

Florence Township Council Regular Session 10/7/2026

Florence, New Jersey
October 7, 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 Vice President Loftin at 7:00 p.m. Council Vice President Loftin 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, Fred Gabriele, Talaya Loftin, Gina Sullivan

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: Joseph Frappolli

APPROVAL OF MINUTES

- Regular Session of September 23, 2026

Motion by Fratinardo, seconded by Gabriele to approve the Minutes. Voice vote – All ayes.

FINANCIAL CORRESPONDENCE

- Township Clerk's Monthly Report for September 2026

Motion by Gabriele, seconded by Fratinardo to approve the financial correspondence. Voice vote – All ayes.

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

Upon roll call, the Council voted as follows:

- YEAS: Fratinardo, Gabriele, Loftin, Sullivan
 - NOES: None
 - ABSENT: Frappolli
- Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

- A. Letter from the Roebling Historical Society requesting approval for Christmas in Roebling, Saturday, December 12, 2026, 4:30 p.m. to 8:15 p.m.
- B. Monthly Code Enforcement Report for August
- C. Construction and Code Office Monthly Report for August
- D. Clerk's Office Monthly Activity Report for September
- E. Tax Office Monthly Summary Report for September 2026

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Motion by Fratinardo, seconded by Gabriele to approve A and receive and file B-E of the correspondence.
Voice vote – All ayes.

APPLICATIONS

- A. Transient Merchant License Application for Mister Softee
- B. Transient Merchant License Application for Jarhead Johnny's & Sons Hot Dogs and Catering, LLC
- C. Off-Site 50/50 for the Florence Township Civic Association to benefit Franics W. Robbins Post 194 American Legion on April 9, 2027, at 9:00 a.m. at Post 194, 601 Broad Street, Florence, NJ 08518

Motion by Fratinardo, seconded by Gabriele to approve the applications. Voice vote – All ayes.

PUBLIC COMMENTS

Motion by Fratinardo, seconded by Sullivan to open the meeting up to the public. Seeing no one wishing to be heard, it was a Motion by Gabriele, seconded by Fratinardo to close Public Comment. Voice vote – All ayes.

REVIEW OF THE 2025 AUDIT

Township Auditor Todd Saler reported that the 2025 Audit has no findings for which the Township has to prepare a formal Corrective Action Plan. He stated that 2023 was their first year with the Township and there were five findings in the audit that year. In 2024, that five became one finding. He explained that this shows that the Corrective Action Plan was successfully implemented. He was happy to report that the Township is moving in the right direction.

The Auditor also explained that he believes that the finances are going on a nice trend, using a healthier percentage of the surplus in the budget. 2023 was a tough year for the Township; the surplus at the end of the year was \$1.1 Million. At the end of 2024, it grew to \$1.5 Million. And at the end of 2025, it was \$1.6 Million. It shows that the Township is utilizing and replenishing in a budget year, which is what the goal should be. He said that at a time when budgets are shrinking, it is tough to pull that off.

RESOLUTIONS

RESOLUTION NO. 2026-187
Certification of the 2025 Audit

RESOLUTION NO. 2026-188
Approve Payment #5 (Final Payment) for Field House Renovations

RESOLUTION NO. 2026-189
Authorize Continued Participation in Proposed Class Action Settlements
in the Public Water Systems Portion of the Multi District Litigation
Regarding PFAS Contamination of Drinking Water

RESOLUTION NO. 2026-190
Authorize Placement of Liens on Certain Property for Failure to
Address Property Maintenance Violations

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RESOLUTION NO. 2026-191

Authorizing Municipal Support for Hello High Dispensary, LLC to Receive a Class 5 Cannabis Retailer License from the New Jersey Cannabis Regulation Commission to Operate with the Township of Florence

RESOLUTION NO. 2026-192

Award Professional Contract for MS4 NJDEP PH-II Watershed Assessment Report Submission to Remington & Vernick Engineers

Motion by Fratinardo, seconded by Sullivan to approve Resolution Nos. 2026-187 through 2026-192.

Upon roll call, the Council voted as follows:

- YEAS: Fratinardo, Gabriele, Loftin, Sullivan
 - NOES: None
 - ABSENT: Frappolli
- Unanimous vote – Motion carried

ORDINANCES

ORDINANCE NO. 2026-20

**Authorizing an Agreement for Tax Exemption with LIT MRP Atlas LLC for Property Located at 1200 John Galt Way, Block 158, Lot 7
(2nd Reading & Public Hearing)**

Motion by Fratinardo, seconded by Sullivan to open the Public Hearing. Seeing no one wishing to be heard, it was a motion by Gabriele, seconded by Fratinardo to close the Public Hearing.

Motion by Fratinardo, seconded by Sullivan to approve Ordinance No. 2026-20.

Upon roll call, the Council voted as follows:

- YEAS: Fratinardo, Gabriele, Loftin, Sullivan
 - NOES: None
 - ABSENT: Frappolli
- Unanimous vote – Motion carried

ORDINANCE NO. 2026-21

**Authorize Entering into a Financial Agreement between the Township and Domo Commercial Urban Renewal, LLC for Certain Properties within the Route 130 Redevelopment Area
(2nd Reading & Public Hearing)**

Motion by Fratinardo, seconded by Gabriele to open the Public Hearing. Seeing no one wishing to be heard, it was a motion by Fratinardo, seconded by Gabriele, to close the Public Hearing.

Motion by Fratinardo, seconded by Gabriele to approve Ordinance No. 2026-21.

Upon roll call, the Council voted as follows:

- YEAS: Fratinardo, Gabriele, Loftin, Sullivan
 - NOES: None
 - ABSENT: Frappolli
- Unanimous vote – Motion carried

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REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Council Representative Fratinardo said that it is nice to see that everyone is following the new traffic pattern at Old York Road and Burlington-Columbus Road with the new 4-way stop.

Council Representative Loftin shared some events that will take place in October. The first Youth Alliance gathering will be Thursday, October 8th at 6:30 p.m. to 8:30 p.m. at the Community Center and she urged the public to come out. She also stated that on Friday, October 9th there will be a Pilates event at the Community Center with giveaway items and a DJ at 6:00 p.m. Saturday October 10th, there will be a community clean-up event in Roebling and participants are meeting at the Roebling park. Saturday, October 17th is the Cruisin for a Cure event at the Community Center with doors opening at 5:30 p.m. This event is sponsored by the Florence Township FOP and is a Halloween themed event in support of all the individuals and families that may have been affected by breast cancer. Friday October 23rd Florence Township is hosting a Track or Treat high school track event from 6:30 p.m. to 8:30 p.m. And Saturday October 24th, the Trunk or Treat hosted by the Riverbank Charter School will take place from 6:30 p.m. to 8:00 p.m.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter shared some other events taking place. Wednesday, October 14th the Groom Room is having their Grand Opening and ribbon cutting ceremony from 12:00 p.m. to 2:00 p.m. in the Shoppes at Mallard Creek. The Roebling Tree Lighting will be held on Saturday, December 12th at 5:30 p.m. Later that evening the Golden Eagle Band will be performing in the Community Center. Friday, October 9th from 5:00 p.m. to 7:30 p.m. the Fire Department is having an Open House. And on October 17th, the Fall Fest will take place from 10:00 a.m. to 3:00 p.m. at the municipal complex.

UNFINISHED BUSINESS

None at this time.

NEW BUSINESS

None at this time.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

Motion by Fratinardo, seconded by Sullivan to open the Public Comment. Voice vote – All ayes.

Kim Bernardon, 23 Amboy Avenue – stated that the new app is great and it is nice to know what is going on in our town in advance of any events. She also asked about the trash receptacles on Hornberger Avenue. Council Representative Sullivan explained that she and the Administrator are working on getting trash cans and planters between the Freedom Village to the convenience store and then between Railroad and Amboy and eventually going up Hornberger Avenue.

Seeing no one else wishing to be heard, motion by Gabriele, seconded by Fratinardo to close the Public Comment portion of the meeting. Voice vote – All ayes.

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ADJOURNMENT

Motion by Gabriele, seconded by Sullivan to adjourn. Voice vote – All ayes. Meeting adjourned at 7:23 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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