. Barnhart proceeds with the survey plan he has brought to the meeting for the board members to see the property,

Ms. Goloff attorney for the board enters the survey as Exhibit A-1.

Mr. Barnhart continues with his testimony, which include the conditions which they have met all conditions but 1 and that is the permitted use.

Mr. Malinsky speaks of 3 “C” bulk variances and 1 “D-3” variance and asks Mr. Barnhart to go over the standards of positive criteria.

Mr. Barnhart shows the board and professionals aerial view of the property and what is seen from the house and pole barn that is existing.



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Ms. Goloff attorney for the board enters the aerial as Exhibit A-2.

Mr. Malinsky continues to question Mr. Barnhart about the difference in square footage from the residence to the pole barn and lean to.

Mr. Malinsky now asks Mr. Barnhart the negative criteria if any at all, Mr. Barnhart again explains you cannot see the pole barn and no substantial detriment to the public. Mr. Barnhart goes over the Borough of Folsom codes for accessory structures.

Mr. Malinsky asks Mr. Barnhart if he is aware of Pinelands Comprehensive Plan and Mr. Barnhart reads to the board the definition.

Mrs. Gummoe-Lubrano asks the members of the board if they have any questions.

Mrs. Heller board engineer asks about the times of operation, deliveries and noise.

Mr. LoSasso explains.

Mrs. Roberson asks about employees and Mr. LoSasso said there are 2.

Ms. Goloff attorney for the board mentions that Folsom has an ordinance.

Mrs. Gummoe-Lubrano asks if anyone else has any questions and asks Mrs. Heller about her report to which Mrs. Heller says that the testimony has covered everything that is in her report.

Mrs. Gummoe-Lubrano opens to the public comment.

Mr. James Garber neighbor behind Mr. LoSasso, has no objection.

Mr. Jeffrey Glosson neighbor adjacent to Mr. LoSasso, just asked how close his property is to the pole barn, Mr. Malinsky shows Mr. Glosson on the survey Exhibit A-1. Mr. Glosson has no objection.

Mrs. Gummoe-Lubrano asks anyone else, sees no one and closes public comment.

Ms. Goloff goes over the motion and how it will look.

Mrs. Gummoe-Lubrano asks for a motion to approve Accessory Structure

Motion made by: Mr. Hadulias 2nd by: Mr. Thomas to accept the approved Accessory Structure..

Poll Vote:

Mayor Smith: Excused Mr. Hoffman: Excused Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes Mr. Cappuccio: Yes Mr. Hadulias: Yes

Mr. Sutts: Yes Ms. Roberson: Yes Ms. DeYoung: Yes Mr. Thomas:

Motion carries: 7-0

Mrs. Gummoe-Lubrano asks for a motion to approve a Home Occupation Welding Shop

Motion made by: Ms. DeYoung 2nd by: Mrs. Roberson to approve the Home Occupation Welding Shop.

Poll Vote:

Mayor Smith: Excused Mr. Hoffman: Excused Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes Mr. Cappuccio: Yes Mr. Hadulias: Yes

Mr. Sutts: Yes Ms. Roberson: Yes Ms. DeYoung: Yes Mr. Thomas:

Motion carries: 7-0



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NEW BUSINESS NONE

OLD BUSINESS

Copy of Stettler Building Permit Certificate of Approval.

CORRESPONDENCE(s)

Pinelands Incomplete Application # 1998-0489.001 Block 701, Lot 13 (current Lots 13, 13.01, 13.02 & 13.03)

Pinelands Consistent Block 701 Lot(s) 13, 13.01,13.02

Pinelands Inconsistent Application # 1994-0275.012 Block 3301 Lot 2

Pinelands Correspondence Block 2703 Lot 662

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.

Mrs. Gummoe-Lubrano opens to public sees no one for public comment and closes to public.

NEXT SCHEDULED MEETING March 19, 2025 at 6:30pm

ADJOURNMENT Mrs. Gummoe-Lubrano asks for poll vote in adjourning meeting all in favor, yes.

Meeting adjourned at 7:57pm.

Respectfully submitted,

Nadine Erwin
Planning Board Secretary