AGENDA

Mount Holly Township Council Meeting
17 Pine Street, Mount Holly, New Jersey
Monday December 8, 2025
6:00 PM

1. **CALL TO ORDER @ _____ p.m.**

2. **ROLL CALL**

   Ms. Astor __ Mr. Brown __ Ms. Burkus ___ Mr. DiFolco ___Mr. Banks ____

3. **PLEDGE OF ALLEGIANCE**

4. **MOMENT OF SILENCE**

5. **VERIFICATION OF NOTICE**

   This meeting is being held pursuant to the Open Public Meetings Act of 1974 and all provisions of that Act have been met with adequate notice of this meeting having been published in the Township's two official newspapers on January 12, 2025, published on the Township's website and posted on the official Township bulletin board.

6. **APPROVAL OF MINUTES**

   a) November 10, 2025 Council Meeting

   Motion made by _____, seconded by _____.
   Roll Call: Astor, Brown, Burkus, DiFolco, Banks Ayes: Nays: Abstain:

7. ORDINANCE(S) – SECOND READING AND PUBLIC HEARING

a) Ordinance 2025-15 Ordinance Adopting an Amendment to the Redevelopment Plan for the Creekside Redevelopment Area Designated as Block 38, Lots 1, 1.01 and 2 Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A1 ET SEQ.

Motion made by _____, seconded by _____.
Roll Call: Astor, Brown, Burkus, DiFolco, Banks Ayes: Nays: Abstain:

b) **Ordinance 2025-16:** Ordinance Adopting By Reference the International Property Maintenance Code, 2024 Edition, for the Township of Mount Holly

Motion made by _____, seconded by _____.
Roll Call: Astor, Brown, Burkus, DiFolco, Banks Ayes: Nays: Abstain:

8. MATTERS TO BE PRESENTED BY PUBLIC

Members of the public are invited to submit comments during the public comment portion of this meeting. The Council, pursuant to the Open Public Meetings Act will not publicly discuss personnel matters and may choose not to respond to comments made by members of the public during this portion of the meeting; however, the Council will give all comments appropriate consideration and will refer all individual complaints to the Township Manager or appropriate Township Representative for resolution. Each citizen will be allotted up to four (4) minutes to speak, in order to allow everyone an opportunity to express their opinions or concerns.

9. CONSENT AGENDA

"All items marked with an asterisk (*) are considered routine by the Council and will be approved by a single motion without separate discussion. If a Council member wishes to discuss a consent agenda item, they may first ask questions about it. If the member still wishes to remove the item from the consent agenda, it will be taken off and voted on separately.

a) ***Resolution No. 2025-137**: TDV – Multiple

b) ***Resolution No. 2025-138**: Chapter 159 Washington St, Park Dr & Commerce Place Streetscape Improvements

c) ***Resolution No. 2025-139:** Chapter 159 Clean Team

d) ***Resolution No. 2025-140**: Chapter 159 – UEZ Patrol Vehicle

e) ***Resolution No. 2025-141**: Resolution Authorizing Refund of Certain Monies

f) ***Resolution No. 2025-142:** Resolution Approving Submission of UEZ Application for LED Stationary Message Board and Mobile Speed/Message Trailer

g) ***Resolution No. 2025-143:** Resolution Approving Submission of UEZ Application for Public Restroom Facility Project

h) ***Resolution No. 2025-144:** Resolution Approving Submission of UEZ Application for UEZ Special Funds Project

i) ***Resolution No. 2025-145:** Resolution Authorizing Submission of UEZ Administrative Budget for July 1, 2025 through June 30, 2026

j) ***Resolution No. 2025-146:** Chapter 159 Drive Sober or Get Pulled Over

k) ***Resolution No. 2025-147:** Resolution Transferring Budget Items

l) ***Resolution No. 2025-148:** Resolution Revoking the Support of Local Cannabis Licensee Prolific Cannabis for Non-payment of the Required Two Percent Local Tax on Gross Cannabis Sales.

m) *Approval of Bill List

n) ***Approval of Department Head Reports**
- i. Clerk
- ii. Tax
- iii. Vital

Motion made by _____, seconded by _____.
Roll Call: Astor, Brown, Burkus, DiFolco, Banks Ayes: Nays: Abstain:

10. MATTERS TO BE REPORTED BY TOWNSHIP MANAGER

11. MATTERS TO BE PRESENTED BY TOWNSHIP SOLICITOR

12. MATTERS TO BE PRESENTED BY COUNCIL

13. ADJOURNMENT @ _____ p.m.

Motion made by _____, seconded by _____.

NEXT MEETING(S)

REORGANIZATION MEETING JANUARY 6, 2026 AT 6:00 P.M.



TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

ORDINANCE NO. 2025-15

ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT HOLLY ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE CREEKSIDE REDEVELOPMENT AREA DESIGNATED AS BLOCK 38, LOTS 1, 1.01, AND 2 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A 40A:12A-1 ET SEQ.

WHEREAS, in order to facilitate the development, redevelopment, and rehabilitation of the Township of Mount Holly (the "Township"), the Mayor and Council of the Township of Mount Holly (the "Council") designated certain property identified on the Township's Official Tax Map as Block 38, Lots 1, 1.01, and 2 as an "Area in Need of Redevelopment" (the "Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise, or amend a redevelopment plan; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a redevelopment plan for the Redevelopment Area was adopted by the Council in November of 2005; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, in order to facilitate the development and rehabilitation of the Township, an amended redevelopment plan for the Redevelopment Area entitled "Redevelopment Plan Creekside Redevelopment Area Amendment #1" dated October 2025 was prepared by Environmental Resolutions, Inc. for the Township (the "Amended Redevelopment Plan"); and

WHEREAS, the Amended Redevelopment Plan provides a broad overview for the planning development, redevelopment, and rehabilitation of the Redevelopment Area for purposes of improving conditions within the Township; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Council referred the attached Amended Redevelopment Plan to the Mount Holly Township Land Use Board (the "Board") for review and approval following introduction and first reading; and

WHEREAS, the Board approved and recommended adoption of the Amended Redevelopment Plan by the Council which shall be considered the report of the Board to the Council as required by N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Council has reviewed and accepted the recommendations of the Board and determined it to be in the best interest of the Township to adopt the Amended Redevelopment Plan to effectuate redevelopment and rehabilitation within the Township, specifically, the Redevelopment Area.

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Township of Mount Holly as follows:

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION 2. The Council declares and determines that the amended redevelopment plan entitled "Redevelopment Plan Creekside Redevelopment Area Amendment #1" dated October 2025 was prepared by Environmental Resolutions, Inc. for the Township (the "Amended Redevelopment Plan") meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the development and rehabilitation of the Township and specifically within the Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1 et seq.

SECTION 3. The Council hereby accepts the recommendations of the Board and adopts the attached Amended Redevelopment Plan for the Township of Mount Holly and specifically the Redevelopment Area.

SECTION 4. The Council of the Township of Mount Holly shall have, be entitled to, and is hereby vested with all power and authority granted by the aforementioned statutory provisions to effectuate the Amended Redevelopment Plan.

SECTION 5. All zoning and development regulations within the Redevelopment Area shall be in accordance with the standards set forth in the Amended Redevelopment Plan. To the extent the Amended Redevelopment Plan conflicts with the Township's Land Use And Development Ordinance, the provisions of the Amended Redevelopment Plan shall govern.

SECTION 6. A copy of this Ordinance and the Amended Redevelopment Plan shall be transmitted to the Board and filed with the Township Clerk.

SECTION 7. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 8. If any ordinances or parts thereof are in conflict with the provisions of this Ordinance, those provisions shall be repealed to the extent of such conflict.

SECTION 9. This Ordinance may be renumbered for codification purposes, if necessary.

SECTION 10. This Ordinance shall take effect upon passage and publication in accordance within applicable law.

First Reading: November 10, 2025

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
T. Astor			X				
L. Brown							X
K. Burkus		X	X				
R. DiFolco	X		X				
C. Banks			X				

Second Reading: **December 8, 2025**

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

TOWNSHIP OF MOUNT HOLLY

Attest:

SHERRY L. MARNELL, Township Clerk

CHRISTOPHER BANKS, Mayor

PUBLIC NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced and passed at a meeting of the Township Council of the Township of Mount Holly, County of Burlington, State of New Jersey, held on the ____ day of_____ , 2025, and will be considered for final passage after a public hearing at a meeting of the Township Council of the Township of Mount Holly to be held on the _____day of _____, 2025.

SHERRY L. MARNELL, Township Clerk

I HEREBY CERTIFY that the foregoing Ordinance was approved for final adoption by Mayor and Township Council of the Township of Mount Holly, County of Burlington, State of New Jersey, at a regular meeting on the _____ day of _____, 2025.

SHERRY L. MARNELL, Township Clerk

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

ORDINANCE NO. 2025-16

ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT HOLLY, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, ADOPTING BY REFERENCE THE INTERNATIONAL PROPERTY MAINTANENCE CODE, 2024 EDITION, FOR THE TOWNSHIP OF MOUNT HOLLY

WHEREAS, the Township of Mount Holly (the "Township") recognizes the need for a standardized current and modern property maintenance code governing the maintenance of existing buildings and to amend and replace the code of the Township of Mount Holly to address the inclusion of the International Property Maintenance Code within the Township's Code.

WHEREAS, the Township of Mount Holly most recently adopted the 2003 edition of the International Property Maintenance Code, and the Township would like to modernize the Township's Code by adopting the International Property Maintenance Code, 2024 edition in its place.

NOW THEREFORE BE IT ORDAINED by the Council of the Township of Mount Holly, in the County of Burlington and State of New Jersey as follows:

SECTION 1. Chapter 212 of the Township of Mount Holly code entitled "Property Maintenance" is hereby replaced in its entirety and shall now read:

Chapter 212. Property Maintenance

212-1. Adoption of standards by reference.

The International Property Maintenance Code, 2024 edition, as published by the International Code Council, is hereby accepted, adopted and established as the Property Maintenance Code of the Township of Mount Holly for the control of properties, buildings and structures as herein provided, and each and all of the regulations, provisions, penalties, conditions and terms of said International Property Maintenance Code, 2024 edition, are hereby referred to, adopted and made a part hereof as if fully set forth and/or set out in this chapter, with additions, insertions, deletions and changes, if any. A copy of the International Property Maintenance Code, 2024 edition, is annexed hereto and made a part of this chapter.

212-2. Copies on file.

Three copies of the International Property Maintenance Code, 2024 edition, have been placed on file in the office of the Township Clerk and shall remain on file there for the use of and examination by the public.

212-3. Amendments to standards.

The International Property Maintenance Code, 2024 edition, as adopted herein, is amended and

supplemented as follows:

A. 101.1 Title. These regulations shall be known as the Property Maintenance Code of the Township of Mount Holly, Burlington County, New Jersey hereinafter referred to as the "Property Maintenance Code" or "this code." All references to "jurisdiction" or "municipality" throughout the code, shall refer to the Township of Mount Holly, and all references to the "chief appointing authority" or "appointing authority" shall mean the Township Manager.

B. 102.11. Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law. This code shall also apply to Mount Holly Township Code Chapter 213 Vacant Properties and Chapter 216 Rental Units.

C. 103.1 Creation of Agency. The Code Enforcement Department is hereby created and the official in charge thereof shall be known as the *code official*. All references to "code official" throughout the code shall mean the Township Housing Inspector, or such other designee of the Township Manager.

D. 105.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the *code official* has reasonable cause to believe that there exists in a *structure* or on any *premises* a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the *code official* is authorized to enter the *structure* or *premises* at all reasonable times to inspect or perform the duties imposed by this code. If such *structure* or *premises* is occupied, the *code official* shall present credentials to the *occupant* and request entry. If such *structure* or *premises* is unoccupied, the *code official* shall first make a reasonable effort to locate the *owner*, *owner*'s authorized agent or other *person* having charge or control of the *structure* or *premises* and request entry. If entry is refused, the *code official* shall have recourse to every remedy provided by law to secure entry. Upon refusal of access to a property with an alleged violation, the Township may apply to a court for an administrative search warrant. Properties cited for violations three or more times in a 12-month period shall be designated as a Chronic Offender Property and subject to proactive inspections and enhance penalties

E. 105.5. Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code, in accordance with Section 107. Property owners residing more than twenty (20) miles away must designate a local agent with the Code Enforcement Department.

F. 106. Means of Appeals. Any person issued a Notice of Violation shall have the right to file a written appeal within ten (10) days to the Township Manager or designated hearing officer. A hearing shall be held within thirty (30) days, and a written decision issued within fifteen (15) days after the hearing.

G. 107.3. Prosecution of violation. Any *person* failing to comply with a notice of violation or order served in accordance with Section 109.4 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the *structure* in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the *structure* is located and shall be a lien upon such real estate.

H. 107.4. Violation penalties. Any *person* who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Any person who violates any provision of this code shall be subject to a fine of not less than $100 and not more than $2,000, or imprisonment for up to 90 days, or both, at the discretion of the Municipal Court. The Court may also impose up to 40 hours of community service. After the third violation within 12 months, a property shall be deemed a "Chronic Offender" and escalating fines of $100, $250, and $500 may be imposed without court appearance. Chronic Offenders shall also be subject to the provisions in Section 105.3.

I. 107.5. Abatement of Violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal *occupancy* of a building, *structure* or *premises*, or to stop an illegal act, conduct, business or utilization of the building, *structure* or *premises*. Any action taken by the authority having jurisdiction on such *premises*, including but not limited to labor, equipment and administrative fees, shall be charged against the real estate upon which the *structure* is located and shall be a lien upon such real estate.

J. 302.4. Weeds. Premises and exterior property, including alleys, sidewalks and curb strips shall be maintained free from weeds or plant growth in excess of six (6) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the

weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

K. 302.9. Defacement of property. A *person* shall not willfully or wantonly damage, mutilate or deface any exterior surface of any *structure* or building or fence on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair. The owner shall cover such marking, carving or graffiti within ten (10) days of receiving notice of violation from the Township. The owner would then have (30) days to remediate such marking, carving or graffiti. If not remedied, the Township, at its option, may enter the property to cure the violation and the expense of the same will be the responsibility of the owner.

L. 304.9. Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, exterior lighting, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Permitted signage elsewhere on the property, and additional exterior lighting shall also be maintained in good repair.

M. 304.14. Insect Screens. During the period from May 1 to October 1, every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

N. 305.3. Interior Surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Commercial property windows exposed to public view shall be kept clean and free of marks or foreign substances. Storage of materials, stock, or inventory shall not be permitted in window display areas unless such areas are first

screened from the public view by drapes, blinds, or other materials. All screening shall be maintained in a clean, attractive manner and in good repair.

O. 308. Containers. The *operator* of every establishment producing *garbage* shall provide, and at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal. Containers may not be placed out more than twelve (12) hours prior to pickup. When an establishment utilizes a dumpster for garbage and/or rubbish disposal, the dumpter(s) must be screened from street view.

P. 602.3 Heat supply. Every *owner* and *operator* of any building who rents, leases or lets one or more *dwelling units* or *sleeping units* on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from October 1 to May 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.

Exceptions:

When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.

In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Q. 602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 1 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

Processing, storage and operation areas that require cooling or special temperature conditions.

Areas in which persons are primarily engaged in vigorous physical activities.

SECTION 2. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provisions so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective;

SECTION 3. If any ordinances or parts thereof are in conflict with the provisions of this Ordinance those provisions shall be repealed to the extent of such conflict.

SECTION 4. This Ordinance shall take effect upon passage and publication in accordance within applicable law.

First Reading: November 10, 2025

Councilmember	**Motion**	**2nd**	**Yea**	**Nay**	**Recuse**	**Abstain**	**Absent**
T. Astor			**X**				
L. Brown							**X**
K. Burkus		**X**	**X**				
R. DiFolco	**X**		**X**				
C. Banks			**X**				

Second Reading: December 8, 2025

Councilmember	**Motion**	**2nd**	**Yea**	**Nay**	**Recuse**	**Abstain**	**Absent**
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

ATTEST:

_____ _____

Sherry L. Marnell
Township Clerk

Christopher Banks, Mayor

I HEREBY CERTIFY that the foregoing Ordinance was approved for final adoption by Mayor and Township Council of the Township of Mount Holly, County of Burlington, State of New Jersey, at a regular meeting on the ____ day of _____, 2025.

_____

Sherry L. Marnell, Township Clerk

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-137

AMENDING CERTAIN RECORDS OF THE TAX COLLECTOR

WHEREAS, certain adjustments are necessary to the records of the Tax Collector.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Mount Holly Township, County of Burlington, State of New Jersey that the following adjustments be approved.

TAX

OWNER	BLOCK/LOT	AMOUNT	REASON	REFUND
Garcia, Daniel	4/10	2114.35	TDV	Corelogic
Harris, Joseph	126.08/2	1851.11	TDV	Corelogic
DeJesus, Jesus	125.12/4	2451.90	TDV	Property Owner
Ferguson, Christine	122.02/18	3845.10	TDV	Corelogic

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry Marnell, Municipal Clerk of Mount Holly Township hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Mayor and Council of Mount Holly Township at their meeting on December 8, 2025.

_____

SHERRY L. MARNELL, RMC
TOWNSHIP CLERK

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-138

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT HOLLY PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87
(CHAPTER 159, P.L. 148)

WHEREAS, N.J.S.A. 40A4-87 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 county or municipality when such item 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, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Township of Mount Holly hereby requests the Director of Local Government Services to approve the increase of an item of revenue in the budget for the year 2025 in the sum of $559,000.00 in support of the:

NJ DOT 2023 Washington St, Park Dr & Commerce Place Streetscape Improvements

BE IT FURTHER RESOLVED, that a like sum of $559,000.00 is hereby appropriated as follows:

NJ DOT 2023 Washington St, Park Dr & Commerce Place Streetscape Improvements

BE IT FURTHER RESOLVED that one (1) certified copy of this Resolution be forwarded to the Director of Local Government Service.

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry L. Marnell, Township Clerk of the Township of Mount Holly, hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

_____
SHERRY L. MARNELL, RMC
TOWNSHIP CLERK

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-139

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT HOLLY PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87
(CHAPTER 159, P.L. 148)

WHEREAS, N.J.S.A. 40A4-87 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 county or municipality when such item 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, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Township of Mount Holly hereby requests the Director of Local Government Services to approve the increase of an item of revenue in the budget for the year 2025 in the sum of $115,000.00 in support of the:

Mount Holly Clean Team

BE IT FURTHER RESOLVED, that a like sum of $115,000.00 is hereby appropriated as follows:

Mount Holly Clean Team

BE IT FURTHER RESOLVED that one (1) certified copy of this Resolution be forwarded to the Director of Local Government Service.

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry L. Marnell, Township Clerk of the Township of Mount Holly, hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

_____
SHERRY L. MARNELL, RMC
TOWNSHIP CLERK

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-140

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT HOLLY PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87
(CHAPTER 159, P.L. 148)

WHEREAS, N.J.S.A. 40A4-87 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 county or municipality when such item 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, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Township of Mount Holly hereby requests the Director of Local Government Services to approve the increase of an item of revenue in the budget for the year 2025 in the sum of $55,000.00 in support of the:

Mount Holly UEZ Patrol Vehicle

BE IT FURTHER RESOLVED, that a like sum of $55,000.00 is hereby appropriated as follows:

Mount Holly UEZ Patrol Vehicle

BE IT FURTHER RESOLVED that one (1) certified copy of this Resolution be forwarded to the Director of Local Government Service.

Councilmember	**Motion**	**2nd**	**Yea**	**Nay**	**Recuse**	**Abstain**	**Absent**
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry L. Marnell, Township Clerk of the Township of Mount Holly, hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

_____
SHERRY L. MARNELL, RMC
TOWNSHIP CLERK

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-141

RESOLUTION AUTHORIZING REFUND OF CERTAIN MONIES

WHEREAS, certain monies have been deposited with the Township.

WHEREAS, it is the recommendation of the Chief Financial Officer of the Township of Mount Holly that this fee be refunded.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Holly, County of Burlington and State of New Jersey that the following monies be refunded:

- Seeds of Hope Ministries– Refund of overpayment for marriage certificate
  1700 S. Broadway, Camden, NJ 08104. $25.00

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

_____
Sherry L. Marnell, RMC
Township Clerk

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-142

RESOLUTION OF THE TOWNSHIP OF MOUNT HOLLY APPROVING SUBMISSION OF MOUNT HOLLY URBAN ENTERPRISE ZONE CORPORATION APPLICATION FOR LED STATIONARY MESSAGE BOARD AND MOBILE SPEED/MESSAGE TRAILER TO THE NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY – PROJECT #2026-08017-0632

WHEREAS, a project, The LED Stationary Message Board and Mobile Speed/Message Trailer Project, has been approved by Township Council; and

WHEREAS, funds from The Mount Holly Zone Assistance Fund are available to Mount Holly Urban Enterprise Corporation; and

WHEREAS, a grant application has been approved for submission by the Mount Holly Urban Enterprise Zone Corporation to the New Jersey Urban Enterprise Zone Authority.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Holly, County of Burlington and State of New Jersey that the grant application by Mount Holly Urban Enterprise Zone Corporation to the New Jersey Urban Enterprise Zone Authority for the LED Stationary Message Board and Mobile Speed/Message Grant Project, in the amount not to exceed $50,000.00 is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are hereby authorized to execute all related documents to carry out the intent of this resolution.

Councilmember	**Motion**	**2nd**	**Yea**	**Nay**	**Recuse**	**Abstain**	**Absent**
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry L. Marnell, Township Clerk of the Township of Mount Holly, hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

_____

SHERRY L. MARNELL

TOWNSHIP CLERK

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-143

RESOLUTION OF THE TOWNSHIP OF MOUNT HOLLY APPROVING SUBMISSION OF MOUNT HOLLY URBAN ENTERPRISE ZONE CORPORATION APPLICATION FOR PUBLIC RESTROOM FACILITY PROJECT TO THE NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY – PROJECT #2026-08017-0633

WHEREAS, a project, The Public Restroom Facility Project, has been approved by Township Council; and

WHEREAS, funds from The Mount Holly Zone Assistance Fund are available to Mount Holly Urban Enterprise Zone Corporation; and

WHEREAS, a grant application has been approved for submission by the Mount Holly Urban Enterprise Zone Corporation to the New Jersey Urban Enterprise Zone Authority.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Holly, County of Burlington and State of New Jersey that the grant application by Mount Holly Urban Enterprise Zone Corporation to the New Jersey Urban Enterprise Zone Authority for the Public Restroom Facility Project, in the amount not to exceed $350,000.00 is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are hereby authorized to execute all related documents to carry out the intent of this resolution.

Councilmember	**Motion**	**2nd**	**Yea**	**Nay**	**Recuse**	**Abstain**	**Absent**
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry L. Marnell, Township Clerk of the Township of Mount Holly, hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

SHERRY L. MARNELL
TOWNSHIP CLERK

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-144

RESOLUTION OF THE TOWNSHIP OF MOUNT HOLLY APPROVING SUBMISSION OF MOUNT HOLLY URBAN ENTERPRISE ZONE CORPORATION APPLICATION FOR UEZ SPECIAL FUNDS PROJECT TO THE NEW JERSEY URBAN ENTERPRISE ZONE AUTHORITY-PROJECT #2026-08017-0631

WHEREAS, a project, The Urban Enterprise Zone Special Events Fund Project, has been approved by Township Council; and

WHEREAS, funds from The Mount Holly Zone Assistance Fund are available to Mount Holly Urban Enterprise Zone Corporation; and

WHEREAS, a grant application has been approved for submission by the Mount Holly Urban Enterprise Zone Corporation to the New Jersey Urban Enterprise Zone Authority.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Holly, County of Burlington and State of New Jersey that the grant application by Mount Holly Urban Enterprise Zone Corporation to the New Jersey Urban Enterprise Zone Authority for the Special Events Fund Project, in the amount not to exceed $300,000.00 is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor and Municipal Clerk are hereby authorized to execute all related documents to carry out the intent of this resolution.

Councilmember	**Motion**	**2nd**	**Yea**	**Nay**	**Recuse**	**Abstain**	**Absent**
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry L. Marnell, Township Clerk of the Township of Mount Holly, hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

SHERRY L. MARNELL
TOWNSHIP CLERK

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-145

RESOLUTION OF THE TOWNSHIP OF MOUNT HOLLY AUTHORIZING SUBMISSION OF AN URBAN ENTERPRISE ZONE ADMINISTRATIVE BUDGET APPLICATION # 2022-08017-2119

WHEREAS, as a result of the Township of Mount Holly's designation as an Urban Enterprise Zone, qualified businesses are eligible to collect sales tax at the reduced rate of 3.5% as opposed to the full rate of 7%; and

WHEREAS, the monies collected are deposited in a fund and are available for use by the Township for programs which will enhance and promote economic development within the Township; and

WHEREAS, the Township wishes to submit an application for an FY 2026 Administrative Budget for the period of July 1, 2025 to June 30, 2026 to New Jersey Enterprise Zone Authority.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Holly, County of Burlington and State of New Jersey that the Mayor is hereby authorized to submit an Urban Enterprise Zone FY 2026 Administrative Budget for a period of July 1, 2025 to June 30, 2026 for administrative and operating costs to the New Jersey Urban Enterprise Zone Authority for a UEZ requested amount up to $78,105.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute any and all documents to carry out the intent of this resolution.

Councilmember	**Motion**	**2nd**	**Yea**	**Nay**	**Recuse**	**Abstain**	**Absent**
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry L. Marnell, Township Clerk of the Township of Mount Holly, hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

_____

SHERRY L. MARNELL
TOWNSHIP CLERK

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025-146

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MOUNT HOLLY PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87
(CHAPTER 159, P.L. 148)

WHEREAS, N.J.S.A. 40A4-87 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 county or municipality when such item 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, said Director may also approve the insertion of any item of appropriation for equal amount.

NOW, THEREFORE, BE IT RESOLVED that the Township of Mount Holly hereby requests the Director of Local Government Services to approve the increase of an item of revenue in the budget for the year 2025 in the sum of $7,000.00 in support of the:

2025 Drive Sober Get Pulled Over Year End Holiday Crackdown

BE IT FURTHER RESOLVED, that a like sum of $7,000.00 is hereby appropriated as follows:

2025 Drive Sober Get Pulled Over Year End Holiday Crackdown

BE IT FURTHER RESOLVED that one (1) certified copy of this Resolution be forwarded to the Director of Local Government Service.

Councilmember	Motion	2nd	Yea	Nay	Recuse	Abstain	Absent
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry L. Marnell, Township Clerk of the Township of Mount Holly, hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

_____
SHERRY L. MARNELL, RMC
TOWNSHIP CLERK

Transfer Resolution

2025 Budget

December 8, 2025

Transfer To:

Administrative & Executive			
Other Expenses	20-100-2	40,000.00	
Township Clerk			
Other Expenses	20-120-2	14,000.00	
Audit Services			
Other Expenses	20-135-2	8,500.00	
Planning Board			
Salary & Wages	21-180-1	2,000.00	
Other Expenses	21-180-2	3,000.00	
Inspection of Housing			
Salary & Wages	22-195-1	3,000.00	
Insurance			
Bonds/Claims	23-210-2	14,000.00	
Insurance			
Medical	23-220-2	23,000.00	
Unemployment Insurance	23-225-2	3,500.00	
Streets & Roads			
Salary & Wages	26-290-1	2,900.00	
Recreation			
Salary & Wages	28-370-1	5,100.00	
Utilities:			
Bldg/Garage	31-430-2	11,000.00	
Telephone	31-440-2	500.00	
Sanitation Landfill			
Landfill	32-465-2	25,000.00	
Statutory Expenditures			
ER Cont FICA/Medicare	36-472-2	11,000.00	

Transfer From:

Tax Collector			
Salary & Wages	20-145-1		14,000.00
Other Expenses	20-145-2		7,000.00
Tax Assessor			
Other Expenses	20-150-2		18,000.00
Engineering Services			
Other Expenses	20-165-2		46,500.00
Historic Preservation			
Other Expenses	20-172-2		11,000.00
Streets & Roads			
Salary & Wages	26-290-1		38,000.00
Municipal Court			
Salary & Wages	43-490-1		32,000.00
	Total	166,500.00	166,500.00

TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP

BURLINGTON COUNTY, NEW JERSEY

RESOLUTION NO. 2025 – 148

RESOLUTION OF THE TOWNSHIP COUNCIL OF MOUNT HOLLY TOWNSHIP, REVOKING THE SUPPORT OF LOCAL CANNABIS LICENSEE PROLIFIC CANNABIS FOR NON-PAYMENT OF THE REQUIRED TWO PERCENT (2%) LOCAL TAX ON GROSS CANNABIS SALES

WHEREAS, the Township of Mount Holly ("Township") adopted Resolution No. 2023-112 in support of Prolific Growhouse's application to the New Jersey Cannabis Regulatory Commission ("CRC") for a Class 2 Manufacturing License to operative a cannabis manufacturing facility at premises located at 10 Eagle Avenue, Suite 100B in the Township of Mount Holly; and

WHEREAS, Prolific Growhouse ("Licensee"), located at 10 Eagle Avenue, Suite 100B, Mount Holly, was issued a and a Class 1 Cultivator License No. C000030 and a Class 2 Manufacturing License No. M000138 by the State of New Jersey Cannabis Regulatory Commission; and

WHEREAS, the Township passed Ordinance No. 2021-10 requiring that all cannabis manufacturers and cannabis cultivators provide the Township with an annual license fee each of $10,000; and

WHEREAS, the Township passed Ordinance No. 2021-11 requiring that cannabis manufacturers and cannabis cultivators to provide the Township a 2% local tax on gross receipts from all cannabis sales to the Chief Financial Officer of the Township on a monthly basis; and

WHEREAS, despite written notice issued to Prolific Growhouse on October 29, 2024, the Licensee has failed and refused to remit the required 2% tax payments since it opened its business; and

WHEREAS, the Licensee has failed to remit the required annual fees of $10,000.00 (before set asides) per license since it opened its business; and

WHEREAS, the Township Council finds that the Licensee remains in violation of the payment requirements of the ordinances and State law, and that revocation of the support for the local cannabis license is justified and in the best interests of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Mount Holly, County of Burlington, State of New Jersey, as follows:

1. The Township support of Licensee's Class 1 Cannabis Cultivating License No. C000030 is hereby REVOKED, effective immediately, due to the Licensee's failure to pay its annual licensing fee and the required two percent (2%) gross receipts of local cannabis transfer and user tax to the Township.

2. The Township support of Licensee's Class 2 Cannabis Manufacturing License No. M000138 is hereby REVOKED, effective immediately, due to the Licensee's failure to pay its annual licensing fee and the required two percent (2%) gross receipts of local cannabis transfer and user tax to the Township.

3. The Township Clerk is directed to provide written notice of this revocation of support to:
   a. Prolific Growhouse;
   b. The New Jersey Cannabis Regulatory Commission; and
   c. Any other relevant municipal departments or agencies.

4. This Resolution shall take effect immediately.

Councilmember	**Motion**	**2nd**	**Yea**	**Nay**	**Recuse**	**Abstain**	**Absent**
T. Astor							
L. Brown							
K. Burkus							
R. DiFolco							
C. Banks							

CERTIFICATION

I, Sherry L. Marnell, Township Clerk of the Township of Mount Holly, hereby certify the foregoing to be a true copy of a Resolution adopted by the Mount Holly Township Council at a meeting held on December 8, 2025.

_____

SHERRY L. MARNELL

TOWNSHIP CLERK