



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

MEETING MINUTES
MAY 20, 2026, 6:30 P.M.

CALL MEETING TO ORDER. Mr. Veneziani called the meeting to order at 6:30pm.

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 April 15, 2026

Motion made by: Ms. Lubrano 2nd by: Mr. Sutts to accept April 15, 2026 minutes.

Poll Vote:

Mayor Smith: Ex

Ms. Gummoe-Lubrano: Yes

Mr. Sutts: Yes

Mr. Earling: Absent

Mr. Hoffman: Ex

Mr. Veneziani: Yes

Ms. Roberson: Yes

Mr. Porretta: Absent

Ms. Hetzel: Yes

Mr. Cappuccio: Absent

Ms. DeYoung: Yes



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RESOLUTIONS TO BE MEMORIALIZED

PB#:6-2026 Address: 1334-1336 Mays Landing Highway 73

Name: Storm Properties, LLC

Block: 301 Lot(s): 16,17,18

Applicant is requesting a D(2) Use Variance Preliminary and Final Major Site Plan

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

Poll Vote:

Mayor Smith: Ex

Mr. Hoffman: Ex

Ms. Hetzel: Yes

Ms. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Absent

Mr. Sutts: Yes

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Earling: Absent

Mr. Porretta: Absent

APPLICATION(S) TO BE CONSIDERED NONE

CORRESPONDENCE(s)

Pinelands Correspondence Block 1101 Lot(s) 1-1.01-

Pineland Correspondence Block 1101 Lot(s) 3-5, Block 2004 Lot(s) 3 & 5, Block 2201 Lot 4

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.

Mr. Veneziani open the public portion of meeting sees no one in attendance and closes public portion.

NEXT SCHEDULED MEETING June 17, 2026, at 6:30pm

ADJOURNMENT Mr. Veneziani asks for a motion to adjourn the meeting and Mr. Sutts makes the motion and 2nd by Ms. Hetzel, Mr. Veneziani asks for all in favor, all in favor. Meeting adjourned at 6:35pm.

Respectfully Submitted,

Nadine Erwin

Planning Board Secretary