

Florence Township Council Regular Session 12/17/25

Florence, New Jersey
December 17, 2025

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 President Frappolli at 7:00 p.m. followed by 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; Thomas J. Hastie, Jr., Esq., Township Solicitor; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Township Clerk

Absent: None

Council President Frappolli and Mayor Marter presented Council Representative Frank Baldorossi with a plaque commemorating his 24 years of service on Council. The Mayor stated that Frank brought along with him a history that no one else can even remember. He can recall anything that went on in Roebling, he served the community well and stood up for everything needed within the Village. She thanked him for the time that he spent on Council and she stated that she greatly appreciated his guidance when she first came on Council.

Council President Frappolli added that he has known Frank for a number of years and he relied quite a bit on Frank and his expertise when he first became a Council member. He has also had a chance to work with Frank at community functions and he was instrumental in so many things. He thanked Frank for his service stating that the time that he has spent in this community, not just on Council, but behind the scenes, he has touched more people on community programs over the years and with coaching and the scouts. He congratulated Frank on behalf of Mayor and Council for all of his dedication and service.

Mayor Marter presented Council Representative Nick Haas with a plaque commemorating his four years on Council and stated that they started at the same time and she is really sad to see him go. She stated that they had been through different administrations, they worked well together, he was instrumental when she first came in as Mayor in working with her team to help choose the appropriate professionals and his background has been a true asset in everything that he has done this year on Council as well as when we have had additional committees working on projects. His expertise is invaluable and she appreciated the time that he has been here.

Florence Township Council Regular Session 12/17/25

Council President Frappolli stated that he has known Council Representative Haas for a number of years and knows his whole family and, when he first met Nick he always saw him as a brilliant, talented, intellectual person. What he noticed in the short time that he has been with him on Council is that Nick always says something when it is meaningful and when he says it, it carries a lot of weight. And he listens to him quite a bit because of his expertise. In speaking with the Mayor and Administrator, even after knowing that he would not be coming back to Council, Nick still helped the community with different programs and contracts and things of that nature, which shows real dedication to the community as a whole. The other thing he admired about Nick was that he was sitting on Council as one person from the opposition party and he handled himself in a professional way, fought for the residents that he represented and he respected the decisions that were made. 95% of the time we all saw eye-to-eye but when Nick felt there was a difference, he stood on his convictions which he respects. He thanked him for all of his dedication.

Don Cammus, 580 E. Sixth Street, thanked Council Representatives Baldorossi and Haas stating that their professionalism and dedication to the community earns the utmost respect hands down. He thanked Fred Gabriele and Gina Sullivan and wished them all the best on Council.

Bill Berry, 301 E. Second Street, congratulated Fred Gabriele and Gina Sullivan stating that they have taken on a huge commitment and have very big shoes to fill. He stated that the better they do, the better the community will be. He thanked Nick for running and for bringing his experience as an engineer. He said it was phenomenal the way he could advise people before Mayor Marter's term and then after she came on board he helped to guide her. You need people you can trust and rely on in these seats and he appreciates his service to the community.

Mr. Berry stated that he does not know how Frank served for 24 years and thanked him from the bottom of his heart. He has known Frank since he was playing baseball in high school and he has always served our community very well. Sometimes people say that Frank thinks about Roebling and he served the Village of Roebling very well, but Frank thought about and served the entire community. He stated that Frank did a great job, serving four Mayors and he expressed his thanks and appreciation for his dedication and commitment.

Bill spoke to Council acknowledging that they had some challenges this year and they delivered our community safe and sound again at the end of the year and expressed appreciation by all. Our community is moving forward and he appreciates Council for stepping up and taking part.

APPROVAL OF MINUTES

- Closed Session of December 10, 2025

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

Upon roll call, Council voted as follows:

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

Florence Township Council Regular Session 12/17/25

FINANCIAL CORRESPONDENCE

- Court Administrator's Monthly Report for November 2025
- Tax Collector's Monthly Water & Sewer Report for November 2025

Motion of Haas, seconded by Fratinardo to approve the correspondence. Voice vote – All ayes.

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

Upon roll call, Council voted as follows:

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

REGULAR CORRESPONDENCE

- A. Police Chief's Monthly Report for November 2025

Motion of Loftin, seconded by Haas to receive and file the report. Voice vote – All ayes.

APPLICATIONS

- A. On-Premise Merchandise Raffle, for Riverbank Charter School or Excellence on February 21, 2026 from 5:00 p.m. to 11:00 p.m. Hornberger Avenue, Roebling
- B. Off-Site 50/50 Raffle for the Florence Township Civic Association to benefit American Legion Post 194, on March 20, 2026 at 9:00 p.m. at 601 Broad Street, Florence

Motion of Baldorossi, seconded by Fratinardo to approve the application.

Upon roll call, Council voted as follows:

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

PUBLIC COMMENT

Motion of Fratinardo, seconded by Haas to open the public comment portion of the meeting. Voice vote – All ayes.

David Devay, 506 Monroe Avenue, Edgewater Park, representing the AARP safe driving initiative which has been around since 1979. Burlington and Camden Counties had faded out during Covid and they are reintroducing it now and looking for host sites. He explained the program, the resources needed and advantages of being a host. Administrator Sahol mentioned that the Fire Department has a nice meeting room and this is something that would be right up their alley as far as offering safety programs and things like that. He took Mr. Devay's contact information and agreed to reach out to the Fire Department to see about getting that set up there.

Seeing no one else wishing to be heard it was a motion of Fratinardo, seconded by Haas to close public comment. Voice vote – All ayes.

Florence Township Council Regular Session 12/17/25

RESOLUTIONS

RESOLUTION NO. 2025-222

Transferring Certain 2025 Budget Appropriations – Utility Fund

RESOLUTION NO. 2025-223

Transferring Certain 2025 Budget Appropriations – Current Fund

RESOLUTION NO. 2025-224

Appointment of Construction Official/Building Official/Flood Plain Manager

RESOLUTION NO. 2025-225

Appointment of Building Inspector

RESOLUTION NO. 2025-226

Payment Certificate #1 for 2024 NJDOT LFIF Improvements to Railroad Ave.

RESOLUTION NO. 2025-227

Opposing NJ State Senate Bill #4736, Enhancing the Ability of Religious and Nonprofit Organizations to Convert Certain Property to Preempt Local Zoning with High Density Housing

RESOLUTION NO. 2025-228

Authorize Water Conservation and Drought of Water Supply Emergency Management Plan Report for Public Water Supply System

RESOLUTION NO. 2025-229

Authorize Renewal of NJPDES Permit No. NJ0023701 for Discharge to Surface

Regarding Resolution Nos. 2025-224 and 225, Administrator Sahol explained that we hired two part-time employees to fill the full-time position in the Construction Office and he will probably be coming back to Council after they test this a bit to assure there are no gaps in the schedule because they may need to make another appointment of another part-time per diem employee. We wouldn't want to inconvenience the public in any way with any lapses of getting their inspections.

Regarding Resolution No. 2025-227, Administrator Sahol explained that the Township was recently contacted by another community in New Jersey and asked if we would be willing to put forward our opinion. When you read the resolution you will note that it states that the municipalities have the right to have the Master Plan and zoning code and to be able to govern the way in which people develop properties or lands and the densities and things like that. It seems that this bill is preempting that local jurisdictional control and it is also essentially guaranteeing that a church nonprofit can sell the land to a builder and seek certain remedies and bypass local zoning requirements. It is not a healthy decision to make because developers do not have your best interests in mind. The concern would be intensity, density, etc. The parking situation is always an issue. Whether it meets any of the affordable housing requirements or not is another story which is a nice thing that it does but the density is 40 units per acre. You could be staring down the barrel of a massive influx of students in the schools and burdens on your municipality. If Council is in agreement that this is not in the best interest of the community then we would advance the resolution and send it off to the respective legislators.

Council Representative Loftin doesn't know anything about the bill and she feels like Senator Singleton is sponsoring it knowing the issues that we have already been having with the affordable housing and she does not feel like she has a complete picture and asked if this resolution can be tabled.

Florence Township Council Regular Session 12/17/25

Council President Frappolli explained that right now there is a lame duck government in place and they are going to roll over and reorganize in January just like our government is doing here. If you are familiar with how things work on a legislative end, they try to push so many things across. We have been a big supporter of Senator Singleton and he had asked the Administrator why our legislative officials would support something like this when they know that it would tie our hands together because basically, if it passes, they are going to dictate to us what we can and can't do whether we like it or not. The Mayor used an example of the Fountain of Life church, explaining that they could put in 40 units per acre and we would have to provide them with sewer which would then open up the country and we would have no control over it. She also gave an example with the church on Hornberger Avenue and the property behind it that we are looking to be able to be part of Project Freedom. They could put a high rise of 40 units in there because they don't have to abide by our zoning and they could go completely around it.

Administrator Sahol stated that the response is a reaction to something. He thinks that when you read some of the articles out there, the municipality stands to lose the most which is local control. But again, they are responding to some constituent or constituent group that has expressed a need or desire, whether it be the religious end of that; we all know that religious institutions are having a difficult time right now. But he thinks that monetizing their properties and then compromising the integrity of the Master Plans in the communities is probably not in anyone's best interest.

Motion of Fratinardo, seconded by Haas to approve Resolution Nos. 2025-222 through 2025-229.

Upon roll call, Council voted as follows:

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

ORDINANCES

None at this time.

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Council Representative Baldorossi thanked the residents of Ward 1 for believing in him over the years and stated that they will be in good hands with newly elected Ward 1 Council Representative Gina Sullivan. He was elected in 2002, served with many Council members, Mayors and Administration, and gave a special thank you to Marty Eckert for all of his help over the years. He also thanked many other people who had helped him, including the Public Works Department, Water & Sewer and the Police Department, his family and his fiancé Donna and wished everyone a Merry Christmas and a Happy New Year.

Council Representative Haas thanked everyone, to include his family and the residents of Ward 2. He wished newly elected Council Members Fred Gabriele and Gina Sullivan good luck and thanked Council, past and present, the Mayor and Township Administration, the legal team and everyone else. He wished everyone Merry Christmas and Happy New Year.

Council Representative Fratinardo wished the residents a Merry Christmas and blessed New Year.

Florence Township Council Regular Session 12/17/25

REPORTS: ADMINISTRATION

Mayor

Mayor Marter explained that the letter that we received regarding the bypass was written at the time that our engineer at the county had been out sick and the dates and details were incorrectly stated. He updated her on everything that is current and they have already applied for the DEP permits and also put in a request to move the monies for the roundabout over to cover the cost of the piece that is going to connect the two. Both ends of the roads are already compliant as far as the size so they don't have to redo the side that is already Daniel's Way. They expect to put the job out to bid the second to third quarter next year with construction starting some time in the fall which is actually a year earlier than what was in the letter.

The Mayor also mentioned that they are in the midst of working on the Memorandum of Understanding for the Rite Aid intersection so that the county and the state are in agreement as to who is going to do what and the monies will be made available by the state in order to get this done. She does not have any dates yet because they are still working out the details but that is moving forward.

Mayor Marter also shared that for five years now we have been working on the Weiss project across from the Wawa which was initially going to be a hotel but the hotel industry took a dive. This is the project that was going to go on Railroad Avenue, that will consist of 240 units with 36 being affordable, which will be credited to our previous affordable housing obligation. They met with Weiss and they stated that they have found an anchor for the strip center and they are looking to start infrastructure. They are going to have to build a roundabout as well as a turning lane instead of the jughandle that is there now. They are trying to work around the school schedule because of the construction so they are looking to start in the spring.

Council Representative Haas asked about the timing and how that will coincide with the whirlybird project. Administrator Sahol explained that he would be surprised if the whirlybird upgrades happens before June or July. They are trying to avoid the school schedule as well so that they are outside of the school transportation window.

Administrator

Administrator Sahol thanked Council Representative Baldorossi for all of the years they have worked together and his commitment to the community. He has always been very committed to all of the staff and there was always a welcomed conversation when you spoke to Frank because not only did he give his take on it but he always had a backstory and history that let up to the decision making process.

The Administrator also thanked Council Representative Haas, stating that it had only been a few short years but that he had been a tremendous support to the Administrative offices and staff and helping with the contracts and engineering details, which was terrific and he greatly appreciated his time and commitment to the community.

He thanked Mayor and Township Council for another great year of working together in advancing our community and doing good things and he wished everyone a very Merry Christmas and a Happy New Year.

UNFINISHED BUSINESS

Mayor Marter made Council aware of a letter received from Providence Presbyterian Church on Old York Road regarding a \$50 donation from Mayor and Council in memory of James Scott Chambers.

Florence Township Council Regular Session 12/17/25

NEW BUSINESS

Council President Frappolli echoed the comments and remarks of the Mayor and Council and everyone associated with Florence Township. This concludes his second year on his unexpired term and he takes this very serious responsibility on behalf of the residents and the community as a whole and once again he stated that he appreciates all of the support from Council Representatives Baldorossi and Haas over the years and all of the Council members and working with the Mayor and as we move into reorganization with our new members as well. He stated that everyone is different and the thoughts that are going to come and new ideas are welcomed as we move forward. There are some major decisions that have to be made but stated that is what government is all about. He wished everyone a very Merry Christmas, Happy New Year and Happy Holidays.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENT

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

ADJOURNMENT

Motion of Baldorossi, seconded by Haas to adjourn. Voice vote – All ayes. Meeting adjourned at 8:03 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/js