



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

**MEETING MINUTES**  
**JULY 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      |         |
| Class IV Alt. II                 |         |        |         |

**OTHERS PRESENT**

Solicitor: Brian Heun

Engineer: Jen Heller, PP, Polistina and Assoc.

Secretary: Nadine Erwin

**APPROVAL OF MINUTES May 20, 2026**

Motion made by: Mr. Veneziani 2<sup>nd</sup> by: Ms. Lubrano to accept May 20, 2026 minutes.

Poll Vote:

Mayor Smith: Absent

Mr. Hoffman: Absent

Ms. Hetzel: Yes

Ms. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Abstain

Mr. Sutts: Absent

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Earling: Absent



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**RESOLUTIONS TO BE MEMORIALIZED**    NONE

**APPLICATION(S) TO BE CONSIDERED**

**PB#: 7-2026 Address: Fourth road**

**Name: Ferris Associates LLC**

**Block: 1101,2004,2201    Lot(s): 3-5, 3 & 5, 4**

**Applicant is requesting a Renewal of Resource Extraction**

Mr. Tom Darcy attorney for applicant expresses to the board what the applicant is seeking, which is a mining renewal and explains the past approvals dates which is August 15<sup>th</sup>, 2026- August 15<sup>th</sup>, 2026 that the renewal is every 2 years.

Mr. Darcy would like his witnesses sworn in, Mr. Heun swears in witnesses along with board professional planner Ms. Heller.

Ms. Lubrano asks Ms. Erwin if noticing, taxes, and mailing were complete, Ms. Erwin responded yes.

Mr. Darcy proceeds with his testimony and enters Exhibit A-1 site plan showing 58 acres dated June 17, 2026. He asks for Mr. Bruce McKenna Professional Engineer from Monarch Surveying.

Mr. Darcy continues with this questions for Mr. Kenna about the site.

Mr. Darcy now asks for Linda Bloomfield to come up and testify, Mr. Darcy questions her about the performance bond, to which she answered.

Mr. Darcy asks Mr. McKenna about the buffer from Pinelands, trespassers, security, and depth of extraction. Mr. McKenna replies,

Ms. Heller reads her report asks Mr. Bloomfield to explain the security cameras, barrier of trees and update the property as needed. Ms. Heller did ask what time mining would start in the morning Mr. Bloomfield said not before 7 am.

Ms. Lubrano asks if any board member had any questions, opens to the public seeing no one from the public and closes public comment,

Ms. Lubrano asks for a motion to approve the mining renewal.

Motion made by: Mr. Cappuccio 2<sup>nd</sup> by: Ms. Hetzel to accept Resolution #7-2026.

Poll Vote:

Mayor Smith: Absent

Mr. Hoffman: Absent

Ms. Hetzel: Yes

Ms. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Abstain

Mr. Sutts: Absent

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Earling: Absent



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**CORRESPONDENCE(s) NONE**

Pinelands Correspondence Block 502 Lot 2

**OLD BUSINESS NONE**

**NEW BUSINESS Accept the resignation of Mike Porretta Sr as a Class IV Alt II**

**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 August 19, 2026, at 6:30pm**

**ADJOURNMENT Ms. Lubrano asks for a motion to close.**

Motion made by: Mr. Veneziani 2<sup>nd</sup> by: Ms. Lubrano to close, meeting adjourned at 6:58pm.  
Poll Vote: Yes all in favor

*Respectfully Submitted,  
Nadine Erwin  
Planning Board Secretary*