

## **Florence Township Council Reorganization/Regular Session 1/7/26**

Florence, New Jersey  
January 7, 2026

The Council of the Township of Florence met at the **Florence Township Municipal Building**, Florence, New Jersey on the above date for the purpose of organizing for the ensuing year and for the transaction of other business which might properly come before it.

The meeting was called to order by the Township Clerk, Nancy L. Erlston, at 7:00 p.m. She then led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was posted on the municipal website and bulletin board on January 12, 2025; published in the Burlington County Times on January 12, 2025 and January 4, 2026, placed on the Township website and given to the Courier Post for information.

### **OATHS OF OFFICE**

- Ward 1 Council Member – Gina Sullivan

Clerk Erlston invited Senator Troy Singleton to administer the Oath of Office to Ward 1 Council Member Gina Sullivan. Her Mom held the Bible for the swearing in.

- Ward 2 Council Member – Fred Gabriele

Clerk Erlston invited Assemblyman Balvir Singh to administer the Oath of Office to Ward 2 Council Member Frederick Gabriele. His wife held the Bible for the swearing in.

- Ward 3 Council Member – Joseph Frappolli

Clerk Erlston invited Senator Troy Singleton to administer the Oath of Office to Ward 3 Council Member Joseph Frappolli. His pastor, Father Martin O'Reilly held the Bible for the swearing in.

### **ROLL CALL OF MEMBERS**

Upon roll call, the following were found to be present:

Joseph Frappolli  
John Fratinardo  
Fred Gabriele  
Talaya Loftin  
Gina Sullivan

Also present: Mayor Kristan I. Marter; Thomas A. Sahol, Township Administrator; Robert Wright, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Clerk

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## **PRESIDENT OF COUNCIL**

The Township Clerk opened the nominations for President of Council.

It was on the MOTION of Fratinardo, seconded by Loftin to nominate Joseph Frappolli as President of Council.

Upon roll call for Frappolli, the Council voted as follows:

YEAS: Frappolli, Fratinardo, Gabriele, Loftin, Sullivan

NOES: None

### Unanimous vote – Motion carried

Township Clerk Erlston asked Council President Frappolli to take the chair and preside over the meeting.

## **VICE PRESIDENT OF COUNCIL**

Council President Frappolli opened the nominations for Vice President of Council.

It was on the MOTION of Fratinardo seconded by Sullivan to nominate Talaya Loftin as Vice President of Council.

Upon roll call for Fratinardo, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli

NOES: None

### Unanimous vote – Motion carried

## **COUNCIL MEMBER APPOINTMENTS**

## Planning Board

Council President Frappolli nominated John Fratinardo for a one-year term as Council Representative to the Planning Board expiring December 31, 2026.

## **Recreation Committee**

Council Representative Loftin nominated Joseph Frappolli to a one-year term to the Recreation Committee expiring December 31, 2026.

## **Environmental Commission**

Council President Frappolli nominated Talaya Loftin for a one-year term as Council Representative to the Environmental Commission expiring December 31, 2026.

Upon roll call, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli

NOES: None

### Unanimous vote – Motion carried

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### **Township Auditor**

It was a MOTION of Loftin, seconded by Gabriele to appoint Todd R. Saler, RMA as the Township Auditor.

Upon roll call, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli

NOES: None

ABSENT: None

Unanimous vote – Motion carried

### **Zoning Board**

12/31/2029 Brett Buddenbaum (4-year term)

12/31/2029 Lou Sovak (4-year term)

12/31/2027 James V. Fevola (alternate #1)

12/31/2027 Steven A. Rudolph (unexpired 4-year term)

It was a MOTION of Fratinardo, seconded by Loftin to approve the appointments.

Upon roll call, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli

NOES: None

ABSENT: None

Unanimous vote – Motion carried

### **MAYOR PRESENTS 2026 APPOINTMENTS**

Mayor Marter presented the following Mayoral appointments:

Recreation Committee	Cynthia Golway	12/31/2030
	Toniann Carroll	12/31/2030
	Vincent Mancuso	12/31/2026
Deputy OEM Coordinators	Albert Jacoby	12/31/2028
	Steen Taylor	12/31/2028

It was a MOTION of Loftin, seconded by Fratinardo to approve the appointments.

Upon roll call, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli

NOES: None

ABSENT: None

Unanimous vote – Motion carried

### **Municipal Alliance Membership,**

Mayor's Representative	Martin Eckert	12/31/2026
CDBG Representative	Ted Lovenduski	12/31/2026
Environmental Comm., At Large	Open Seat-needs to be filled	
Shade Tree Commission	Albert Jacoby, Sr.	12/31/2030
Planning Board, Class 2	Tina Lloyd	12/31/2026

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Planning Board, Class 4	William Berry	12/31/2029
Planning Board, Class 4, Alt. #1	Stuart Foulks	12/31/2027
Planning Board, Class 4, Alt. #2	Adam Schoen	12/31/2026

It was a MOTION of Gabriele, seconded by Loftin the approve the appointments.

Upon roll call, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli  
NOES: None  
ABSENT: None Unanimous vote – Motion carried

## RESOLUTIONS

**RESOLUTION NO. 2026-01**  
**ANNUAL NOTICE AND SCHEDULE OF MEETINGS**  
**PURSUANT TO CHAPTER 231, P.L. 1975**

**RESOLUTION NO. 2026-02**  
**TEMPORARY BUDGET APPROPRIATIONS FOR 2026**

**RESOLUTION NO. 2026-03  
DESIGNATING DEPOSITORYIES**

**RESOLUTION NO. 2026-04**  
**ACCOUNTS DEPOSITED AT NEW JERSEY CASH MANAGEMENT FUND**

**RESOLUTION 2026-05**  
**ACCOUNTS DEPOSITED AT TRUIST BANK**

**RESOLUTION NO. 2026-06**  
**ESTABLISHING A CHARGE FOR RETURNED CHECKS**

**RESOLUTION NO. 2026-07**  
**AUTHORIZING PROFESSIONAL SERVICES AGREEMENT**  
**WITH TOWNSHIP SOLICITOR**  
***(Malamut & Associates LLC)***

**RESOLUTION NO. 2026-08**  
**AUTHORIZING PROFESSIONAL SERVICES AGREEMENT**  
**WITH TOWNSHIP ENGINEER**  
***(Remington & Vernick Engineers)***

**RESOLUTION NO. 2026-09**  
**AUTHORIZING APPOINTMENT OF BOND COUNSEL**  
*(Malamut & Associates LLC)*

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**RESOLUTION NO. 2026-10**  
**AUTHORIZING APPOINTMENT OF TOWNSHIP**  
**WATER & SEWER ENGINEER**  
**(Remington & Vernick Engineers)**

**RESOLUTION NO. 2026-11**  
**AUTHORIZING APPOINTMENT OF PROSECUTOR**  
**(Brendan D. Moles, Esq.)**

**RESOLUTION NO. 2026-12**  
**AUTHORIZING APPOINTMENT OF PUBLIC DEFENDER**  
**(Robert M. Perry, Esq.)**

**RESOLUTION NO. 2026-13**  
**APPOINTING TAX SEARCH OFFICER**  
**(Christine Swiderski)**

**RESOLUTION NO. 2026-14**  
**DESIGNATION OF MUNICIPAL ASSESSMENT SEARCH OFFICER**  
**(Nancy Erlston)**

**RESOLUTION NO. 2026-15**  
**APPOINT DEPUTY TOWNSHIP CLERK**  
**(Jenise Silinsky)**

**RESOLUTION NO. 2026-16**  
**AUTHORIZING APPOINTMENT OF AUDITOR**  
**(Bowman & Company, LLP)**

**RESOLUTION NO. 2026-17**  
**AUTHORIZING PROFESSIONAL SERVICES AGREEMENT**  
**WITH CONFLICT TOWNSHIP SOLICITOR**  
**(Raymond Coleman Heinold LP)**

**RESOLUTION NO. 2026-18**  
**A RESOLUTION AUTHORIZING THE DESIGNATION OF ORGANIZATIONS**  
**TO PROVIDE RECREATIONAL OPPORTUNITIES**  
**IN THE TOWNSHIP OF FLORENCE**

**RESOLUTION NO. 2026-19**  
**APPOINTING RECYCLING COORDINATOR**  
**(Martin Eckert)**

**RESOLUTION NO. 2026-20**  
**APPOINTING ROAD INSPECTOR**  
**(Ted Lovenduski)**

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**RESOLUTION NO. 2026-21**

**APPOINTING TEMPORARY SUBSTITUTES FOR MUNICIPAL PROSECUTORS**  
*(Kimberley A. Grieg)*

**RESOLUTION 2026-22**

**APPOINTMENT OF TOWNSHIP PLANNER**  
*(Environmental Resolutions, Inc.)*

**RESOLUTION NO. 2026-23**

**APPOINTING TOWNSHIP CLERK AS**  
**PUBLIC AGENCY COMPLIANCE OFFICER**  
*(Nancy Erlston)*

**RESOLUTION NO. 2026-24**

**APPOINT THE JOINT INSURANCE FUND COMMISSIONER**  
*(Thomas A. Sahol & Nancy Erlston, Alternate)*

**RESOLUTION NO. 2026-25**

**ADOPTING CASH MANAGEMENT PLAN**

**RESOLUTION NO. 2026-26**

**ADOPTION OF A DRUG FREE WORKPLACE POLICY**  
**IN COMPLIANCE WITH THE DRUG FREE WORKPLACE ACT**

**RESOLUTION NO. 2026-27**

**APPROVE MUNICIPAL STORMWATER**  
**PROGRAM COORDINATOR**  
*(Ted Lovenduski)*

**RESOLUTION NO. 2026-28**

**A RESOLUTION FIXING INTEREST RATES AND PENALTIES**  
**ON DELINQUENT TAXES AND MUNICIPAL CHARGES AND FIXING**  
**ADDITIONAL SUMS TO BE PAID TO THE HOLDER OF A TAX**  
**TITLE UPON REDEMPTION**

**RESOLUTION NO. 2026-29**

**AUTHORIZING THE TAX ASSESSOR OF THE**  
**TOWNSHIP OF FLORENCE TO FILE APPEALS, OMITTED AND**  
**ADDED ASSESSMENT APPEALS, AND ROLL BACK COMPLAINTS WITH**  
**THE BURLINGTON COUNTY BOARD OF TAXATION**

**Resolution 2026-30**

**RISK MANAGEMENT CONSULTANT**  
**BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND**

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**RESOLUTION NO. 2026-31**  
**AUTHORIZING APPOINTMENT OF A COAH PLANNER**  
**FOR COUNCIL ON AFFORDABLE HOUSING**  
***(Clarke-Caton-Hintz, P.C.)***

**RESOLUTION NO. 2026-32**  
**APPOINT CONTINUING DISCLOSURE AGENT AND**  
**INDEPENDENT REGISTERED MUNICIPAL ADVISOR**  
***(Phoenix Advisors, LLC)***

**RESOLUTION NO. 2026-33**  
**APPOINT MUNICIPAL FINANCE CONSULTANT**  
***(Anthony Mannino)***

**RESOLUTION NO. 2026-34**  
**RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED**  
**STATE CONTRACT VENDORS FOR CONTRACTING UNITS**  
**PURSUANT TO N.J.S.A. 40A:11-12a**

**RESOLUTION NO. 2026-35**  
**RESOLUTION AUTHORIZING AN EXCHANGE OF**  
**CONSTRUCTION CODE SERVICES**

**RESOLUTION NO. 2026-36**  
**APPOINT HEALTH INSURANCE BROKER**  
***(Epic Insurance Brokers and Consultants)***

***RESOLUTION NO. 2026-37***  
**RESOLUTION AUTHORIZING A PETTY CASH FUND**  
***(Clerk's Office)***

***RESOLUTION NO. 2026-38***  
**RESOLUTION AUTHORIZING A PETTY CASH FUND**  
***(Police Department)***

**RESOLUTION NO. 2026-39**  
**AUTHORIZING PROFESSIONAL SERVICES AGREEMENT**  
**WITH CONFLICT/SPECIAL PROJECTS ENGINEER**  
***(CME Associates)***

**RESOLUTION 2026-40**  
**AUTHORIZING AGREEMENT WITH BURLINGTON COUNTY**  
**CONCERNING THE DISPOSITION OF WASTEWATER FROM THE**  
**BURLINGTON COUNTY RESOURCE RECOVERY COMPLEX**

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**RESOLUTION 2026-41**  
**AUTHORIZE AGREEMENT WITH BURLINGTON COUNTY 2026**  
**INTERMUNICIPAL SLUDGE MANAGEMENT AGREEMENT**

**RESOLUTION 2026-42**  
**AUTHORIZE CERTAIN OVERPAYMENT**  
**WATER AND SEWER DEPARTMENT**

**RESOLUTION 2026-43**  
**APPROVE RELEASE OF CASH PERFORMANCE BONDS,**  
**UNITED BRAKES & CLUTCHES**

**RESOLUTION NO 2026-44**  
**ENTER INTO YEAR 2 OF A 3 YEAR CONTRACT FOR IT SERVICES**  
*(Networks Plus)*

**RESOLUTION 2026-45**  
**AUTHORIZE WATER & SEWER EMERGENCY EXCAVATION CONTRACT**

**RESOLUTION NO 2026-46**  
**APPOINT CONFLICT PUBLIC DEFENDER**  
*(Jason Pollack, Esq.)*

It was a MOTION of Fratinardo, seconded by Gabriele to approve Resolution Nos. 2026-01 through 2026-07, Nos. 2026-09, 2026-11 through 2026-29, and 2026-31 through 2026-46.

Upon roll call, the Council voted as follows:

YEAS:	Fratinardo, Gabriele, Loftin, Sullivan, Frappolli
NOES:	None
ABSENT:	None

Unanimous vote – Motion carried

It was a MOTION of Fratinardo, seconded by Loftin to approve Resolution No. 2026-08.

Upon roll call, the Council voted as follows:

YEAS:	Fratinardo, Gabriele, Loftin, Sullivan, Frappolli
NOES:	None
ABSENT:	None

Unanimous vote – Motion carried

It was a MOTION of Gabriele, seconded by Fratinardo to deny Resolution No. 2026-10.

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Upon roll call, the Council voted as follows:

YEAS:	Fratinardo, Gabriele, Loftin, Sullivan, Frappolli
NOES:	None
ABSENT:	None

Unanimous vote – Motion carried

It was a MOTION of Loftin, seconded by Sullivan to approve Resolution No. 2026-30.

Upon roll call, the Council voted as follows:

YEAS:	Gabriele, Loftin, Sullivan, Frappolli
NOES:	Fratinardo
ABSENT:	None

Motion carried

### **FINANCIAL CORRESPONDENCE**

- Tax Collector's Monthly Tax Report for November 2025

It was a MOTION of Fratinardo seconded by Gabriele to approve and file the financial correspondence. Voice vote – All ayes.

### **APPROVAL OF MINUTES**

- Regular Session of November 12, 2025
- Regular Session of December 3, 2025

Council Representative Sullivan asked to have her address redacted from Public Comment portion of the December 3<sup>rd</sup> meeting minutes and Clerk Erlston agreed to do so.

It was a MOTION of Fratinardo, seconded by Loftin to approve the minutes as submitted. Voice vote – All ayes.

### **CORRESPONDENCE**

None at this time.

### **APPLICATIONS**

- A. On-Premise 50/50 for the Florence Township Riverfront PTO on March 19, 2025 from 3:00 – 8:00 p.m. at the Leaf and Bean Cigar Lounge, 314 W. Front Street, Florence, NJ 08518

It was a MOTION of Loftin, seconded by Fratinardo to approve the application. Voice vote – All ayes.

**COMMENTS BY MAYOR AND COUNCIL**

Mayor Marter welcomed the new Council members to the team. She stated that she's really looking forward to working with them and doing everything to move our town forward. She also thanked everyone in attendance, stating that anyone who wants to get involved and participate with our government and what we are doing for the community is welcome and that she is looking forward to doing some great things in the new year.

Council Representative Loftin stated that she is honored to be recognized as the Vice President of Council and she wants to continue to do the will of the people, not the will of the ego or outside entities trying to get in but what the residents of Florence Township truly want. She hopes that as long as we can continue to put the will of the people and the good for all first, then everything else will fall in place. The transition will be smooth and easy and we will continue to move forward to work to get the hard things done and keep going in an open way where we can have honest conversations and keep the main thing the main thing. And always be a representative for the people who live here because that is why we are here, they put us in this position to speak for them and as long as we can keep that first then she believes we will be ok.

Council Representative Fratinardo agreed with Council Representative Loftin with regards to service to the community and he stated that we have a lot of challenges in the next few years. We have been trying to get the County to do their job and just recently they have gotten together with the State regarding the circle and the bypass on Florence-Columbus Road and also the bypass through Whitesell but that is all going to take time before it is completed. We have to look at the best ways to serve the community in light of those to make sure that the impact is not something that is negative. He stated that he looks forward to the challenge.

Council President Frappolli stated that, when he came aboard, Council Representative Baldorossi became a little bit of his mentor and helped him along and he is very appreciative of that. He explained that when you take on this kind of position, there is a big learning curve as to understanding. It had taken him a good year and a half to get a handle on some of the things. He stated that Nick Haas was invaluable, he is a brilliant engineer and he hopes that he can serve Council in some way in the future. He has helped the community tremendously and, as President of Council, he wanted to thank them both.

Council President Frappolli acknowledged that Jim Hoey was in attendance and that he served the community for over 20 years and he is going to be missed, his joviality and his spontaneity. He thanked his family, his wife Donna, and his priest Father Martin who came to support him. He also thanked his colleagues, the Mayor, the Clerk, the Assistant Clerk, the Administrator and the Solicitor, and explained that they may not always agree with everything, but in working with these folks, their intentions are not politically motivated from a standpoint of "what can you do for me," their main concern is Council and what they can do for others. This is a brand new year, there are going to be challenges ahead. He learned a long time ago that you can't get too caught up in thinking everything is a problem because when you think "problem" you think negatively. If you start thinking "challenge" you start thinking about solutions and what we can do collectively to get things taken care of. Any community has challenges, and, if you are

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going to serve the people, you have to know the people and he feels good about the team of people we have here. Moving forward, we are bound to make some decisions and hopefully our goals are to be as fiscally responsible as possible to continue to look to bring about capital improvement. He stated that anything that he has ever done has been with the intention of trying to make things better.

Council President Frappolli explained that Council Representative Loftin was so helpful to him in running for re-election and introducing him to new voters. They traveled to churches in the community, nursing homes, senior citizens meetings, and they dealt with people who were at a point of hopelessness and they tried to give them hope. Our leaders on the state level do a lot of outreach to bring things to the community and to our senior citizens, and their generosity is very important. We have an older group of population of people who get scared, they get tricked and they get preyed on. Our leaders put the professionals out into the field to help educate and our police department, EMS and fire staff do that as well. He is very proud to be a part of this organization. He invited everyone to attend meetings stating that the Mayor has initiated Town Halls. We have a government today where people are running from Town Halls and they are not having them, but this Council is willing to do that and yet people don't come out. Unfortunately, we have this conversation quite a bit, that a lot of times the message is, we beat our heads trying to figure out how to best communicate with people. We serve the people, no one is here dedicating their time for their own personal interest, we do it to try and help others. As we move forward, he hopes to see the people at meetings to come. He wants people to state their convictions, and stated that is the only way to get things done. He is honored to be in this position and he hopes to do great things this coming year.

### **PUBLIC COMMENTS**

It was a MOTION of Fratinardo, seconded by Sullivan to open the meeting to the public for comment. Seeing no one wishing to be heard, it was a MOTION of Loftin, seconded by Gabriele to close the public comment. Voice vote - All ayes.

### **ADJOURNMENT**

Motion of Loftin seconded by Sullivan to adjourn. Voice vote – All ayes. Meeting adjourned at 7:44 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC  
Township Clerk  
/js