



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

MEETING MINUTES
JUNE 18, 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: Rachel Goloff, Esq.

Engineer: Jen Heller P.P., A.I.C.P of Vince Polistina Associates

Secretary: Nadine Erwin

APPROVAL OF MINUTES **March 19, 2025**

Motion made by: De Young 2nd by: Ms. Roberson to accept March 19, minutes.

Poll Vote:

Mayor Smith: Ab

Mr. Hoffman: Ab

Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Ab

Mr. Hadulias: Yes

Mr. Sutts: Ab

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Thomas: Ab



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APPLICATIONS:

PB#:2025-06 **Address: 9th Street**

Name: James & Gina Garber

Block: 3201 Lot: 6

Applicant is requesting a “C” Variance for 3-car garage and driveway.

Ms. Lubrano brings asks the applicants to the podium and lets the applicants know that there is enough for a quorum of 5 and give them the option to have other members present to which the Garber’s agreed to have the 5 members only.

Ms. Lubrano swears in the applicant James Garber, and asks Gina if she would testify and she said no.

Ms. Lubrano goes over the application and what they are seeking.

Mr. Garber continues with his application and lets the board members know what he is requesting.

Ms. Lubrano asks Ms. Heller from Polistina and Associates to go through her report.

Ms. Heller first of all deems the application complete sufficient information was submitted, Ms. Heller doesn’t believe they need a use variance but need a couple different variances, first the size of the garage, also a variance for building a house on a lot that doesn’t have improved street frontage, and the other is the driveway proposing a driveway in the right a way , the applicant will need the governing body approval as well for that. Ms. Heller will let the Borough Clerk know and have it added for there next meeting. Ms. Heller asks to vote on completeness first, and then

Ms. Lubrano asks for a motion to deem the application complete, motion made by Mr. Veneziani second by Mr. Hadulias, roll call taken application is deemed complete.

Ms. Heller continues with her report, and asks Mr. Garber questions about the 3-car garage and why build that first and the timing of building the house, continues with needing all Pinelands approvals and building permits subsequent to our approval tonight. Ms. Heller would like to put a timeline and have the applicant have building permits for the house within 6 months.

Ms. Heller also asked the applicant and making sure no one is to live in the garage, ask about utilities,

Mr. Garber said electric but when house is built.

Ms. Heller explains the governing body has to approve this driveway in the right a way, and what is the driveway going to be constructed of, Mr. Garber lets the board know millings, stone. Ms. Heller lets the applicate know that in case the road is ever developed that the applicant will have to move the driveway back and he agreed.

Ms. Heller lets Ms. Lubrano that she is finished with her report, Ms. Lubrano brings it back to board for any questions, Ms. DeYoung asks how far off the road would the driveway be, Mr. Garber answers along with Ms. Lubrano.

Ms. Lubrano asks a few questions and Ms. Heller replies.

Ms. Lubrano asks why are you needing more than the 900’ sq ft garage allowed and Mr. Garber explains what he has and instead of sheds on the property just having the garage.

Ms. Heller says the only condition will be an asphalt apron will be needed.

Ms. Lubrano asks any other questions sees none, opens to the public, no one in attendance closes to the public.



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Ms. Lubrano asks Ms. Rachel Goloff for a summary of the application.

Ms. Rachel Goloff gives her summary with the conditions.

Ms. Lubrano asks for a motion to approve the “C” variance for the larger than 900’ sq ft detached structure, driveway encroaches through the paper street, also a technical planning variance from the municipal land use law.

Ms. Heller says you cannot build a house on unproved street frontage, as per 40:55D- 35.

Ms. Lubrano asks for a motion, Ms. DeYoung makes the motion and second by Ms. Roberson, and opens the board up for discussion. Ms. Lubrano speaks on this application and she voted to approve

Motion made by: DeYoung 2nd by: Ms. Roberson to accept Resolution #2025-06.

Poll Vote:

Mayor Smith: Ab

Mr. Hoffman: Ab

Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Ab

Mr. Hadulias: Yes

Mr. Sutts: Ab

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Thomas: Ab

Master Plan Element

PB#2025-07 Address: 1200 12th Street

Name: Borough of Folsom

Housing Element & Fair Share Plan

Ms. Heller from Polistina and Associates explains to the board members how the Housing Element and Fair Share Plan is, how it works, what the township needs to adopt. Explains what the State has put in place. The Plan is voluntarily and the town would want to implement a plan. Ms. Heller explains if you do not have a plan then a builder can build anywhere and the township does not have a say. Ms. Heller explains how the plan works and what’s required.

Ms. Lubrano makes a motion to adopt the Housing Element & Fair Share Plan.

Motion made by: Mr. Veneziani 2nd by: Mr. Hadulias to accept Housing Element & Fair Share Plan.

Poll Vote:

Mayor Smith: Ab

Mr. Hoffman: Ab

Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Ab

Mr. Hadulias: Yes

Mr. Sutts: Ab

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Thomas: Ab

Ms. Lubrano makes a motion for Resolution 2025-07 adopting Housing Element & Fair Share Plan.

Motion made by: Ms. De Young 2nd by: Ms. Roberson to adopt Resolution #2025-07.

Poll Vote:

Mayor Smith: Ab

Mr. Hoffman: Ab

Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Yes

Mr. Cappuccio: Ab

Mr. Hadulias: Yes

Mr. Sutts: Ab

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Thomas: Ab



BOROUGH OF FOLSOM
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NEW BUSINESS NONE

OLD BUSINESS NONE

CORRESPONDENCE(s)

Pinelands Correspondence Block 3401 Lot 37 & 38
Pinelands Correspondence Block 3301 Lot 10
Pinelands Correspondence Block 3401 Lot 38
Pinelands Correspondence Block 3301 Lot 2
Pinelands email to LoSasso

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.

Ms. Lubrano opens to the public, no public in attendance and closes to the public.

NEXT SCHEDULED MEETING July 16, 2025

ADJOURNMENT

Ms. Lubrano makes a motion to adjourn Mr. Veneziani makes the motion 2nd by Mr. Hadulias, all in favor: yes.

Meeting adjourned at 7:32pm.

Respectfully submitted,

Nadine Erwin
Planning Board Secretary