

Florence, New Jersey 08518-2323
August 26, 2025

The regular meeting of the Florence Township Planning Board was held in-person and virtually via Zoom on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairman Pagano called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Secretary Fratinardo read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

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

Fred Gabriele	Bernard Isaacson
Chairman John Pagano	Mayor Kristan Marter
Councilman Fratinardo	Kecia Taylor

ABSENT: Newell Kehr
EXCUSED: Engineer Hugh Dougherty, Carl Mattson

ALSO PRESENT: Solicitor David Frank, Planner Pat VanBernum

MINUTES

It was the Motion of Mayor Marter, seconded by Mr. Fratinardo to adopt the minutes of the regular meeting held on July 22, 2025. Motion unanimously approved by all members present.

CORRESPONDENCE

- A. TWA Permit Application - Tall Pines Water and Sewer Service Extension dated July 31, 2025

Motion was made by Mr. Gabriele, seconded by Mr. Fratinardo to receive and file the correspondence. Motion unanimously approved by all members present.

OTHER BUSINESS

- A. Final Impact Assessment Report from the State Planning Commission

Planner VanBernum said that the report is broken down into six different narratives. One of the new goals of the State Plan is climate change. Mr. Isaacson said there was a complete absence of water provisioning. Planner VanBernum said this plan is still preliminary and the next step is the infrastructure needs analysis.

Planner VanBernum said that there is going to be a second stage of boundary discussion using comments that are being received. Solicitor Frank said that one of the key concerns is the area on Florence-Columbus Road near Route 295 moved from Planning area 4 to Planning Area 2 to become a sewer service area. It will take some alertness to make sure this policy choice isn't changed.

Planner VanBernum explained that the Township's growth patterns respect what the Impact Assessment outlines as far as the goals listed in the Assessment.

Mr. Isaacson asked what is the best method in communicating any questions or concerns to the State from the Township. Planner VanBernum said that the County communicates concerns to the State. He also added that earlier this year there was a way to communicate and the new report shows some of the suggested changes. Mr. Isaacson agreed to submit a couple paragraphs of his specific concerns to share with the Board.

OTHER BUSINESS

Chairman Pagano received a packet from PENNDOT regarding the Delaware River Bridge Rehabilitation Analysis Report. The conclusion in the report is that the rehabilitation options cannot meet the objectives of the projects needs. Clerk Hellmann is going to circulate an electronic copy of the full report and it will be on the September 23 meeting agenda to discuss further.

PUBLIC COMMENTS

There were no members of the public in attendance.

ADJOURNMENT

Motion by Mr. Gabriele, seconded by Mr. Fratinardo to adjourn the meeting at 8:08PM, which was unanimously approved by all members present.

John Fratinardo, Secretary

JF/ah