



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

RE-ORGANIZATION AGENDA
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.

Dave Cappuccio, Mike Sutts, Michele Hetzel, Mike Earling and Mike Poretta 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 CATHERINE DEYOUNG	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 PORRETTA SR.	EXPIRES 12/31/2027

ROLL CALL

Name	Present	Absent	Excused
Mayor Smith, Class I			
Michele Hetzel, Class II			
Jim Hoffman, Class III			
Kristin Gummoe-Lubrano, Class IV			
Mike Veneziani, Class IV			
Dave Cappuccio, Class IV			
Mike Sutts, Class IV			
Leslie Roberson, Class IV			
Catherine DeYoung, Class IV			
Mike Earling, Class IV Alt. I			
Mike Porretta Sr., Class IV Alt. II			



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

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

NOMINATION FOR VICE CHAIRMAN

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

APPOINTMENT OF SOLICITOR

Resolution 1-2026- Appoint Brian Heun

Motion made by: _____ and 2nd by: _____ to accept Resolution #1-2026
Poll Vote: _____

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



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

APPOINTMENT OF SECRETARY

Resolution 2-2026-Appoint Nadine Erwin

Motion made by: _____ and 2nd by: _____ to accept Resolution #2-2026
Poll Vote:

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

APPOINTMENT OF ENGINEER

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

Motion made by: _____ and 2nd by: _____ to accept Resolution #3-2026
Poll Vote:

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

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

Resolution 4-2026- Meeting Dates and Newspapers

Motion made by: _____ 2nd by: _____ to accept Resolution #4-2026
Poll Vote:

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



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

APPROVAL OF MINUTES November 19, 2025

Motion made by: 2nd by: to accept November 19, 2025 minutes.

Poll Vote:

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

RESOLUTIONS NONE

APPLICATION(S) TO BE CONSIDERED

PB#:2025-09 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.

Poll Vote:

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

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

Pinelands Commission Consistent: Joyce Wallis

Block 301 Lot(s) 16-18 Change of Use of an existing building.

OLD BUSINESS NONE



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

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 five minutes per person.

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

ADJOURNMENT