

Florence Township Council Executive Session 4/9/25

Florence, New Jersey
April 9, 2025

The Florence Township Council held an executive 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 Deputy Township Clerk: Notice was posted on the municipal bulletin board on January 3, 2025; published in the Burlington County Times on January 12, 2025, placed on the Township website and given to the Courier Post for information.

ROLL CALL OF MEMBERS

Upon roll call the following were found to be present:

Present: Frank Baldorossi, John Fratinardo, Nicholas Haas, Talaya Loftin, Joseph Frappolli

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

Absent: None

FIFTEEN (15) MINUTES OF PUBLIC COMMENT

Motion of Baldorossi, seconded by Fratinardo to open public comment. Voice vote – All ayes. Seeing no one wishing to be heard, a Motion was made by Haas, seconded by Fratinardo to close the public comment portion. Voice vote – All ayes.

BUSINESS

A. Film Ready NJ Update – Marty Eckert

- Letter from Marty Eckert regarding NJ Film Ready Amendment of Ordinance Request

Marty Eckert explained that the Township has entered into the Film Ready Program which is part of the New Jersey Film and Production Picture Commission and over the past year Township owned parcels and facilities that would be utilized for potential filming opportunities have been identified. The locations are on a database and are available for any film and production companies in New Jersey and beyond. The state revised some language in their ordinance of sorts so he reached out to NJ Film for clarification of an example of the waiver language which he has received. He will get those changes to the Township Attorney as long as Council is comfortable with it.

Mayor Marter stated that since January the Economic Development Committee has been on hold until they had a direction. This is going to be part of that direction because they will be involved with going out and meeting with homeowners that want to participate and take some pictures, etc. These are things that can be done in the evening when more Economic Development members are available to help promote Film Ready to get film organizations to come here, gather a list of different agencies that they can utilize and accommodate their needs while they are here. And if we don't have the things that they need we can reach out to the surrounding communities.

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An Amendment will be made to the ordinance, forwarded to the Township Attorney, added to the agenda to be introduced next week, adopted May 2nd and then submitted to the state for their review.

B. Zoning Code Modifications Re: impervious surfaces and storage shed – Ted Lovenduski

- Letter from Ted Lovenduski to Planning Board regarding proposed changes to Zoning Code

Ted Lovenduski explained that at the end of every year they have a zoning review and the topic of impervious coverage comes up quite frequently with the Zoning Board. You are only allowed 20% for the house with an additional 5% for swimming pools, sheds, patios, decks, etc. so the total lot impervious can only be 25%. If someone wants to put a swimming pool in their yard, even some of the bigger lots won't meet the impervious surface requirements. So it has to go before the board and it passes every time which is taking up time that we could be doing something more beneficial.

In Roebling, those residences are already over the impervious at 33% with the house and the sidewalks so you can't have a shed in Roebling. There are roughly about 900+ houses and 700 have preexisting sheds so when someone goes to sell their house, they can't sell it quickly because they have to obtain zoning approvals and a variance could take a couple of months. In Roebling and any RC zone there is enough room for a 10x10 or smaller shed, everyone needs somewhere to put a lawnmower or bicycles. The shed has to be 2 feet from the rear and 2 feet from the side and the reason for that is, when the trash truck comes down the alley if the eaves are hanging over and the trash truck hits a bump and takes out the shed, it can't be defended if your shed is not following the standards. He wants to raise the impervious to 35% in the R and RA zones and get rid of the variances and, anything over 35% would have to have mandatory stormwater mitigation to be determined by the attorney and the engineer, whether it be rain barrel or some kind of a swale or rain garden, etc. Then you would have a caveat that the device is being maintained.

The idea of impervious is to keep the water from any rainstorm on your property so it does not affect the neighbor. You don't know what problems are being caused until the problem happens and by making these changes and giving the increase, we can better regulate it. We are trying to avoid as many problems as we can, if you are over the impervious and you do some kind of mitigation and you maintain that mitigation everything is better. The ordinance was already reviewed by the Planning and Zoning Board and they agreed.

Mr. Lovenduski also spoke about storage containers/shipping containers in yards. They are popping up in the Ag zone where the minimum square footage is 10 acres. They are allowed to have them on a qualified farm of say, 10 acres or more or someone who has the tax benefit from a farm. A residential lot, in the Ag zone is still not allowed to have these.

Mayor Marter reminded Council that the Burlington County Route 130 Corridor Climate Change Related Hazard Vulnerability Assessment meeting in Burlington Township Municipal building in the lower level at on April 10, 2025 at 5:15-6:45pm.

PUBLIC COMMENTS

Motion of Baldorossi, seconded by Haas to open the meeting to the public at this time. Voice vote – All ayes. Seeing no one wishing to be heard, Motion of Haas, seconded by Loftin to close the public comment portion. Voice vote – All ayes.

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ADJOURNMENT

Motion of Loftin seconded by Fratinardo to Adjourn. Voice vote – All ayes. Meeting adjourned at 7:26 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC

Township Clerk

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