

**BOROUGH OF FOLSOM  
COUNCIL MEETING  
MINUTES  
December 9, 2025**

**MEETING CALLED TO ORDER: 6:31 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 Blazer*

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

**APPROVAL OF THE WORKSHOP COUNCIL MEETING MINUTES November 12, 2025**

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

*There was a roll call vote with ayes all with the exception of Councilman Whittaker & Councilman Hoffman abstentions.*

**APPROVAL OF THE COUNCIL MEETING MINUTES, November 12, 2025**

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

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

**ACUA to give Budget Presentation:** *Greg Seher, Director of Solid Waste Operations from the ACUA, gave a Budget Presentation.*

**MEETING OPEN TO THE PUBLIC:** *None*

**CLERK'S CORRESPONDENCE:**

*Borough Hall will be closed on December 24, December 25, 2025, and January 1, 2026, in observance of Christmas and New Year's Day.*

*Our next E-Waste Day is scheduled for January 10, 2026*

**ORDINANCES: (Second Reading/ Final Adoption)**

**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 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;**

**(3) 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;**

**(4) 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;**

**(5) 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.**

**(6) 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.**

**(7) A Class 1, Class 2, and Class 3 Cannabis Business shall be required to operate within a fully enclosed, rigid structure. Greenhouses and hoop houses are not permitted.**

**(8) The Borough Land Use Board shall determine if a Class 4 or a Class 6 facility should be enclosed.**

**(9) 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.**

**(10) 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.**

**(11) 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.**

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

**(13) 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.**

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

**(15) 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.**

**(16) 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.**

**(17) 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.**

**(18) 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.**

**(19) 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.**

**(20) 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 Norman and seconded by Councilman Porretta. There was a roll call vote with ayes all with the exception of Councilman Blazer abstention.*

## RESOLUTIONS:

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 #2025-108**

#### **RESOLUTION AUTHORIZING AN AWARD OF CONTRACT FOR NATURAL GAS SUPPLY SERVICES**

**WHEREAS, the County of Camden on behalf of the South Jersey Power Cooperative ("SJPC") publicly advertised bids for the purpose of procuring electric energy services (Bid A-49/25); and**

**WHEREAS, the County received and opened publicly advertised bids on November 14 2025 for retail natural gas services for the South Jersey Power Cooperative; and**

**WHEREAS, UGI Energy Services is the lowest responsible bidder for natural gas supply services for South Jersey Gas and submitted the rates are indicated below for a 24-Month Term beginning December 1, 2026 and ending November 28, 2028:**

Bid Lot	Utility	Rate Code	Term (months)	Awarded
Supplier		Bid Price \$/Dth		
2	SJG	GGS 24	UGI Energy Services	
		\$2.40/dth		

**WHEREAS, the Township is a member of the South Jersey Power Cooperative and wishes to receive its energy services from South Jersey Energy Company for its natural gas accounts.**

**NOW, THEREFORE, BE IT RESOLVED, by the Committee of the Borough of Folsom, County of Atlantic, State of New Jersey, that the Borough participates in the South Jersey Energy Cooperative contract.**

**BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the SJPC Consultant, Concord Energy Services, 520 Burnt Mill Road, Voorhees, NJ 08043.**

**BOROUGH OF FOLSOM  
RESOLUTION #2025-109**

**A RESOLUTION AMENDING THE 2025 MUNICIPAL BUDGET**

**WHEREAS, N.J.S.A.40A:87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and**

**WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount,**

**NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Folsom in the County of Atlantic, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$70,606.38, which is now available from the CDBG Fund.**

**BE IT FURTHER RESOLVED, that the like sum of \$70,606.38 is hereby appropriated under the caption CDBG Grant.**

**BOROUGH OF FOLSOM  
Resolution # 2025-110**

**RESOLUTION TO ENTER INTO AN AGREEMENT 2026-2027 WITH  
THE FOLSOM ATHLETIC ASSOCIATION FOR MAINTENANCE OF THE  
RECREATION FIELDS**

**WHEREAS, the Council of the Borough of Folsom wish to enter into an agreement with the Folsom Athletic Association for maintenance of the recreation fields; and**

**WHEREAS, the Council has determined that it is in the best interests of the residents of the Borough of Folsom to enter into the agreement; and**

**WHEREAS, pursuant to N.J.S.A. 40A:48-2, a municipality has the authority to pass resolutions and enter into agreements for the health, welfare and safety of its residents.**

**NOW THEREFORE, BE IT RESOLVED THAT the Council of the Borough of Folsom hereby agrees to enter into an agreement with the Folsom Athletic Association for maintenance of the recreation fields and authorizes the Mayor and Borough Clerk to execute the agreement on behalf of the Borough**

**BOROUGH OF FOLSOM  
RESOLUTION #2025-111**

**AWARDING A FIVE -YEAR CONTRACT FOR SOLID  
WASTE COLLECTION AND DISPOSAL SERVICE**

**WHEREAS, the Borough Council of the Borough of Folsom  
duly advertised for the receipt of bids for the Solid Waste  
Collection and Disposal Service in the Borough of Folsom,  
and**

**WHEREAS, said bids have been taken under advisement  
and have been reviewed by the Borough Solicitor, and it has  
been determined that Green Guys Solutions, LLC.,  
submitted a responsible bid in accordance with the bid  
specifications:**

	Price Per Year
Year 1	125,000.00
Year 2	125,000.00
Year 3	125,000.00
Year 4	132,000.00
Year 5	132,000.00

**WHEREAS, it is the desire of the Mayor and Council of the  
Borough of Folsom to award the bid for the Solid Waste  
Collection and Disposal Service to the lowest responsible  
bidder.**

**NOW, THEREFORE, BE IT RESOLVED BY THE  
MAYOR AND COUNCIL OF THE BOROUGH OF  
FOLSOM, COUNTY OF ATLANTIC, STATE OF NW  
JERSEY, as follows:**

**1. That the Mayor and Borough Council of the Borough  
of Folsom do hereby award the contract for Solid Waste  
Collection and Disposal Service in the Borough of Folsom to  
Green Guys Recycling Solutions, LLC, said bid being a total  
of \$639,000.00, for five years effective 1/01/2026 to  
12/21/2030.**

**2. That the Mayor and Borough Clerk are hereby  
authorized to execute an agreement with Green Guys  
Recycling Solutions, LLC for the Solid Waste contract, said  
agreement to be in accordance with the bid specifications  
and bid submitted by Green Guys Recycling Solutions, LLC.**

**3. That a certificate of availability of funds executed by  
the Chief Financial Officer is annexed hereto.**



4. That a certified copy of this resolution, together with a copy of the signed contract, be forwarded to the CFO and the Borough Clerk for the Borough of Folsom.

5. This resolution shall take effect immediately.

**RESOLUTION 2025-112  
BOROUGH OF FOLSOM**

**A RESOLUTION ACCEPTING THE ENGINEER'S  
PROPOSAL FOR DESIGN SERVICES FOR THE FY2025  
CDBG PROJECT**

**WHEREAS, a proposal for design services for the 13th Street Park ADA Improvements FY 2025 CDBG Project has been submitted by Polistina & Associates, LLC for approval of the council.**

**WHEREAS, the professional services are as follows:**

- o Total Tasks 1-6 Design Services  
\$12,000.00**

**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 design services submitted by Polistina & Associates LLC is accepted and authorization is given for the 13th Street Park ADA Improvements FY 2025 CDBG Project**

*A motion to approve Resolutions #2025-108 through 2025-112 was made by Councilman Ballistreri and seconded by Councilman Porretta*

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

**SOLICITOR'S REPORT:** *Angela wished everyone a Happy Holiday. She also thanked Michael Porretta for his years of service to the Borough of Folsom.*

**MAYOR'S REPORT:** *The mayor thanked the Folsom school choir for joining the tree lighting. Along with the Collings Lake Fire Department, too. He thanked the DPW for taking care of the tree decorations. He mentioned talking with AC Electric about the street light audit to help cut down costs. This audit won't cost the Borough anything.*

**FIRE REPORT:** *Councilman Norman read the report, and he also thanked the Collings Lake Fire Department for all they do for the Borough of Folsom.*

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

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

*Arawak Paving Co. has completed all contract work for the project. We will preparing the final closeout documents between the Borough and Arawak for the processing during January's Council meeting.*

**FY 2026 Municipal Aid: Resurfacing of Fenimore Drive & Lupin Lane**

*The Borough has been awarded a Municipal Aid grant in the amount of \$231,023.00 for the Resurfacing of Fenimore Drive & Lupin Lane project. We will be submitting a proposal to the Borough for approval in January to undertake the surveying, design, and construction management services. We anticipate preparing the plans and specifications in order to complete construction in Summer 2026.*

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

*The Borough is currently negotiating the terms of the lease agreement with HESP Solar.*

**FY 2025 Community Development Block Grant Applications**

*The Borough was awarded \$107,493.00 for 13th Street Park ADA Improvements in the 2025 Atlantic County CDBG Annual Action Plan, and the Borough's current available CDBG funding is \$144,379.62. Our proposal for design services is on tonight's agenda for authorization by Council. We will undertake the surveying and design work immediately, and anticipate preparing the plans and specifications in order to complete construction in Spring 2026.*

**FY 2026 Local Recreation Improvement Grant**

*Grant applications for New Jersey Department of Community Affairs's FY 2026 Local Recreation Improvement Grant are due by February 13, 2026. The Borough will need to prepare a Resolution authorizing the submission of an application, so we advise that the Borough begin brainstorming potential projects or improvements for which to apply.*

**MERRY CHRISTMAS & HAPPY NEW YEAR- SAFE TRAVELS TO ALL**

**COUNCIL MEMBER'S COMMITTEE REPORTS:**

**Councilman Ballistreri:** *Took a moment to thank Councilman Whittaker for pitching in with the tree lighting and also all the Borough employees. He also thanked the school for bringing their choir to the event. On behalf of everyone at the Borough Councilman, Ballistreri thanked Councilman Porretta for his service on the Council, and made it clear that everyone appreciated the time and effort he put into the Borough. He wished everyone a happy holiday.*

**Councilman Norman:** *Councilman asked about the December bill, wanting to show residents just how little money the Borough actually spends to keep things running. He pointed out that the school takes a big chunk of the revenue. The Folsom school alone gets about a million dollars a year from the Borough.*

**Councilman Porretta:** *No comment*

**Councilman Whittaker:** *Read the State Police report for the month. The State Police increase patrol for the Holiday Season. Councilman Whittaker wished everyone a Happy Holiday.*

**Councilman Hoffman:** *No Comment*

**Councilman Blazer:** *Absent*

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

**PAYMENT OF BILLS IN THE AMOUNT OF:** \$243,274.87

**SCHOOL:** \$188,592.00

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

*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 re-organization meeting of Mayor and Council will be held on **Tuesday, January 6, 2026, starting at 6:00 pm with no workshop.** The next regular meeting of Mayor and Council will be held on **Tuesday, January 13, 2026,** 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 6:47 PM.

Respectfully submitted,

Patricia M. Gatto



