

Florence, New Jersey 08518-2323
November 25, 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	Carl Mattson
Newell Kehr	Kecia Taylor

EXCUSED: Engineer Hugh Dougherty, Planner Pat VanBernum

ALSO PRESENT: Solicitor David Frank

RESOLUTIONS

- A. PB-2025-09: Finding Twp Ord. 2025-26: Prohibiting Short-Term Rentals and Commercial Amenity Rentals in Residential Zones Consistent with the Master Plan

Motion was made by Mr. Isaacson, seconded by Mayor Marter to approve resolution PB-2025-09.

Upon Roll Call the Board Voted as follows:

YEA: Isaacson, Marter, Fratinardo, Gabriele, Kehr, Mattson, Pagano

NO: None

MINUTES

It was the Motion of Mayor Marter, seconded by Mr. Kehr to adopt the minutes of the regular meeting held on October 28, 2025. Motion unanimously approved by all members present.

APPLICATIONS

- A. PB#2025-03: Application from American Millwright & Rigging for Minor Site Plan Approval for property located at 600 Cumberland Blvd, Block 162, Lot 4.02

A request was received from the applicant's attorney to postpone the application until the January 27, 2026 meeting. A Motion was made by Mr. Mattson, seconded by Mayor Marter to postpone the application without noticing again. Motion unanimously approved by all members present.

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PUBLIC COMMENTS

A Motion was made by Mr. Isaacson, seconded by Mr. Gabriele to open the meeting to public comment. Motion unanimously approved by all members present.

Janet Pruden, 779 Railroad Ave, had a general question about the application that was on the agenda. She received a letter about the application and was unsure of the exact location of the project. Since the application wasn't being heard tonight, the board assisted her by showing her the map on the plans. She is going to stop by the Land Use office to get a copy of the plans to look at. She intends attend the January meeting to ask more specific questions of the applicant.

Seeing no one else in the audience wishing to comment, a Motion was made by Mr. Fratinardo, seconded by Mr. Mattson to close public comment.

ADJOURNMENT

Motion by Mr. Fratinardo, seconded by Mayor Marter to adjourn the meeting at 8:04PM, which was unanimously approved by all members present.

John Fratinardo, Secretary

JF/ah