

Florence, New Jersey 08518-2323
October 28, 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 Fratinaro 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 Fratinaro	Carl Mattson
Newell Kehr	

EXCUSED: Engineer Hugh Dougherty, Kecia Taylor

ALSO PRESENT: Solicitor David Frank, Planner Pat VanBernum

RESOLUTIONS

- A. PB-2025-07: Finding Amended Redevelopment Plan Concerning 61 Cathy Lane Block 16301 Lots 3.01 & 3.07

Motion was made by Mr. Isaacson, seconded by Mr. Gabriele to approve resolution PB-2025-07.

Upon Roll Call the Board Voted as follows:

YEA: Isaacson, Gabriele, Marter

NO: None

ABSTAINED: Fratinaro, Kehr, Mattson, Pagano

ABSENT: Taylor

- B. PB-2025-08: Approval of Application from Whitesell Construction for Major Final Site Plan for property located at 1200 John Galt Way.

Motion was made by Mayor Marter, seconded by Mr. Isaacson to approve Resolution 2025-08.

Upon Roll Call the Board voted as follows:

YEA: Marter, Isaacson, Gabriele

NO: None

ABSTAINED: Fratinaro, Kehr, Mattson, Pagano

ABSENT: Taylor

MINUTES

It was the Motion of Mr. Gabriele, seconded by Mr. Isaacson to adopt the minutes of the regular meeting held on September 23, 2025. Motion unanimously approved by all members present. Councilman Fratinardo, Mr. Kehr, Mr. Mattson & Chairman Pagano abstained.

CORRESPONDENCE

A. Invitation to Comment – Proposed Telecommunications Project 256 Cedar Lane Florence

The letter is a formal request for comment on the relocation of 6 antennas, an addition of 3 antennas and the removal of 3 antennas on the water tower located at 256 Cedar Lane, Florence for compliance with the FCC's Nationwide Programmatic Agreement for Review under the National Historic Preservation Act. The Board determined that there are no comments at this time.

A Motion was made by Mayor Marter, seconded by Mr. Gabriele to receive and file the correspondence. Motion approved by all members present.

MASTER PLAN CONSISTENCY

A. Twp Ord 2025-26: Prohibiting Short-Term Rentals and Commercial Amenity Rentals in Residential Zones

Mayor Marter gave some background for the Ordinance. It was brought to Council's attention, that people have been renting out their personal swimming pools in the summertime. The concern is for safety and insurance purposes. The other concern is short-term rentals in the town such as AirBNB and VRBO rentals. This would impact neighborhoods with parking and/or property values.

The proposed ordinance would prohibit short term rentals, under 28 days, as well as any renting of amenities like swimming pools in the residential zones. Residential pools are not meant to be a source of revenue.

Planner VanBernum feels that this is furthering the purposes of the land use element in the Master Plan.

A Motion was made by Mayor Marter, seconded by Mr. Fratinardo to find Twp Ord 2025-26 as consistent with the Master Plan. Motion unanimously approved by all members present.

OTHER BUSINESS

A. State Plan Draft Infrastructure Needs Assessment Report

This item was decided to be carried to a future meeting.

B. Suggestions for the State Redevelopment Plan submitted by Bernie Isaacson

Mr. Isaacson compiled a report of comments on the State Redevelopment plan on behalf of the township. He feels like the State Redevelopment Plan overlooks the working lands which is a large part of the community and the county. The land along Bustleton Road is a high aquifer recharge

25.

area. This isn't touched on enough in the current plan and needs to be addressed. Motion made by Mr. Kehr, seconded by Mayor Marter to authorize Mr. Isaacson to submit these comments to the state before the deadline. Motion unanimously approved by all members present.

PUBLIC COMMENTS

There were no members of the public in attendance.

ADJOURNMENT

Motion by Mayor Marter, seconded by Mr. Fratinardo to adjourn the meeting at 8:13PM, which was unanimously approved by all members present.

John Fratinardo, Secretary

JF/ah