

Florence Township Council Regular Session 12/3/25

Florence, New Jersey
December 3, 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: John Fratinardo, 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: Frank Baldorossi, Nicholas Haas

APPROVAL OF MINUTES

None at this time.

FINANCIAL CORRESPONDENCE

- Tax Collector's Monthly Water & Sewer Report for October 2025
- Tax Collector's Monthly Tax Report for October 2025

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

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

Upon roll call, Council voted as follows:

- YEAS: Fratinardo, Loftin, Frappolli
- NOES: None
- ABSENT: Baldorossi, Haas

Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

A. Police Chief's Monthly Report for October 2025

Council Representative Loftin asked about the Proactive Unit Report and the additional 12 collisions that happened at Hornberger Avenue and Route 130 to the Valero and whether or not there is any additional signage that can be added there by the new apartment complex. Administrator Sahol explained that the NJDOT would be responsible for any changes there. He also explained that this is the entire length of Route 130 from Hornberger Avenue to the Valero in front of the Burlington Stores on the border to Burlington Township. He stated that he hasn't heard of any collisions due to that turn from Project Freedom. Council Representative Fratinardo said that residents there have been complaining about people cutting through the complex to get to

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Route 130 and asked if there was anything that can be done about that. The Administrator stated that they can issue for that and agreed to make the police department aware.

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

APPLICATIONS

- A. On-Premise Merchandise Raffle, On-Premise 50/50 and Designer Bag Bingo for Florence Township Riverfront School Parent Teacher Organization on March 21, 2026 from 5:00 p.m. to 9:00 p.m. at 500 East Front Street, Florence, NJ

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

Upon roll call, Council voted as follows:

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

PUBLIC COMMENT

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

RESOLUTIONS

RESOLUTION NO. 2025-208

Approving Compensation for Board Members of Florence Twp. Fire District #1

RESOLUTION NO. 2025-209

**Approve Alcoholic Beverage Control License Person to Person Transfer
Plenary Retail Consumption License from Glory Days Ventures, LLC
to Glory Bar & Restaurant LLC**

RESOLUTION NO. 2025-210

**Approve Payment Certificate #1 for Railroad Ave./Peace St./Amboy Ave.
Roadway and Pedestrian Improvements**

RESOLUTION NO. 2025-211

Canceling Tax Overpayments Less Than \$10.00

RESOLUTION NO. 2025-212

Authorizing Refunds of Certain Tax Overpayments

RESOLUTION NO. 2025-213

Transferring Certain Budget Appropriations

Regarding Resolution No. 2025-210, Council Representative Loftin asked if parking lines will be added? She also asked if residents should be parking on the speed bump and whether or not lines will be added to that as well? Administrator Sahol explained that parking lines would be a decision that Council would have to make. But those lines would have to be according to the standard which would completely remove a lot of available parking because of how big those spaces have to be so you would actually get less parking because of that. He

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also explained that the speed table is intended to be a future crosswalk though it does not have all of the connectivity that you would typically see in a crosswalk. For now, he would say residents could park on it but in the future it will be lined and restrictions and signage will be posted and then residents will not be allowed to park on it.

Council President Frappolli asked the Administrator to explain Ordinance No. 2025-213. Administrator Sahol explained that every year as we get to this time of year we may run a little short in areas where we may not have budgeted or some expenditures came up that were not anticipated. We are self-insured in Florence Township, we do not rely on some of the state programs so sometimes there is a penetration to our limits and billing has to be slightly higher in one month or in a certain period of time during the year. We have had a few penetrations of some of those limits and that is requiring that we transfer a little bit of money for the purposes of our healthcare coverage for the balance of this year.

Council President Frappolli stated, for the record, that a year ago when he sat on Council one of the things that he brought up was the fact that there were so many transfers of funds, it was almost like we hadn't done a real good job of budgeting and planning. He stated that it is understood that emergencies come up and hats off to our Administrator, Mayor, the rest of Council and the CFO for putting together a budget. He asked if they will meet with the budget after the first of the year at some point as we did in the past. The Administrator stated that doing that in the past was terrific because it gave everyone an opportunity to sit down and go line by line and learn directly from the departments. They can explain what they're doing and what their goals are and Council can honestly say that they have turned every single page and they were a participant in that entire process and we are definitely looking to do some Saturday sessions again this year.

Motion of Loftin, seconded by Fratinardo to approve Resolution Nos. 2025-208 through 2025-213.

Upon roll call, Council voted as follows:

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

ORDINANCES

ORDINANCE NO. 2025-26

Prohibiting Short-Term Rentals and Commercial Amenity Rentals in Residential Zones (2nd Reading and Public Hearing)

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

Council Representative Loftin asked for clarification on the ordinance and asked if this is to say that there will be no Airbnb's or rentals of that nature in Florence Township. Mayor Marter explained that it pertains to short term rentals of less than 28 days. Council Representative Loftin explained that she has used Airbnb to house her family a couple of times and she understands that we don't want our town to become a rental zone. Council Representative Fratinardo explained that people were renting out their homes and pools for parties and, if we do not pass this ordinance, we can also be held liable as a township.

Solicitor Wright explained that this is an issue throughout South Jersey and has been for the last fifteen years. It has taken a recent twist with the Swimly app and the renting out of the yards or pools which is relatively new and has been a more prominent issue in towns. He stated that a lot of towns are addressing this now in anticipation of the World Cup coming. And while there may be few and far between Airbnbs, weekend rentals,

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week-long rentals in the area now, it is anticipated that there will be a lot of people coming to this area in the very near future and it could be a burden on residential neighborhoods. He said there are other health and safety issues and believes the township has rental registrations and rental inspections in place so if someone is renting out the house for a year, when a new tenant comes in then that house is going through a lead paint certification and also a fire inspection to make sure there is working fire detectors, etc. When you have an Airbnb situation, a weekly or weekend rental, traditionally those properties are not registered as rental properties but instead are presumed to be owner occupied. When there is that change in tenancy, there is not that inspection to make sure there are protections to the working smoke detectors and those health and safety concerns are the biggest issue with short term rentals.

Motion of Fratinardo, seconded by Loftin to approve Ordinance No. 2025-26.

Upon roll call, Council voted as follows:

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

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Council Representative Loftin stated that she attended a class at the League of Municipalities called NJ Sustainability and they gave us another point to keep our Bronze membership. They are going to be taking this year off and will not be counting any points this year but when they do start back up, we will have that point so we can keep our status.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter stated that Friday, December 5th is the tree lighting here at the Municipal Complex at 7:00 p.m. There will be a paint party Saturday, December 6th at the Community Center at 2:00 p.m. Also in the Community Center on Sunday, December 7th is breakfast with Santa and the Grinch which will benefit the Parent Organization for the schools. There will be a Mix and Mingle at Brookdale on December 10th from 2:30 to 3:30 p.m. Saturday, December 13th is pancakes with Santa at the Riverbank Charter School from 8:30 to 10:00 a.m. at McGrath Hall. There will be a holiday craft event at the Roebling Museum from 3:00 to 5:00 p.m. and at 5:30 p.m. is the Roebling tree lighting at the Main Street circle and the honorary tree lighters will be Albert & Lorraine Jacoby. At 7:00 p.m. there will be a holiday concert at the Community Center with the Golden Eagle Community Band. The Mayor also mentioned that she got a text from Senator Singleton's office that the county engineer did send a draft Memorandum of Understanding to the Department of Transportation for the Rite Aid intersection to try to keep that project moving forward.

Administrator

Administrator Sahol stated that there will be a resolution authorizing our Communications Worker's (CWA) contract agreement on the following week's agenda. He stated that the negotiations were very successful and it came down to a very good agreement respecting the workers, the municipality and the financial constraints that we have to work with.

Division of Law

Solicitor Wright explained that at the next meeting there will be a Closed Session to discuss the status of the affordable housing and, during the first quarter of next year, Council will be seeing several ordinances and resolutions on what is needed to satisfy that obligation with the State.

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UNFINISHED BUSINESS

Council President Frappolli asked if there is anything that Council can do as far as restricting the repairing of vehicles in the library parking lot that is still going on. Administrator Sahol stated that they can take action now against individuals because of the steps that Council took in putting the ordinance in place. He will make sure that the Chief and staff are aware and keep an eye on this.

NEW BUSINESS

Council President Frappolli reported that the Recreation meeting was a very long and productive session. He thinks the new President Vinnie Mancuso and his board had a lot of good ideas. There are many young and energetic people coming up who have worked with other programs and he thinks we are going to have revamping of sorts. They are already redoing the upstairs at the major league field and are planning to take over the concession stand again because we were farming that out because no one wanted to do it. He said they are slated to have a meeting to get a feel for what is going on and it is incumbent of the Recreation Committee to communicate what their responsibilities are, what they can and cannot do, and to have accountability back from them at the end of the season and get a breakdown of things that have happened.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENT

Motion of Fratinardo, seconded by Loftin to open the meeting up to the public at this time. Voice vote – All ayes.

Gina Sullivan, asked a question regarding Ordinance No. 2025-260. She stated that Council Representative Fratinardo said there were a couple of instances in particular that occurred in the Township that brought up the need for this ordinance and asked what those were. Council Representative Fratinardo stated that it was reported at one of our meetings and that it had been a while. Administrator Sahol stated that there were two incidents, one was a house rental for a party with a pool through an app called Swimly over the summer. Both were private property rentals for purposes other than the primary resident using the property and whether or not they were renting the whole house like an Airbnb or a portion of the house, he did not recall.

Seeing no one else 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 Loftin, seconded by Fratinardo to adjourn. Voice vote – All ayes. Meeting adjourned at 7:43 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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