



**BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD**

**MEETING MINUTES
FEBRUARY 18, 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		
Mike Porretta Sr., Class IV Alt. II	x		

OTHERS PRESENT

Solicitor: Brian Heun
Engineer: Jen Heller, PP, Polistina and Assoc.
Secretary: Nadine Erwin/Pgatto

APPROVAL OF MINUTES February 18, 2026

Motion made by: Mr. Sutts 2nd by: Ms. Roberson to accept February 18, 2026 minutes.

Poll Vote:

Mayor Smith: Abstain	Mr. Hoffman: Abstain	Ms. Hetzel: Yes
Ms. Gummoe-Lubrano: Absent	Mr. Veneziani: Yes	Mr. Cappuccio: Absent
Mr. Sutts: Yes	Ms. Roberson: Yes	Ms. DeYoung: Yes
Mr. Earling: Yes	Mr. Porretta: Abstain	



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RESOLUTIONS NONE

APPLICATION(S) TO BE CONSIDERED

PB#:2025-09 Address: 1425 Backline Road : **as per applicant/attorney this is to be POSTPONED**

Name: Edward & Rita Toy

Block: 1001 Lot: 6

Applicant is requesting a “C” Variance Single Family Dwelling

Motion made by: _____ 2nd by: _____ to accept Resolution #2025-9.

Poll Vote:

Mayor Smith:	Mr. Hoffman:	Ms. Hetzel:
Ms. Gummoe-Lubrano:	Mr. Veneziani:	Mr. Cappuccio:
Mr. Sutts:	Ms. Roberson:	Ms. DeYoung
Mr. Earling:	Mr. Poretta:	

CORRESPONDENCE(s) NONE

Pinelands Correspondence Consistent Block 701 Block 13

Pinelands Correspondence Incomplete Block 3301 Lot 1

OLD BUSINESS NONE

NEW BUSINESS

- Adoption of the Fourth Round Amended Housing Element and Fair Share Plan, the review of the Affordable Housing Ordinance for consistency with the Master Plan.

Resolution 5-2026 adopting the Fourth Round Amended Housing Element and Fair Share Plan.

Motion made by: Mr. Sutts 2nd by: Mr. Hoffman to accept Resolution# 5-2026

Poll Vote:

Mayor Smith: Yes	Mr. Hoffman: Yes	Ms. Hetzel: Yes
Ms. Gummoe-Lubrano: Absent	Mr. Veneziani: Yes	Mr. Cappuccio: Absent
Mr. Sutts: Yes	Ms. Roberson: Yes	Ms. DeYoung: Yes
Mr. Earling: Yes	Mr. Porretta: Yes	

Ms. Heller Explains that this adoption does consist with the Master plan.



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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.

Mr. Veneziani opens to public comment, see none and closes public comment.

NEXT SCHEDULED MEETING March 18, 2026, at 6:30pm

ADJOURNMENT motion to adjourn all in favor: yes any oppose no.

Respectfully submitted,
Nadine Erwin
Planning Board Secretary