

**BOROUGH OF FOLSOM  
COUNCIL MEETING  
MINUTES  
October 14, 2025**

**MEETING CALLED TO ORDER: 7:04 PM**

**SALUTE TO THE FLAG LED BY MAYOR GLENN SMITH**

**OPENING STATEMENT:** *Adequate notice of this meeting has been given in accordance with the directives of the "Open Public Meetings Act", pursuant to Public Law 1975, Chapter 231. Said notice of this meeting has been advertised in the Hammonton Gazette and Atlantic City Press and has been posted on the Borough Hall bulletin board showing the time and place of said meeting.*

**ROLL CALL:** *Councilpersons: Ballistreri, Whittaker, Porretta, Norman, Hoffman and Blazer*

**Absent:** *Councilman Norman*

**Also present:** *Mayor Glenn Smith, Clerk Patti Gatto, Solicitor Angela Costigan, and CJ Kaenzig from Polistina & Assoc.*

**APPROVAL OF THE WORKSHOP COUNCIL MEETING MINUTES September 9, 2025**

*A motion to approve the minutes was made by Councilman Porretta and seconded by Councilman Whittaker*

*There was a roll call vote with ayes all with the exception of Councilman Hoffman abstention*

**APPROVAL OF THE COUNCIL MEETING MINUTES, September 9, 2025**

*A motion to approve the minutes was made by Councilman Ballistreri and seconded by Councilman Porretta*

*There was a roll call vote with ayes all with the exception of Councilman Hoffman abstention*

**BEST PRACTICES DISCUSSION:**

*The Best Practices is a constructive way to encourage Municipalities to embrace good practices that will help improve financial accountability to ensure compliance with various laws and regulations. The Best Practices Checklist encourages new ways of controlling costs and better manages taxpayers' resources. The Borough has received a high rating.*

**MEETING OPEN TO THE PUBLIC: *No comments***

**CLERK'S CORRESPONDENCE:**

*Tick or Treat Hours will be October 31, 2025, from 6:00 PM to 8:00 PM*

*Election Day is November 4, 2025. Polls open at 6:00 AM until 8:00 PM*

*Our last E-Waste Day for 2025 is scheduled for November 8, 2025, from 8:00 AM to 1:00 PM at the Borough Garage.*

*Our annual Veterans' Day Memorial Service will be held on November 9, 2025, at 9:00 AM at Borough Hall*

*Borough Hall will be closed on November 11, 2025, in observance of Veterans' Day*

**ORDINANCES: (First Reading/ Introduction)**

**ORDINANCE NO.: 07-2025**

**AN ORDINANCE AMENDING ORDINANCES #9- 2021, #5-2022, #10-2022  
AND #4- 2025 AND CHAPTER 200, ZONING, ARTICLE X1- CANNABIS  
REGULATION**

**WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called "cannabis" for adults at least 21 years of age; and**

**WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial, recreational (adult use) cannabis operations, use and possession; and**

**WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:**

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;**
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;**
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;**
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;**
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and**
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer; and**

**WHEREAS, the Council of the Borough of Folsom adopted cannabis ordinances # 09-2021, #5-2022, #10-2022 and #4-2025 permitting Classes 1-6 of cannabis businesses as uses within the Borough; and**

**WHEREAS, the Council now wishes to amend the ordinances to classify all Classes 1-6 of cannabis businesses as conditional uses within the Borough; and**

**WHEREAS, pursuant to N.J.S.A. 40:48-2, a municipality may amend an ordinance as it deems necessary and proper for good government, order and protection of persons and property and for the presentation of the public health, safety and welfare of its inhabitants.**

**NOW THEREFORE, BE IT ORDAINED, by the Council of the Borough of Folsom, in the County of Atlantic, State of New Jersey, as follows:**

**Section 1. Chapter 200 Zoning, Article XI titled Cannabis Regulation is hereby amended as follows:**

**A. Class 1, Cannabis Cultivation establishments shall be permitted as a conditional use in the following zoning districts in accordance with the standards of**

**Subsection D, below:**

- (1) FCR Forest Commercial Receiving**
- (2) FCS Forest Commercial Sending**
- (3) RDC Rural Development Commercial**
- (4) VI Village Industrial**

**B. Class 2, Cannabis Manufacturing, Class 3, Cannabis Wholesale and Class 4,**

**Cannabis Distribution, establishments shall be permitted as a conditional use in the**

**following zoning districts in accordance with the standards of Subsection D, below:**

- (1) RDC Rural Development Commercial except for:**
  - a. Block 3401 Lots 50,51, 52 and 53:**
  - b. Block 3407 Lot 12 ;**
  - c. Block 3408 Lots 1,2,3,4,5;**
  - d. Block 3302 Lots 1 and 6;**
  - e. Block 3301 Lot 5**
- (2) VI Village Industrial**
- (3) FCS Forest Commercial Sending**
- (4) FCR Forest Commercial Receiving**

**C. Class 5, Cannabis Retail and Class 6 Cannabis Delivery establishments shall be permitted as a conditional use in the following zoning districts in accordance with the standards of Subsection D, below:**

- 1. RDC Rural Development Commercial except for;**
  - a. Block 3401, Lots 50, 51 and 52 and 53 and**
  - b. Block 3407 Lot 12**
- D. A Class 1, Class 2, Class 3, Class 4, Class 5 or Class 6 cannabis business is subject to the following conditions:**

- (1) It is located no closer than Two Hundred Fifty (250) feet from any behavioral care facility or residential medical detoxification center;**
- (2) It is located no closer than One Hundred Fifty (150) feet from a residential district or use;**
- (3) It is located no closer than Five Hundred (500) feet of the property line of any existing church, private school, college, child -care center, or any existing public park or any public or parochial school not protected as a Drug Free School zone;**
- (4) The measurement of distances shall be conducted in a straight line from the nearest property line to the nearest portion of the store, area, or facility where the cannabis business is located;**
- (5) No permitted cannabis business shall be located within One Thousand Five Hundred (1,500) feet of another permitted cannabis business which shall be measured in a straight line from the nearest portion of the building in which the center is proposed to be located to the nearest portion of the building in which the other center is to be located;**
- (6) Bulk area requirements:**
  - [a] The minimum lot area for a Class 5 Retail cannabis business, Class 6, delivery cannabis business, Class 1 cannabis cultivator business a Class 2, cannabis manufacturing business, Class 3 cannabis wholesale business and Class 4 cannabis distributor business shall be determined by the Land Use Board based on the zoning district of the property and scale of operation.**
  - [b] The minimum setbacks for Classes 1,2,3,4,5,6 shall be determined by the Land Use Board based on the zoning districts of the property and scale of operation.**
- (7) The maximum lot coverage by impervious surfaces, including buildings is twenty percent (20%)**
- (8) Hours of operation for a Class 5 and Class 6 Cannabis Business are 9:00 am to 9:00 pm Monday through Sunday. Time limit of operation for a Class 1, Class 2, Class 3, and Class 4 Cannabis Business shall be determined by the Land Use Board.**
- (9) A Class 1, Class 2, and Class 3 Cannabis Business shall be required to have a secure enclosed facility.**
- (10) The Borough Land Use Board shall determine if a Class 4 or a Class 6 facility should be enclosed.**
- (11) Satisfactory measures and means shall be taken to prevent smoke, odors, debris, dust, and other substances from exiting the business premises at all times. These businesses shall properly dispose of any and all materials and other substances in a safe and sanitary manner.**
- (12) All wastewater generated by a Class 1 or Class 2 cannabis operation must be managed in accordance with the applicable standards of the New Jersey Department of Environmental Protection. This shall include but not be limited to pre-treatment of wastewater where required, separation, recycling and offsite disposal of solvents and oils where required and employing water conservation measures.**

**(13) Notwithstanding the minimum lot area set forth above, no such minimum lot area for a cannabis business within the AG, F-30, F-20, FC, RD or RDC Districts shall be less than that needed to meet the water quality standards of §200-47B (4), whether or not the lot may be served by a centralized sewer treatment or collection system.**

**(14) Light pollution shall be controlled by glow lamps not more than 0.5 foot candles or less at the property line.**

**(15) Noise pollution beyond the statutorily permitted decibel level is prohibited.**

**(16) All indoor facilities must be equipped with ventilation systems with carbon filters sufficient in type and capacity to eliminate marijuana odors emanating from the interior or exterior of the premises discernable by reasonable persons. The ventilation system shall be inspected and approved by the Borough or State of New Jersey Construction Official.**

**(17) All security measures shall be identified and maintained at each facility.**

**(18) For all Cannabis related businesses, signage may contain the name of the business entity only and no signage reflecting a Cannabis leaf or leaves or other symbol will be permitted. The word Cannabis may be used but not “marijuana” or “pot” or any other term for Cannabis. No advertising signs shall be permitted. No display of pricing shall be permitted. Façade signs are limited to point of entry to a facility and shall not be more than six (6) feet square.**

**(19) Within the FC District, Class 1 Cannabis businesses shall be limited to activities that are consistent with the definition of “Farm, Principles Uses” as defined in Section 200-6 of this Chapter.**

**(20) Within the RDC District, Class 1, 2,3 and 4, cannabis businesses shall be permitted except for Block 3401, lots 50,51 52 and 53, Block 3407 lot 12, Block 3408 lots 1,2,3,4 and 5 and Block 3302 lots 1 and 6 and Block 3301 lot 5.**

**(21) Within the RDC District, Class 5 and Class 6 cannabis businesses are permitted on Block 2511, Lots 13, 14 and 14.01. but are prohibited on Block 3401, lots 50,51, 52 and 53 and Block 3407 lot 12.**

**(22) No licensee or employee of a licensee shall sell, dispense or deliver directly or indirectly any cannabis, usable cannabis or cannabis products to any person under the influence, intoxicated person, or any person under the legal age to purchase cannabis, useable cannabis or cannabis products as a consumer pursuant to N.J.S.A. 24:6-33, nor permit such categories of persons to congregate in or about the licensed premises.**

**(23) On-site Consumption is Prohibited. No licensee shall be permitted to operate or maintain a cannabis consumption area as further described in N.J.S.A. 24:6-31 on licensed premises or otherwise allow any person to consume usable cannabis or cannabis products on or within any licensed premises within the Township.**

## **Section 2. Repealer**

**Any article, section, paragraph, subsection, clause, or other provision of the Code of the Borough of Folsom inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.**

### **Section 3. Severability**

**If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.**

### **Section 4. Effective Date**

**This ordinance shall take effect upon its passage and publication and filing with the County of Atlantic Planning Board, and as otherwise provided for by law.**

A motion to approve Ordinance#07-2025 was made by Councilman Hoffman and seconded by Councilman Porretta . There was a roll call vote with ayes all.

Councilman Ballistreri made a motion to send Ordinance#07-2025 to the Planning & Zoning Board for review and Councilman Blazer seconded the motion.

There was a roll call vote with ayes all.

**Consent Agenda:** All matters listed under Consent Agenda, are considered to be routine by this Borough Council and will be enacted by one motion in the form listed. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

## **BOROUGH OF FOLSOM**

### **RESOLUTION # 2025-94**

#### **A RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY**

WHEREAS, the Borough of Folsom owns a parcel of real property on 13th Street, known as Block 2005 lot 11 and additional lot 9 on the tax map of the Borough of Folsom ; and

WHEREAS, the Council of the Borough of Folsom has determined that the real property is not needed for public use and that it is in the best interests of the citizens of the Borough of Folsom that the real property be sold; and

WHEREAS, N.J.S.A. 40A:12-13 b (5) authorizes the sale by municipalities of any real property, capital improvements or personal property, or interests therein, not needed for public use by sale in the manner provided by law; and

WHEREAS, there is an offer to purchase the real property located on Block 2005 Lot 11 with an additional lot 9 for \$14,000.00 by Justin Gavin; and

WHEREAS, Mr. Gavin is a contiguous property owner to Block 2005 Lot, 11 and additional lot 9 and pursuant to N.J.S.A. 40A: 12-13 b (5), since the parcel has no capital improvement thereupon and is a non-conforming lot. the Borough may sell the real property to Ms. Gavin; and

WHEREAS, furthermore, the public property was placed for public sale by the Borough of Folsom on July 21, 2021 with a minimum bid of \$14,000.00 for Block 2005 lot 11 with additional lot 9 and no bids were made on the real property.

WHEREAS, the property is sold “as is” . No representation of any kind is made by the Borough as to the conditions of the property, and the descriptions of the property are intended as a general guide only and may not be accurate. The property is being sold in the present “as is” where is”, with all faults.

NOW THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Folsom that it authorizes the Borough Clerk and Borough Attorney to prepare and execute all documents necessary to close the sale of the real property located at 13th Street, Block 2005 Lots 11 with additional lot 9 to Justin Gavin for \$14,000.00.

**BOROUGH OF FOLSOM  
RESOLUTION 2025-95**

**RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE  
PROVISION OF ELECTRIC GENERATION SUPPLY SERVICE FOR THE  
SOUTH JERSEY POWER COOPERATIVE**

WHEREAS, the South Jersey Power Cooperative (SJPC) is a purchasing cooperative that consists of various counties and their participating co-op members, and includes numerous municipalities, K-12 school districts, vocational-technical schools, utilities authorities and other municipal agencies. The Borough of Folsom is a Participating Member of the SJPC through our respective county pricing co-operative; and

WHEREAS, the County of Camden is the current and acting lead purchasing agency for the SJPC; on behalf of the SJPC, Camden County publicly advertised bids for the purpose of procuring Electric Generation Supply Service (Bid ITB); and

WHEREAS, the County of Camden received and opened bids for Electric Generation Supply Service for the SJPC; and

WHEREAS, the following were the lowest responsible bidders: Constellation New Energy, Inc., 1001 Louisiana Street, Houston TX 77002 for Bid Pricing Option Group 5 MGSSECOND services at a rate of .11230/kWh and Greate American Gas and Electric, LLC 550 Mamoranek Ave, Suite 305 A Harrison, MY 10528 for Bid Pricing Option Group 6 for ANEL\_SPL services at a rate of .11356/kWh.

NOW, THEREFORE, BE IT RESOLVED, on behalf of the Participating Members of the SJPC, the County of Camden has executed a master agreement with Constellation New Energy and Greate American Gas and Electric, LLC for the needs of the Participating Members of the SJPC as described above commencing on July 1, 2025 and ending on August 31, 2027.

BE IT FURTHER RESOLVED, each currently Participating Member of the SJPC, including the Borough of Folsom, County of Atlantic, State of New Jersey, shall encumber funds in accordance with applicable law and hereby acknowledge the terms and conditions of the aforementioned bid and master contract to which it will be bound for the duration of the agreement as noted herein.

**RESOLUTION 2025-96  
BOROUGH OF FOLSOM**

**A RESOLUTION ACCEPTING THE ENGINEER'S PROPOSAL FOR  
ADDITIONAL COSTS FOR PROFESSIONAL ENGINEERING SERVICES FOR  
THE RENEWABLE ENERGY PROGRAM BACKLINE RD. LANDFILL SOLAR  
CONVERSION**

WHEREAS, a proposal for Professional Engineering Services for the Back Line RRd Landfill Solar Conversion( Resolution #2025-64) has been submitted by Polistina & Associates, LLC and had been approved by Council;

WHEREAS, it is necessary for Polistina & Associates to continue to assist the Borough with Professional Engineering Services until the point of potential award;

WHEREAS, services shall include: an administrative and technical bid review, coordination of attendance at the interview with the respondent; and providing an official recommendation regarding award based on our own analysis at a cost of \$7,500.00 not to exceed this amount;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Folsom, County of Atlantic, State of New Jersey, that the proposal for Professional Engineering services submitted by Polistina & Associates LLC is accepted;

**BOROUGH OF FOLSOM  
RESOLUTION #2025-97**

**RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT BY AND  
BETWEEN THE BOROUGH OF FOLSOM AND TRIAD ADVISORY SERVICES INC. FOR  
TRIAD TO SERVE AS ADMINISTRATIVE AGENT**

WHEREAS, on June 18, 2025, the Borough adopted its Fourth Round Housing Element and Fair Share Plan and filed the plan with the courts on or about June 19, 2025;and

WHEREAS, it is necessary for the Borough of Folsom to appoint an administrative agent; and

WHEREAS, Triad Advisory Services Inc. has agreed to serve as administrative agent; and a copy of the contract is attached;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Borough of Folsom, County of Atlantic and State of New Jersey that the Mayor and Clerk of the Borough of Folsom are hereby authorized to execute a contract with Triad Advisory Services Inc. to serve as administrative agent.



**RESOLUTION 2025-98  
BOROUGH OF FOLSOM**

**A RESOLUTION GRANTING A RAFFLE LICENSE TO FOLSOM ATHLETIC ASSOCIATION TO BENEFIT THE SOFTBALL AND BASEBALL PROGRAMS**

WHEREAS, the Folsom Athletic Association has applied for a license to conduct an on premise (50/50), raffles to be held on October 24, 25, and 26th and;

NOW THEREFORE BE IT RESOLVED, by the Council of the Borough of Folsom, that

1. The following facts are hereby found and determined:
  - a) The Applicant is qualified.
  - b) The members designed to conduct the games are active members.
  - c) The members designated to conduct the games are of good moral character and have never been convicted of a crime.
  - d) The raffle will be conducted according to the Raffle Licensing Law and the Rules of Legalized Games of Chance Control Commission.
  - e) The entire proceeds are to be disposed of for a purpose permitted by the Raffles Licensing Law.
  - f) There is satisfactory proof that no payment will be made for conducting the raffle or assisting therein except to the extent allowed by the law.
  - g) There is satisfactory proof that the prizes are of the nature and amount allowed by the Raffles Licensing Law.
  - h) The rental to be paid for equipment does conform to the schedule of authorized rental prescribed by the Rules of the Control Commission.
2. The Council is hereby authorized and directed to execute and deliver the proper certificates of the aforesaid Findings and Determinations in the Form prescribed and specified by the Legalized Games of Chance Control Commission.

***A motion to approve Resolutions #2025-94 through 2025-98 was made by Councilman Hoffman and seconded by Councilman Porretta***

***There was a roll call vote with ayes all***

**SOLICITOR'S REPORT:** *No report*

**MAYOR'S REPORT:** *No report*

**FIRE REPORT:** *Councilman Whittaker read report.*

**ENGINEER'S REPORT:** *CJ Kaenzig read report*

**FY 2025 Municipal Aid: Resurfacing of Fenimore Drive**

*Arawak Paving Co. has completed all milling and paving work on Fenimore Drive. They are currently working on driveway aprons, turf repair, and punch list work; all of which should be completed this week.*

**Request for Proposals: Back Line Road Landfill Solar Conversion**

*The Borough received one proposal from HESP Solar of Montebello, NY. We are in the process of completing our administrative and technical review of their proposal, and we will be scheduling an interview with them later this month.*

**FY 2025 Community Development Block Grant Applications**

*The Borough was awarded \$107,493.00 for 13<sup>th</sup> Street Park ADA Improvements in the 2025 Atlantic County CDBG Annual Action Plan. This funding may be used toward a multitude of improvements at 13<sup>th</sup> Street Park, including ADA, parking, drainage, walkway, fencing, striping, signage, and lighting enhancements.*

*Along with the Borough's previous balance of \$36,866.62, the total available CDBG funding is \$144,379.62. We have informed ACIA that we would anticipate going to bid for the project in Spring 2026, and we can submit a proposal for approval to undertake the necessary surveying, design, and construction oversight at the Borough's request.*

**COUNCIL MEMBER'S COMMITTEE REPORTS:**

**Councilman Ballistreri:** Tom highlighted how well the ballfields and parks are being maintained. He pointed out that they're seeing heavy use, not just from local residents, but also from visitors who've been impressed with the improvements. He thanked the DPW for their work on tree trimming and quickly addressing a minor graffiti issue. Ballistreri also discussed a few safety items, including repairs needed for some walkways and an electrical box, which the DPW is now handling. He expressed enthusiasm about the new grant for park rehabilitation across the Borough. Finally, he mentioned the need to make a decision soon regarding the possible closure of the Community Gardens Park.

Mayor Smith requested a motion to remove the garden boxes at the Community Garden Park on 13th Street. A motion to approve this request was made by Councilman Ballistreri and seconded by Councilman Hoffman.

Ballistreri -Y Whittaker -Y Porretta -Y Noman- A Hoffman- Y Blazer -N

**Councilman Norman:** *Absent*

**Councilman Porretta:** *No comment*

**Councilman Whittaker:** *Read Safety report*

**Councilman Hoffman:** *No comment*

**Councilman Blazer:** Councilman Blazer asked about the current process for recording council meetings. Right now, meetings are recorded with audio only; video recording has stopped. He also thanked the parks and recreation committee for their dedication and the improvements to the fields, noting the positive impact on the community.

**MEETING OPEN TO THE PUBLIC:** *No Comments*

**PAYMENT OF BILLS IN THE AMOUNT OF:** \$19,501.31 and \$723,369.23

**School Portion:** \$188,592.00

**County:** \$318,949.24

*A motion to approve payment was made by Councilman Porretta and seconded by Councilman Blazer*

*There was a roll call vote with ayes all*

*Mayor Smith reminded the public that all other monthly reports are on file in the minute book.*

*Please visit the Borough of Folsom website at [folsomborough.com](http://folsomborough.com) for updated Borough information and the Borough of Folsom Facebook page.*

The next regular meeting of Mayor and Council will be held on **Wednesday, November 12, 2025**, starting with a workshop meeting at 6:00 pm and continuing immediately thereafter with the regular meeting in Borough Hall, 1700 12<sup>th</sup> Street, Folsom, NJ

With no other discussion, the meeting was adjourned at 7:00 PM.

Respectfully submitted,

Patricia M. Gatto



