



**BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD**

RE-ORGANIZATION MINUTES

JANUARY 21, 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.

SWEARING IN NEW AND RE-APPOINTED MEMBERS

BY BOARD SOLICITOR IF NOT ALREADY DONE BY TWP. RE-ORG. **Brian Heun attorney swears in all the new members and reappointed members, Mr. Porretta was absent.**

Dave Cappuccio, Mike Sutts, Michele Hetzel, Mike Earling, and Mike Porretta Sr.

	<u>TERM EXPIRES:</u>
CLASS I MAYOR SMITH	EXPIRES 12/31/2027
CLASS II MICHELE HETZEL	EXPIRES 12/31/2027
CLASS III JIM HOFFMAN	EXPIRES 12/31/2026
CLASS IV KRISTIN GUMMOE-LUBRANO	EXPIRES 12/31/2027
CLASS IV MIKE VENEZIANI	EXPIRES 12/31/2028
CLASS IV CHRIS HADULIAS	EXPIRES 12/31/2028
CLASS IV DAVE CAPPUCCIO	EXPIRES 12/31/2029
CLASS IV MIKE SUTTS	EXPIRES 12/31/2029
CLASS IV LESLIE ROBERSON	EXPIRES 12/31/2027
ALT #1 MIKE EARLING	EXPIRES 12/31/2026
ALT #2 MIKE PORETTA	EXPIRES 12/31/2027

ROLL CALL

Name	Present	Absent	Excused
Mayor Smith, Class I		X	
Michele Hetzel, Class II	X		
Com. Jim Hoffman, Class III		X	
Kristin Gummo-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 Poretta, Class IV Alt. II		X	



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

OTHERS PRESENT

Solicitor:
Engineer:
Secretary: Nadine Erwin

VOTE ON ATTENDANCE IN ACCORDANCE WITH CITIZENS SERVICE ACT

A motion was made by _____ and second by: _____ to excuse the absence of Planning Board Members: Voice Vote: _____ All in favor: _____ Any opposed: _____

NOMINATIONS for CHAIR

Mr. Veneziani nominates **Ms. Lubrano** and **Mr. Sutts** seconds the nomination.

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

VICE CHAIRMAN

Ms. DeYoung nominates **Mr. Veneziani** and **Mr. Sutts** seconds the nomination.

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

APPOINTMENT OF SOLICITOR

Resolution 1-2026- Appoint Mr. Brian Heun

Motion made by: **Mr. Sutts** and 2nd by: **Mr. Cappuccio** to accept Resolution #1-2026

Poll Vote:

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



BOROUGH OF FOLSOM
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APPOINTMENT OF SECRETARY

Resolution 2-2026-Appoint Nadine Erwin

Motion made by: **DeYoung** and 2nd by: **Mr. Cappuccio** to accept Resolution #2-2026

Poll Vote:

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

APPOINTMENT OF ENGINEER

Resolution 3-2026- Appoint Engineer Vincent J. Polistina PE, PP of the Firm Polistina and Associates

Motion made by: **Mr. Veneziani** and 2nd by: **Mr. Sutts** to accept Resolution #3-2026

Poll Vote:

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

SETTING DATE, TIME & PLACE FOR BOARD MEETINGS AND APPOINT OFFICIAL NEWSPAPERS

Resolution 4-2026- Meeting Dates and Newspapers

Motion made by: **DeYoung** and 2nd by: **Mr. Veneziani** to accept Resolution #4-2026

Poll Vote:

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

APPROVAL OF MINUTES November 19, 2025

Motion made by: **Ms. Roberson** 2nd by: **Ms. Lubrano** to accept November 19, 2025 minutes.

Poll Vote:

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



***BOROUGH OF FOLSOM
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RESOLUTIONS NONE

APPLICATION(S) TO BE CONSIDERED: This application has been moved to February 18, 2026 meeting and the applicant is not required to notice again, this announcement was made from the planning board solicitor Mr. Brain Heun.

PB#2025-9 Address: 1425 Backline Road

Name: Edward & Rita Toy & Troy Winthrop

Block: 1001 Lot: 6

Applicant is requesting a “C” Variance Single Family Dwelling

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

Mayor Smith:

Ms. Gummoe-Lubrano:

Mr. Sutts:

Mr. Earling:

Mr. Hoffman:

Mr. Veneziani:

Ms. Roberson:

Mr. Porretta:

Ms. Hetzel

Mr. Cappuccio:

Ms. DeYoung

CORRESPONDENCE(S):

Pinelands Commission Certificate of Filings: Tiffany & Stephen Lind

Block: 3101 Lot : 3 & Block: 3302 Lot(s) 2-4

Pinelands Commission Certificate of Filings: Strom Properties, LLC

Block 301 Lot(s) 16-18 Construct a 3,200 Commercial Building

NEW BUSINESS NONE

OLD 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 five minutes per person.

Mrs. Gummoe-Lubrano opens to public, notices no one from the public is in and closes to the public.

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

ADJOURNMENT Ms. Lubrano asks for a motion to adjourn at 6:45 pm. Mr. Sutts makes the motion and Mr. Veneziani seconds, Ms. Lubrano asks for all in favor to which the board all replied yes.

Respectfully Submitted,

Nadine Erwin

Planning Board Secretary



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