



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

1700 12th Street, Folsom, NJ 08037

**MEETING MINUTES
SEPTEMBER 18, 2024, 6:30 P.M.**

CALL MEETING TO ORDER: Mr. Gummon-Lubrano calls meeting to order at 6:40pm

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		
Chris Hadulias, Class II	X		
Jim Hoffman, Class III		X	
Chair Kirstin-Gummoe Lubrano, Class IV	X		
Vice Chair Michael Veneziani, Class IV	X		
Dave Cappuccio, 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 P.P., A.I.C.P of Vince Polistina Associates

Secretary: Nadine Erwin

Mrs. Gummon-Lubrano reads to the board and public 2 Resolutions that were added to the agenda and listed below.



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

RESOLUTION 2024-10: Accept Resignation from Susan Carroll as planning board secretary.

Motion made by: Mr. Veneziani 2nd by: Mr. Sutts to accept Resolution 10-2024.

Poll Vote:

Mayor Smith: Yes	Mr. Hadulias: Yes	Mr. Hoffman: Absent
Mrs. Gummoe- Lubrano: Yes	Mr. Veneziani: Yes	Mr. Cappuccio: Yes
Mr. Sutts: Yes	Ms. Roberson: Yes	Ms. DeYoung: Yes
Mr. Thomas: Absent		

RESOLUTION 2024-11: Approve new hire for planning board secretary Nadine Erwin.

Motion made by: Mayor Smith 2nd by: Mr. Sutts to accept Resolution 11- 2024.

Poll Vote:

Mayor Smith: Yes	Mr. Hadulias: Yes	Mr. Hoffman: Absent
Mrs. Gummoe- Lubrano: Yes	Mr. Veneziani: Yes	Mr. Cappuccio: Yes
Mr. Sutts: Yes	Ms. Roberson: Yes	Ms. DeYoung: Yes
Mr. Thomas: Absent		

APPROVAL OF MINUTES **AUGUST 21, 2024**

Motion made by: Ms. DeYoung 2nd by: Mr. Cappuccio to accept August 21, 2024, minutes.

Poll Vote:

Mayor Smith: Yes	Mr. Hadulias: Yes	Mr. Hoffman: Absent
Mrs. Gummoe-Lubrano: Yes	Mr. Veneziani: Yes	Mr. Cappuccio: Yes
Mr. Sutts: Yes	Ms. Roberson: Yes	Ms. DeYoung: Abstain
Mr. Thomas: Absent		

RESOLUTION(S) TO MEMORIALIZE

Resolution #2024-9 Conflict application from the Town of Hammonton. Daniel & Kristin Keating, 14 Pleasant Mills Road was memorialized.

Motion made by: Mr. Cappuccio 2nd by: Mr. Veneziani to accept August 21, 2024, minutes.

Poll Vote:

Mayor Smith: Yes	Mr. Hadulias: Yes	Mr. Hoffman: Absent
Mrs. Gummoe-Lubrano: Yes	Mr. Veneziani: Yes	Mr. Cappuccio: Yes
Mr. Sutts: Yes	Ms. Roberson: Yes	Ms. DeYoung: Abstain
Mr. Thomas: Absent		



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

APPLICATIONS

PB#: 2024-13 Address: 301 Black Horse Pike

Name: Donna Joseph of Leafy D'Lites

Block: 2204 Lot: 2

Applicant is requesting SITE PLAN APPROVAL, CHANGE OF USE, WAIVER

Mr. Malinsky attorney for the applicant addresses the board and public with his opening statement of the site plan change of use informs it's not a change of use but a Waiver vs Use. Mr. Malinsky hands to the board a packet containing exhibits A-1 through A-4 which he explains each exhibit presented.

Mr. Malinsky does let the board know he does have witnesses to testify on behalf of the applicant and would like the board solicitor to swear in the first witness.

Ms. Goloff the board solicitor swears in Mr. Greelensky Charles.

Mr. Malinsky continues and starts by asking Mr. Charles his involvement in cannabis and background on the business that Ms. Joseph would like to open. Mr. Malinsky continues to question Mr. Charles on the business aspect and how the day-to-day operations will work along with the filtration system also this is not medical just recreational cannabis. Mr. Malinsky enters exhibit A-5 architect plan to show the board members the internal layout of the business.

Mrs. Gummoe-Lubrano asks about security and reception area, Mr. Charles points to exhibit A-5 architect plan and shows Mrs. Gummoe-Lubrano and members those areas and where they are located.

Ms. Heller engineer for the board asks more questions on security and number of employees, Mr. Charles answers.

Mrs. Roberson asks about emergency plan to get out of the building, Mr. Charles again refers to the architect plan and shows the board the exits for emergency throughout the building

Ms. Heller asks about the lighting on the outside of the building, Mr. Charles explains he will be adding more lighting and cameras.

Mr. Malinsky asks Mr. Charles about the cameras that will be installed and who will have access and monitor them, Mr. Charles explains he will have access along with State Police and Ms. Joesph the owner.

Mr. Sutts asks that the State Police cannot watch as they are low on staff, Mr. Malinsky responds with but if there is a problem that they have access to re watch the cameras.

Ms. DeYoung asks where the cameras will be, Mr. Charles refers to the architect plan and points out all the areas to have cameras.

Mr. Malinsky talks about the deliveries and how that will be done. Mr. Charles goes step by step on the delivery process.

Mr. Sutts asks if this is the final plan and Mr. Malinsky said no it's the main plan not the final plan.

Mr. Malinsky goes into the waste and disposal of the product and Mr. Charles explains everything is counted and must be recorded to state standards(metric).

Mr. Heller explains that bar codes are part of the CRC regulations, and everything is controlled and tracked.

Mr. Malinsky also let the board and public know that the site must be inspected by the CRC.

Mr. Malinsky continues to question Mr. Charles again on the filtration system, his experience with odor.

Mrs. Gummoe-Lubrano asks Mr. Charles if the Borough is to get complaints are you willing to work with the town with the complaints, Mr. Charles said absolutely will work with the town.

Ms. Goloff asks the applicants to finish their testimony and the lets the board know how the resolution is written.



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

Mr. Malinsky explains this is a micro business and Mr. Charles responds how much is allowed in the business.

Ms. Heller explains that even though the board can vote yes must still go in front of the governing body.

Mr. Malinsky has his next witness which is Mr. Joseph Hare who is the licensed architect and planner.

Ms. Goloff swears in Mr. Hare.

Mr. Malinsky proceeds with questions to Mr. Hare about his professionalism.

Ms. Heller questions the occupancy and square footage. Mr. Hare responds. Ms. Heller says the plans must be revised and submitted to the town.

Mr. Malinsky would like A-6 which will identify the parking lot on the site plan to include handicap parking, along with a handicap ramp.

Ms. Heller questions paving and stripping the lines, calculations on parking spots and ADA compliance as this is required by ordinance, Mr. Malinsky responds.

Mr. Malinsky would like Kyle Mayfield to testify as he is the manager on behalf of the owner of the property for the paving and parking spots.

Ms. Goloff swears in Mr. Mayfield.

Mr. Mayfield explained the parking lot will be sealed and stripped. Also, the back of building is stone and will be maintained.

Ms. Heller would like a condition to put on the resolution and a CO done on the unit.

Mr. Malinsky wanted the board to know Mr. Hayfield also has cameras on the property and has employees who watch them as they have several properties.

Mrs. Gummoe-Lubrano asks if the board has any other questions to which the board members do not and opens it up to the public.

Ms. Monica Werkheiser gives support to Leafy D'Lites as she has knowledge and supports the business.

Mrs. Gummoe-Lubrano asks anyone else from the public to which no one else and closes it to the public.

Ms. Goloff goes through her notes and what the testimony was about. Also makes a note and reiterates to the board that the applicant is requesting a Waiver vs Use variance.

Mrs. Gummoe-Lubrano makes a motion to approve the resolution with conditions.

Motion made by: Mayor Smith 2nd by: Mrs. Roberson to accept Resolution PB# 2024-13.

Poll Vote:

Poll Vote:

Mayor Smith: Yes

Mr. Hadulias: Yes

Mr. Hoffman: Absent

Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Yes

Mr. Sutts: Yes

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Thomas: Absent

Mr. Sutts says he is not happy that plans vs testimony is not the same, Mrs. Gummoe-Lubrano replies they must meet all conditions in the resolution.

Motion Carries: 8-0-0



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

PB#: 2024-12 Address: 310 Queens Lane

Name: Kristin Gummoe-Lubrano

Block:2706 Lot: 747

Applicant is requesting Variance for Fence

Mrs. Gummoe-Lubrano recuses herself from the board.

Mr., Veneziani Vice Chair will step in and run the meeting, and reads the next application for a variance to erect a fence.

Mrs. Kristin Gummoe-Lubrano explains why she is looking for a variance to install a fence on her property.

Ms. Heller reads her report and explains the area to the board members.

Mr. Veneziani asks if the board has any questions and opens to the public which no one was in the audience from the public, closes to the public and brings it back to the board to vote.

Motion made by: Mayor Smith 2nd by: Mr. Hadulias to accept Resolution #2024-12.

Poll Vote:

Mayor Smith: Yes

Mr. Hadulias: Yes

Mr. Hoffman: absent

Ms. Grummoe-Lubrano: abstain

Mr. Veneziani: Yes

Mr. Cappuccio: Yes

Mr. Sutts: Yes

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Thomas: absent

Motion carries 7-0-0

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.

OTHER BUSINESS: NONE

NEXT SCHEDULED MEETING **OCTOBER 16, 2024**

ADJOURNMENT

Mrs. Gummoe-Lubrano comes back to finish the meeting and asks for a motion to adjourn 9:31pm, all in favor yes.

Respectfully submitted,

Nadine Erwin

Planning/ Zoning Board Secretary