



BOROUGH OF FOLSOM
PLANNING AND ZONING BOARD

MEETING MINUTES
OCTOBER 15, 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 Kirstin 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 **JULY 15, 2025**

Motion made by: Mr. Hadulias 2nd by: Ms. Roberson to accept July 15, 2025 minutes.

Poll Vote:

Mayor Smith: Abstain

Mr. Hoffman: Abstain

Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Absent

Mr. Cappuccio: Yes

Mr. Hadulias: Yes

Mr. Sutts: Yes

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Thomas: Abstain



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APPLICATIONS:

PB#:2025-08 Address: 1920 South 12th Street

Name: Banker Steel

Block: 2902 Lot: 1

Applicant is requesting a Use Variance Site Plan, Height Variance and Bulk Variance.

Mr. Clint Allen Attorney for Baker Steel makes an opening statement to the board about the application he will present for his clients. Mr. Allen goes through and explains what and where Baker Steel does and where they are from. He also explains the different variances and what variances existing within the building.

Ms. Lubrano asks if the appropriate noticing and advertisement were complete, Ms. Erwin replies yes. She then asks the engineer Ms. Heller for application completeness to which Ms. Heller replies yes and deems the application complete.

The applicant/ owner of Baker Steel Mr. Maxie and his witnesses Mr. Webb and Mr. Maronski will now be all sworn in by Ms. Lubrano.

Mr. McGoveron is also a professional witness who is sworn in by Ms. Lubrano.

Mr. Maxie who is the owner of Baker Steel gives the board the background of his business and how it all started. He explains why he chose this facility on 12th Street in Folsom. He goes on to say that this location is closer to New York than his plant in Virginia. He goes on with how many employees the hours, and materials, how they will be stored. He also assured the board members of no overnight work will take place. Ms. Lubrano asks Mr. Maxie to explain the work shifts; Mr. Maxie explains the hours of operation to the board.

Mr. Allen testifies that a site plan n with new variance will be required in the future if they make any changes to the site.

Mr. Maxie reiterates all work will be constructed inside the building that the existing site is perfect right.

Mr. Allen Exhibit A-1 exiting site plan of the property.

Mr. Webb engineer for applicant gives his testimony of the conditions of the site. The site is just a use nothing will change on the existing site. Mr. Allen asks Mr. Webb about parking of tractor trailers, and if any impacts to Rt.54 also employee parking. Mr. Webb shows the parking for employees on the plan and more than adequate enough spaces. Also, in detail about the tractor trailers. He continues about the septic and well, along with how disposal will be done of materials.

Mr. Thomas asks about road permits for tractor trailers; Mr. Maxie lets Mr. Thomas know that he hires outside trucking companies and that is on them.

Mr. Cappuccio asks about how many trucks per day, Mr. Maxie believes between 4-8 trucks daily.

Mr. Moronski licensed planner for the applicant is brought up to speak about the presentation of the zoning requirements and what zone the site is in and what is required, and what variances. This property is light industrial from existing to now. The building will stay exactly the way it is now and will be the same industrial use. He continued with positive and negative criteria.

Ms. Lubrano asks the board if anyone had any other question s for Mr. Moronski, seeing none asks Ms. Heller to give her report on the application.



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Ms. Heller gives her report and agrees with the applicant as far as existing use and that is any changes they will come back to the board for site plan approval. Ms. Heller does ask Mr. Webb about environmental impact to which Mr. Webb reports on that impact and also has Pinelands approval.

Ms. Lubrano asks anything further seeing none, opens to public comment.

Mr. Robert Gunst neighbor to the site asks about air pollution, traffic, and lighting, not thinking that this is a good spot. Has concerns and not interested living next to that.

Ms. Lubrano thanks Mr. Gunst for his comments and asks anyone else for comments from the public seeing none closes public comment.

Ms. Goloff explains the request and what they are seeking from the board.

Mr. Cappuccio asks about ventilation, Mr. Maxie explained how the ventilation works.

Ms. Lubrano asks for a motion to approve Baker Steel application:

Motion made by: Mr. Sutts 2nd by: Mr. Cappuccio to accept Resolution #2025-08.

Poll Vote:

Mayor Smith: Abstain

Mr. Hoffman: Abstain

Mrs. Gummoe-Lubrano: Yes

Mr. Veneziani: Absent

Mr. Cappuccio: Yes

Mr. Hadulias: Yes

Mr. Sutts: Yes

Ms. Roberson: Yes

Ms. DeYoung: Yes

Mr. Thomas

Motion passes 6-0-0

RESOLUTION(S): NONE

NEW BUSINESS

Planning Board fee schedule.

The board and the secretary along with Ms. Heller will make a recommendation to the governing body to increase application fees and escrow fees.

The Governing Body also asks the Board to make sure the Cannabis Ordinance complies with the Master plan and give any recommendation before they approve the ordinance.

OLD BUSINESS NONE

CORRESPONDENCE(s)

Pinelands Correspondence Block 3201, Lot 6

Pinelands Correspondence Block 3301, Lot 2

Pinelands Correspondence Block 3301, Lot 1 & Block 3404, Lot 1

Pinelands Correspondence Block 3408, Lot 4 demo

Pinelands Correspondence Block 3408, Lot 4

Pinelands Correspondence Block 3201, Lot 6

Hold Harmless Agreement Block 3201 Lot 6

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.



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NEXT SCHEDULED MEETING November 19, 2025

ADJOURNMENT

Ms. Lubrano asks for a motion to adjourn, all in favor yes.
Meeting adjourned at 8:07 pm.

Respectfully Submitted,
Nadine Erwin
Folsom Borough Planning Board Secretary