

**Florence Township Council Executive Session 12/10/25**

Florence, New Jersey  
December 10, 2025

The Florence Township Council held an executive session 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

**PROCLAMATION:**

Philip Wilgus – Webeyezed.com

Mayor Marter presented Philip Wilgus with a Proclamation to honor and commend him for his 20+ years of dedicated service, generosity and unwavering commitment to the youth of our community and to the Florence Township Recreational sports leagues as the photographer for all of the sports programs. He has made a lasting impact on countless families and young athletes throughout the years and 2025 will be his final year of photographing recreational sports in the township.

Mr. Wilgus thanked Council for the honor.

**FIFTEEN (15) MINUTES OF PUBLIC COMMENT**

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

**BUSINESS**

None at this time.

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**ACTION**

- Resolutions
  - A. 2025-214, Approve CWA Local 1036 Contract for 2026, 2027, and 2028
  - B. 2025-215, Authorize an Agreement between the Township of Florence and the Florence Township Board of Education to Provide School Resource Officers (SRO) for the 2025/2026 School Year
  - C. 2025-216, Amend Resolution 2025-77 Refund Permit Fee
  - D. 2025-217, Updating Personnel Policies and Procedures for the Township of Florence
  - E. 2025-218, Transferring Certain 2025 Budget Appropriations
  - F. 2025-219, Canceling Taxes on Property Owned by a Totally Disabled Veteran
  - G. 2025-220, Authorizing Refund of Tax Overpayments

Motion of Haas, seconded by Fratinaro to approve Resolution Nos. 2025-214 through 2025-220.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinaro, Haas, Loftin, Frappolli
  - NOES: None
  - ABSENT: None Unanimous vote – Motion carried
- Financial Correspondence
- Township Clerk’s Monthly Report for November 2025

Motion of Loftin, seconded by Haas to approve the Financial Correspondence.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinaro, Haas, Loftin, Frappolli
  - NOES: None
  - ABSENT: None Unanimous vote – Motion carried
- Treasurer’s Bill List for Approval

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

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinaro, Haas, Loftin, Frappolli
  - NOES: None
  - ABSENT: None Unanimous vote – Motion carried
- Minutes
- Regular Meeting of November 5, 2025

Motion of Loftin, seconded by Fratinaro to approve the Minutes.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinaro, Haas, Loftin, Frappolli
- NOES: None
- ABSENT: None Unanimous vote – Motion carried

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### PUBLIC COMMENTS

Motion of Fratinardo, seconded by Baldorossi to open the public comment.

Thomas Haas, 66 Riverside Avenue, stated that he had heard that there was going to be an eminent domain situation on Route 130 and asked if that was true. Solicitor Wright explained that those properties are included in the Township's Housing Element and Fair Share Plan as a potential location for affordable housing over the next ten years. The Township Council has previously passed resolutions to authorize that purchase of those properties and representatives of the township held conversations with the owners, who are compliant.

Mr. Haas also asked if some kind of tax is going to be raised to possibly knock down the municipal building to build a new building? Council President Frappolli stated that the building will not be knocked down. Administrator Sahol explained that the current building was built in 1981 and at that time the police department consisted of twelve male officers and a handful of civilian staff. There are now thirty-five officers and six civilian employees trying to fit in a space that was made for twelve. And it is not just the standards that the officers have to follow as far as procedures and space they need for storage but it is also the rights of the prisoners and separate procedures that have to be followed for them as well. We also now have female officers that have no locker room facilities whatsoever, they have to share a men's locker room and lavatory facilities which is totally inappropriate. We happen to be very fortunate that we have great officers that are willing to work with us in that regard.

If the department continues to grow, the building that has been scoped, reviewed and developed by a subcommittee of Township Council will be able to handle the growth of the department for many years and even decades. The truth is, that the Township has examined the special needs of the police department and determined that it is wholly inadequate and it is in the best interest to move forward with a completely separate building from this building for that purpose. This building also has some issues with regard to some of the other administrative functions as well as the Court office. There are three people in the court office, two full-time staff members and a part-time staff person taking up a space that equates to about a coat closet. We are operating in such a confined area that we are not wholly efficient. So as the police department will eventually will be able to move out, there could be an expansion of current municipal facilities in opening up additional spaces for public purposes in the police department wing.

Mr. Haas asked how that will impact the residents of the town? The Administrator explained that with any expense, whether you are paving a road or a host of roads for \$2-3 Million or if you are going to construct a building for \$15-16 Million, you have to pay for it somehow. As a taxpayer, you contribute to a certain portion of what the township considers revenue, which comes from many different sources. One of the sources is taxation, some of it is permits fees, some is revenue from State Aid, and there are also grants for many different opportunities. It will actually have to be raised through taxation and when it is raised through taxation, that is not in one year. The life of the building is what predicates how long you can bond or finance such a thing, typically 25-30 years. If you've amortized out that expense over a 30-year period, that amount is what will have to be raised by taxation, not necessarily the taxes raised for it. Hopefully you are maintaining your expenses; as the town continues to increase in its own value, there is a normal value increase in a community that happens through real estate evaluation. As that continues to go up, the hope is that it climbs faster than the need to actually raise the taxes. That is where the governing body has to balance and be very careful financially that they don't go to the taxpayers with huge hits like what has happened in the past. Everything has to come from taxes unless it is given to us by a grant or a gift from someone else.

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

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**ENTER INTO CLOSED SESSION**

Resolution 2025-221 Resolution Authorizing the Mayor, Township Council and Support Staff to meet in 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

Motion of Haas, seconded by Fratinaro to adjourn to Closed Session at 7:20 p.m. where no action will be taken.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinaro, Haas, Loftin, Frappolli
  - NOES: None
  - ABSENT: None
- Unanimous vote – Motion carried

**ADJOURNMENT**

Motion of Loftin seconded by Baldorossi to Adjourn. Voice vote – All ayes. Meeting adjourned at 8:19 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC  
Township Clerk  
/js