



**BOROUGH OF FOLSOM  
PLANNING AND ZONING BOARD**

**MEETING MINUTES**  
**March 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

**APPROVAL OF MINUTES February 18, 2026**

Motion made by: Mr. Hoffman<sup>2<sup>nd</sup></sup> by: Mr. Sutts to accept February 18, 2026 minutes.  
Poll Vote:

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



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

### **RESOLUTIONS**

#### **APPLICATION(S) TO BE CONSIDERED**

**PB#:2025-09 Address: 1425 Backline Road**

**Name: Troy Winthrop**

**Owners: Edward and Rita Toy**

**Block: 1001 Lot: 6**

**Applicant is requesting a “C” Variance Single Family Dwelling**

Mr. Malinsky attorney representing the applicant Troy Winthrop addresses the board with an introduction of what variances the applicant is seeking.

Mr. Malinsky provides as evidence exhibit A-1 -200' list that was submitted November 2025 and seeks from the board that the application is deemed complete. Ms. Heller deems the application complete.

A motion is asked by Ms. Lubrano and second by Mr. Veneziani to deem the application complete, all board members in favor.

Mr. Malinsky proceeds with asking the board to swear in all witnesses at once that would be testifying on behalf of Mr. Winthrop.

Mr. Heun board solicitor swears in all professionals.

Mr. Malinsky asks his first witness Mr. William Gilmore professional engineer for the applicant to come up and give his professional background. Mr. Malinsky asks the board that the engineer be recognized, the board agrees.

Mr. Gilmore proceeds with his testimony about the land, home and pole barn, along with the septic and well. Continues with Pinelands Stormwater, lot coverage, what trees will be remaining, driveway and apron. Mr. Malinsky would like to add into evidence exhibit A-2 11x17 copy of the plan dated September 22, 2025 that the engineer used in his testimony.

Mr. Troy Winthrop applicant was asked by Mr. Malinsky what he was planning to build as far as his home. Mr. Malinsky entered into evidence exhibit A-3 proposed home. Also entered into evidence exhibit A-4 specs of the pole barn.

Mr. Malinsky continues with his questions to Mr. Winthrop. Mr. Malinsky enters into evidence exhibits A-5, A-6 & A-7 proof of notice and proof of delivery to neighbors.

Mr. Malinsky then questions Mr. Winthrop to explain why he wants to move to Folsom, Mr. Winthrop responds.

Mr. Malinsky asks the board if they have any questions for the applicant sees none and asks for his next witness to come forward.

Mr. Malinsky introduces Tiffany Morrissey who was previously sworn in and is the applicants Professional Planner to give her qualifications including her education, licensing and testimony. Mr. Morrissey thanks the board and continues with her testimony and explanation of the parcel, zones, masterplan and her opinion that the proposed lot size is appropriate both under the C (1) and C (2) criteria and there for should be granted.

Board members ask Ms. Morrissey questions about the area, age of other homes, and the lots. Ms. Morrissey explains.

Mr. Malinsky then proceeds with his next witness Mr. Edward Toy owner of the property again Mr. Toy was previously sworn in. Mr. Malinsky asks Mr. Toy when he did, he purchase the land and what his intentions were with the land when he purchased it, Mr. Toy explains. Mr. Malinsky asks Mr. Toy how it became available to Mr. Winthrop for sale; Mr. Toy explains his relationship with Mr. Winthrop.



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Mr. Malinsky has completed his presentation.

The board has asked Ms. Heller to speak on her report, Ms. Heller indicated all of her issues from her report had been addressed by the professionals and applicant.

Ms. Lubrano thanks Ms. Heller and opens the meeting to the public.

Mr. Emanuel SanFilippo III, Esquire spoke on behalf of the neighbors Samuel & Donna SanFilippo of 1423 Backline Rd, he expressed his position and that the evidence did not support granting the variances.

Mr. Ryan Kruger spoke and indicated that his mother lives across the street and he believes that the property could not be in compliant and that the driveway aligns with his mother's windows.

Mr. Sanfilippo spoke again to the board about the clearing of the trees for the property lines, after a brief consultation, Mr. Malinsky confirmed the applicant would plant any gaps subject to the determination of Ms. Heller that the applicant should plant Leyland Cyprus trees and marked Exhibit A-2 to show where the trees would be planted on the plan. The driveway will be relocated and the applicant would work with Ms. Heller on that to help minimize the lights going into Mr. Kruger's mother's windows.

Ms. Lubrano asks for any other public comments sees none and closes public comment.

Ms. Lubrano asks for a motion to approve the variances C (1) and C(2).

Motion made by: Mr. Hoffman<sup>2nd</sup> by: Mr. Sutts to accept Resolution #2025-09.

Poll Vote:

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

Motion passes. 6-0-0

**CORRESPONDENCE(s) NONE**

**OLD BUSINESS NONE**

**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.



***BOROUGH OF FOLSOM  
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**NEXT SCHEDULED MEETING** April 15, 2026, at 6:30pm

**ADJOURNMENT** Ms. Lubrano asks for a motion to adjourn Mr. Porretta makes the motion and seconded by Mr. Veneziani, all in favor yes.

Meeting adjourned at 8:51pm.

Respectfully submitted,  
*Nadine Erwin*  
Planning Board Secretary