

Florence Township Council Regular Session 1/21/26

Florence, New Jersey
January 21, 2026

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey. The meeting was called to order by Council President Frappolli at 7:00 p.m. Council President Frappolli led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was posted on the municipal bulletin board, published in the Burlington County Times, and placed on the Township website on January 11, 2026 and given to the Courier Post for information.

ROLL CALL OF MEMBERS

Upon roll call the following were found to be present:

Present: John Fratinardo, Frederick Gabriele, Talaya Loftin, Gina Sullivan, Joseph Frappolli

Also Present: Mayor Kristan I. Marter; Thomas A. Sahol, Township Administrator; Thomas J. Hastie, Jr., Esq., Township Solicitor; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Township Clerk

Absent: None

APPROVAL OF MINUTES

- December 10, 2025 (Tabled from January 14th meeting)

Motion of Loftin, seconded by Fratinardo to approve the minutes. Voice vote – All ayes.

FINANCIAL CORRESPONDENCE

Motion of Loftin, seconded by Fratinardo to approve the **Treasurer's Bill List**.

Upon roll call, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli

NOES: None

ABSENT: None

Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

None at this time.

APPLICATIONS

- A. Night at the Races, On-Premise Merchandise Raffle and On-Premise 50/50 for the Florence Township Civic Association to benefit Francis W. Robbins American Legion Post 194 on March 20, 2026 from 5:00 p.m. to 12:00 a.m. at 601 Broad Street, Florence
- B. Off-Premise Merchandise Raffle for NJ State Board of the Ladies Ancient Order of Hibernians Inc, on April 18, 2026 at 12:00 noon at Holy Assumption Church, 1290 Hornberger Avenue, Roebling

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- C. On-Premise Merchandise Raffle and On-Premise 50/50 for the Florence Township Memorial HS Parent Organization to benefit the FTMHS Diamond Club on March 15, 2026 from 8:00 a.m. to 12:00 noon at the Florence Township Community Center, 69 Main Street, Roebling

Motion of Fratinardo, seconded by Gabriele to approve the applications.

Upon roll call, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli

NOES: None

ABSENT: None

Unanimous vote – Motion carried

PUBLIC COMMENTS

Motion of Fratinardo, seconded by Loftin to open the public comment portion of the meeting. Voice vote – All ayes.

Cristin Mustillo – 132 6th Avenue, explained that she has resided in Roebling for four winters now and this is the first year that she has experienced an issue with snow clearing on the sidewalks and when she called the Township, she was informed that there is no ordinance that requires people to clear their sidewalks after a snowstorm. She said that it was explained to her that, at the time, they didn't want to put a burden on elderly or other residents that may be unable to clear their sidewalks. She stated that, although it is honorable, her understanding is that sidewalks are Township property and they need to be cleared and maybe there is an alternative way to do that. If it was required by ordinance maybe it would encourage residents to get out and talk to their neighbors and ask for help and she wanted to bring it to Council for consideration.

Council Representative Sullivan asked to look into what other towns in the surrounding area that have a similar layout have for a snow ordinance and the Administrator agreed to look into that to be discussed at a later meeting.

Seeing no one else wishing to be heard, it was the Motion of Loftin, seconded by Fratinardo to close public comment. Voice vote – All ayes.

PUBLIC HEARING CDBG – Advertised 1/11/26 in Burlington County Times

Motion of Sullivan, seconded by Loftin to open up the Public Hearing.

Ted Lovenduski explained that Florence Township is looking to repave Richardson Street, to add some off-street parking and paint some crosswalks to identify areas where people should cross and try to slow drivers down there. It would make it safer for everyone and help the residents of that area as well because it is a very densely populated area and parking is tight there. He stated that there is no conceptual plan at this time but agreed to bring it to Council once it is received.

Council Representative Loftin asked if we are going to be renovating that area if the fence could come down because it is so tight there. Ted explained that they can take a look at that to see if that fence can be moved back. Council President Frappolli asked if it will make the curve going back towards Fifth Street? Ted explained that the curve is bad and is a trouble spot but that we will hit Richardson and as far into that curve as we can get. Council Representative Loftin asked if this grant just covers roads, or does it do anything about trees or any beautification? Ted explained that this grant does not cover that and that they are aware of the trees there and it is a just a matter of getting to them.

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Seeing no one else wishing to speak, it was a motion of Loftin, seconded by Gabriele to close the Public Hearing. Voice vote – All ayes.

RESOLUTIONS

RESOLUTION NO. 2026-50
Authorize Filing of Community Development Block Grant Application

RESOLUTION NO. 2026-51
Award Contract for Field House Renovations

RESOLUTION NO. 2026-52
Transferring Certain Budget Appropriations – Current Fund

RESOLUTION NO. 2026-53
Transferring Certain Budget Appropriations – Utility Fund

Motion of Loftin, seconded by Fratinardo to approve Resolution Nos. 2026-50 through 2026-53.

Upon roll call, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli

NOES: None

ABSENT: None

Unanimous vote – Motion carried

ORDINANCES

ORDINANCE NO. 2026-01
Amending Chapter 132 Trees
(Intro. & 1st Reading) (2nd Reading, Public Hearing on 2/11/26)

Motion of Loftin, seconded by Fratinardo to approve Ordinance No. 2026-01.

Council Representative Gabriele stated that the \$200 cost to cut down a tree seems high. Ted Lovenduski explained that you are only going to be penalized if you cut down more than the 22 square basal inches of trees in your backyard, which is a lot of trees. The \$200 is the required replacement cost of a tree which is set by the NJDEP, it is not something that we put in place or can change. He explained that one of the trees we are planting in on Fifth Street is roughly \$270-280 for just one tree. It does depend on the size of the tree and Council discussed the penalty for cutting down different sizes of trees. As written in this ordinance, up to 50 inches can be cut down before you pay anything for a replacement, however this is still under review with the NJDEP to make sure this is written to their standard.

Mr. Lovenduski explained that this ordinance was constructed to hit harder at a commercial property or a land clearing and not to try and penalize a homeowner. A tree that is deemed a dangerous tree, a hazardous tree or an invasive tree can be cut down without any penalties. For example, if you were to have a tree on your property that is dying you are required to get a permit from the Township so that we know the location of the tree and the reason it was cut down and then we verify by sending someone from Shade Tree or a licensed tree expert out to follow up. He explained that any licensed tree service in the state is aware that the NJDEP has put this requirement out there and they are required to check with the municipality before they do the work. The Shade Tree Committee sat down on several occasions and had conversations about

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this ordinance and, no one was really excited about it, but in order to get our MS4 permit, the NJDEP requires this ordinance be in place.

Council Representative Sullivan stated that sometimes people add a tree to something impervious and asked if there is any way to require them to make a donation to a tree fund? Ted said that this ordinance kind of speaks to that a little bit. He explained that there is a different ordinance for impervious and that will be redone and brought to Council at a later date.

Upon roll call, the Council voted as follows:

YEAS: Fratinardo, Gabriele, Loftin, Sullivan, Frappolli

NOES: None

ABSENT: None

Unanimous vote – Motion carried

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter stated that there aren't a lot of activities scheduled and she reminded everyone that there is no Council meeting next week.

Administrator

Administrator Sahol stated that there will be a budget meeting on Saturday, February 21st at 9:00 a.m. which will be an open public meeting and all of the department heads will be present to go through the individual department's budgets. Council will receive the budget books within the next few weeks.

Division of Engineering – Engineering Status Report January 2026

Council Representative Loftin stated that this report shows that the Township was awarded \$740,000 for sidewalk and ADA curb ramp improvements and she mentioned that at the triangle park there is an unfinished curb where it was started but there is no top surface on it. Ted explained that this is a Safe Streets to Transit grant and it basically takes care of ramps and sidewalks, it does not really get into curbs. The only curbs that are included are right where the handicap ramps are but he said he will look into it and can probably get concrete there.

UNFINISHED BUSINESS

Council Representative Loftin explained that she and Council Representative Haas served on the subcommittee for the new police building and she asked for another member of Council be appointed to that subcommittee so that it does not lose traction. Council Representative Gabriele agreed to join that subcommittee and the Township Administrator agreed to get some information together to catch him up on that.

NEW BUSINESS

Council President Frappolli asked the Township Administrator research what other communities are charging for permit and construction fees. The Administrator explained that we have a new Code Official who is experienced outside of this community and is very familiar with fee establishment justifications and the DCA requires that fees are part and parcel to the service provided, they are not a fundraiser. He stated that the new Code Official has already indicated his desire to review fees, work with our financial advisor and bring recommendations of fee modifications forward to Council sometime in the first half of this year so that they are predicated on the user of the service and not on the taxpayer.

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Council Representative Gabriele asked for a copy of the 2024 audit book and the Administrator agreed to get that to him and Council Representative Sullivan.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

Motion of Fratinardo, seconded by Gabriele to open the meeting up to the public at this time. Seeing no one wishing to be heard, it was a motion of Loftin, seconded by Fratinardo to close the public comment portion of the meeting. Voice Vote – All Ayes.

ADJOURNMENT

Motion of Fratinardo seconded by Sullivan to Adjourn. Voice Vote – All Ayes. Meeting adjourned at 8:08 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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