

Florence Township Council Regular Session 5/7/25

Florence, New Jersey
May 7, 2025

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 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; Robert Wright, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Township Clerk

Absent: None

APPROVAL OF MINUTES

- Regular Meeting of April 16, 2025

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

FINANCIAL CORRESPONDENCE

- Tax Collector's Monthly Water/Sewer Report for March 2025
- Tax Collector's Monthly Tax Report for March 2025
- Court Administrator's Monthly Report for April 2025

Motion of Haas, seconded by Loftin to approve the financial correspondence. Voice vote – All ayes.

Motion of Baldorossi, seconded by Haas to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinardo Haas, Loftin, Frappolli
- NOES: None
- ABSENT: None

Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

- A. Police Chief's Monthly Report for March 2025

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

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APPLICATIONS

A. Off-Premise 50/50 for the Kiwanis Club of Bordentown to benefit Friends of Roebling Troop 3, on October 4, 2025 at 10:00 p.m. at the Florence Township Community Center, 69 Main Street, Roebling, NJ 08554

Motion of Fratinardo, seconded by Baldorossi to approve the application. Voice vote – All ayes.

PUBLIC COMMENT

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

RESOLUTIONS

RESOLUTION NO. 2025-98 Chapter 159, Opioid Settlement Walgreens

RESOLUTION NO. 2025-99 Refund Boat Ramp Permit

Motion of Fratinardo, seconded by Haas to approve Resolution Nos. 2025-98 through 2025-99.

Council Representative Loftin asked about Resolution No. 2025-98 and how the monies will be used. Administrator Sahol explained that there is a grant fund that is created that is utilized for drug awareness education. The utilization has to be specific when it comes to that type of purpose, signage, enforcement actions, education, materials, drug collections, going out to the seniors' groups and educating them and parents about making sure medications are locked up, assemblies, etc.

Upon roll call, Council voted as follows:

• YEAS:	Baldorossi, Fratinardo, Haas, Loftin, Frappolli
• NOES:	None
• ABSENT:	None

Unanimous vote – Motion carried

ORDINANCES

ORDINANCE NO. 2025-11

Authorizing the Township of Florence to Accept a Deed of Easement Regarding the Property Located at Block 46, Lot 2 (2nd Reading & Public Hearing)

Motion of Fratinardo, seconded by Loftin to open the Public Hearing. Seeing no one wishing to be heard, Motion of Baldorossi, seconded by Haas to close the Public Hearing.

Motion of Fratinardo, seconded by Haas to approve Ordinance No. 2025-11.

Administrator Sahol explained that this is regarding a vacant property located on Front and Summer Streets along the river which is diagonal from Rocco's parking lot. The property is really deep coming off of Front Street and there was a site plan before the board that allowed for construction of a home and the builder came in and realized that they were going to be connecting to the utility that starts at Summer Street and runs halfway through the property from behind the other homes that are adjacent. There is a sewer line that we maintain in there and we have never had the benefit of an easement where that sewer line is located. If

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he were to build this house, without him granting and Council accepting this easement he wouldn't be able to make the appropriate setbacks for the property. So Council is passing this easement on the property so that there has to be a required setback from the home that he is building and, if it were ever to be subdivided then everyone would understand the setback requirements from the easement. We are basically taking legal access to maintain the sewer line and continue to utilize it for municipal infrastructure.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinardo, Haas, Loftin, Frappolli
- NOES: None
- ABSENT: None

Unanimous vote – Motion carried

ORDINANCE NO. 2025-12 Amending and Supplementing Chapter 71 (Film Making) to Update Certain Standards, Hours and Fees Set Forth Therein (2nd Reading & Public Hearing)

Motion of Haas, seconded by Fratinardo to open the Public Hearing. Seeing no one wishing to be heard, Motion of Loftin, seconded by Baldorossi to close the Public Hearing.

Motion of Loftin, seconded by Haas to approve Ordinance No. 2025-12.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinardo, Haas, Loftin, Frappolli
- NOES: None
- ABSENT: None

Unanimous vote – Motion carried

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Council Representative Loftin reported that the cleanup day and pollinator planting day that was scheduled for April 26th was held on May 3rd due to a rain out. She would have liked to have seen more community members and high school children attend the cleanup event but it was a perfect day. She thanked Marty Eckert and Kris Metelsky of the Public Works Department for all of their hard work and stated that Senator Singleton and his crew came out. She also stated that the Public Works Department does a great job of keeping our town clean and they have included areas that were not as frequent as before so the cleanups may not be as necessary in that area as before. She asked Council if maybe it could be moved to one of the municipal fields that is a more central location so that maybe more territory could be covered. She explained that the pollinator garden day went very well. Some kids came directly from t-ball and all of the kids got soil, shovels and water ice and they got to plant their flowers. She thought it was a great community event where meaningful connections were made and she looks forward to hosting something for Spring Day or Earth Day going forward.

Council President Frappolli commended Council Representative Loftin's leadership and stated that she has been a big proponent of the environment and the pollinators and the gardens etc. He stated that it was a pleasure to work alongside of her and to be there. This year they had a group called SEWA which is an international service organization out of South Jersey with people of all ages and from all over to include Chesterfield, Cinnaminson, Moorestown, Burlington, etc. Senator Singleton attended and the Florence High School Athletic Department donated the pollinator sign which is hanging up down there now and he thanked Athletic Director Derrick Goduto. Everything is provided through the grant program and the young people who came had a great time. Not only is it a community thing but it is an educational thing and he was happy to be a part of that.

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Council Representative Haas stated that he met with a few residents, the Mayor, Administrator, and Marty Eckert to talk about the path forward for the Economic Development Committee. They reviewed several documents and set goals and they plan on meeting next month to keep the ball rolling. He encouraged anyone interested in becoming a part of the committee to reach out to Marty Eckert. He also reminded everyone that the Roebling Steel Mill Street Fair is May 17th.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter mentioned that the Roebling Carnival is May 28-31st. She also mentioned that we have gone through two rounds of our lawsuit with NFI, we won the appeal and that is still moving forward.

Administrator

Administrator Sahol shared that the first of several PFAS settlement checks in the amount of \$371,568.22 was received which represents about 20% of the allocation that we are hoping to get. This money comes from a class action lawsuit nationwide that we joined about 3 years ago. The next allocation will be about 40+% and then about 8% over the next several years after that. Based on the way it looks at this moment, there are about 5,200 claimants and about 16,000 water sources that are going to be sharing this fund. That is all subject to change because there may be just as many as half of that in addition that are still being vetted through the process so if all things stay the same we should be getting a lot more money. In some instances, two towns may have filed but they have a single source which means they both can't get that single source payment, they have to split it up. As the court system is going through it they are having to make sure they maintain the integrity for the amount of money that was already settled and that it is properly allocated. This is the 3M settlement, the first of many payments we are going to be receiving.

At this point it is going into a general ledger account, which will be maintained solely for the purpose of the treatment project. So at some point in time, we are going to have to bond for the big job which is the location of the treatment facility. The bond ordinance almost always carries language that is going to be specific to make sure it states that any of the monies recapped through this lawsuit or any other funding sources are going to be utilized to satisfy that bond before it goes to permanency.

Administrator Sahol stated that the holiday banners hanging around town will be replaced by the end of the week. He explained that the equipment that we utilize that has the man cage in it has been down for months and we finally got assistance from Burlington City's Public Works Department.

Council President Frappolli stated that he gets asked about the recreation's blue building and asked why the figures on that have not come back yet and Council Representative Haas asked for the engineer's office to start sending a monthly report. Administrator Sahol agreed to check into both of those requests.

UNFINISHED BUSINESS

Council Representative Haas asked for an update on the bids requested for the Tall Pines development. Administrator Sahol stated that the second engineer walked the area today and he is hoping to get that information back within a week to 10 days. They understand the scope of work, what work gets done in-house and it is done as best as possible with minimal interruption to the development and he is looking forward to seeing that proposal.

Council Representative Haas also asked about the Daniel's Way bypass and if there was any update from the County. Administrator Sahol explained that there is only one private property that the county has yet to deal with because all of the frontage property on River Road is all run by their site plan approval process. Anything coming from John Galt Way up Daniel's in Whitesell's development is already built. Now there

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is the last parcel that is owned entirely by a landowner that the county is negotiating and we don't have privilege as to where they stand on that negotiation. But he knows based on conversations that relationship is a lot better than it used to be and it looks very positive and they are moving in the right direction.

Council Representative Haas also asked for an update on the Route 130 interchange. The Administrator explained that there is no update on that but, as he understands, Senator Singleton's office was supposed to be reaching out to us but he has not yet heard from them. We have not sent the letter yet under the Mayor's signature on behalf of Council because we were waiting until we heard something from the Senator who is trying to do something for us. As soon as that letter is done, Council will see that. He did explain that the Turnpike Authority is going to work with us and the County now on the whirly bird but nothing yet on 130 in Florence.

Council Representative Haas asked for an update on the status of the design of the new police building. Administrator Sahol explained that they rolled out the schematics recently for the Command Staff to consider and the conversation is revolving around more function, the way they can get to and from different places in the building and what they would do with secure evidence as well as transporting prisoners into waiting rooms. That schematic went very well and they are going to be rolling out another schematic and, as long as it meets their requirements, we will be ready to call back the Council representatives. They have decided that adding a second story is the way to go and now they are trying to figure out what works as far as secure storage of the evidence. That has been what they were chewing on and now they should be ready to bring it back to Council.

Council Representative Haas asked when we will get the final report of the PFAS. Administrator Sahol explained that the design engineer asked him if we can submit the \$12,000 application fee that is necessary in order to send the design plan. The check has been cut and we are ready to go and he is hoping that the engineer will come to the realization within the next few weeks what this thing is going to be to include the treatment mechanisms, space needs, etc. And with the way the state works and the way the permit application is, they have to show them what the estimate of the build of is.

Council Representative Haas asked about the Capital Plan. Administrator Sahol explained that he has it for next week and that it is based upon a statutory Capital Plan.

Council Representative Frappolli stated that he was asked again for the police to patrol the playground areas because apparently there is a group of young people who are being obnoxious. At the Recreation meeting they discussed locking the batting cages because kids have been in there ripping them apart and not utilizing the cage safely. He is asking for police presence in the area. Administrator Sahol explained that he spoke to the Chief about bike patrol, foot patrol and agreed that the presence is huge and will mention it to the Chief again. Council Representative Loftin offered to go to the school and speak to the importance of taking care of our community.

Council President Frappolli asked who is responsible for opening and closing the recreation buildings. Administrator Sahol explained that the programs all have access keys and they have to go around and lock and unlock those doors. He also asked how often those areas are scheduled to be cleaned. The Administrator agreed to look into that. Council President Frappolli also asked if there could be a no littering sign by the basketball courts because there is litter all over the place. Administrator Sahol explained that there have been discussions about taking away some of the benches and putting in more trash cans. Council discussed turning the lights off at night and other options for the problem.

NEW BUSINESS

- Weight limitations – Burlington-Columbus Rd.

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Mayor Marter explained that this started with Burlington Township wanting to weight restrict Burlington-Columbus Road and initially they wanted to weight restrict the balance of Neck Road between Columbus Road and Route 130. We have already restricted Bustleton Road from our border up to Old York Road. So what they are trying to do is weight restrict the balance of Bustleton Road for themselves as well as Burlington-Columbus Road. We have already written a letter of support and we have to do a resolution in support as well. We sent a letter to the County asking them to also act on our behalf in an attempt to get the NJDOT to authorize the weight restriction on our side of Burlington-Columbus Road from the township line roughly by the water tower at the landfill to the Burlington Township line near the Santa Fe development. We are all banding together to support the County in going to NJDOT. Administrator Sahol explained that he also had a conversation with the Mansfield Administrator because there is a really short segment between the landfill and the Rutgers building and Mansfield seems inclined to piggyback and send a similar letter to the County so that would pretty much be the entire length of the road from Columbus Road to Route 130. From Florence-Columbus to the landfill and back is permitted under flow control which is a regulation under the solid waste plan from the County but they can't come through Burlington City, Burlington Township and Florence.

Motion of Haas seconded by Fratinardo to draft a letter in support of weight restricting Burlington-Columbus Road.

Council Representative Haas asked the Administrator to look into the bridge on Old York Road because the residents there claim that it was weight listed and trucks were not supposed to be on it and now the sign is gone. Administrator Sahol agreed to send an email to the County asking them to take a look at that bridge.

Council President Frappolli reminded everyone that May is Mental Health Month and there are a number of resources on our township website to assist and support people and he encouraged people to help and direct anyone who may need these resources.

Council President Frappolli also wanted to make everyone aware that the Department of Human Services out of Burlington County is taking applications for \$40 vouchers for farm fresh produce for senior citizens that are looking for assistance. You must qualify and to apply please call (609) 265-5065. He also mentioned that with the Methodist church closing in Florence they are looking for a place for their pantry. Mayor Marter stated that she had the boy scouts reach out to her and they were interested in trying to help in any way that they can so she put them in touch with the pastor there but she is unsure the outcome. They are offering to do something at the Scout House but because of the location of Scout House that could raise an issue because you would have to have a vehicle in order to get out there. Then they discussed the possibility of the scouts delivering food. Council Representative Loftin mentioned maybe the On the Wings of Love Church would be willing to help and she is going to reach out to Pastor Moore.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

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PUBLIC COMMENTS

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

ENTER INTO CLOSED SESSION

Resolution 2025-100 Resolution Authorizing the Mayor, Township Council and Support Staff to meet on Closed Session and Authorizing the Exclusion of the Public from that Portion of the Meeting Dealing with Specific Issues Requiring Non-Public Discussions:

- Discussion of litigation related to Affordable Housing, possible acquisition of real property, and matters of attorney client privilege

It was a Motion of Loftin, seconded by Haas to adjourn to Closed Session at 8:01 p.m. where no action will be taken.

Upon roll call, Council voted as follows:

• YEAS:	Baldorossi, Fratinardo, Haas, Loftin, Frappolli
• NOES:	None
• ABSENT:	None

Unanimous vote – Motion carried

ADJOURNMENT

Motion of Haas, seconded by Loftin to return to the Regular meeting at 8:35 p.m. Voice vote – All ayes. No action was taken. Motion of Loftin seconded by Baldorossi to adjourn. Voice vote – All ayes. Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC

Township Clerk

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