

Florence Township Council Executive Session 2/11/26

Florence, New Jersey
February 11, 2026

The Florence Township Council held an executive 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, 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, Talaya Loftin, Gina Sullivan, 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: Frederick Gabriele

FIFTEEN (15) MINUTES OF PUBLIC COMMENT

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

BUSINESS

A. Library Board Representatives – Introduction to M&C

Council President Frappolli introduced two members of the Library Board, Rochelle Stern and Peggy Manser. He stated that they have been very dedicated as volunteers and as trustees and they have both have library experience so they bring a wealth of experience to the Board. Rita Carnival was the past President for 24 years and just recently stepped back and these two ladies stepped up and are going to be working together so that we can continue to offer the library services moving forward. He said that the Library Board is very indebted to the Mayor, Township Administrator and Council for all of the support over the years.

Rochelle Stern introduced herself and Peggy Manser, stating that they have been on the Library Board for 2 and 3 years. They are both librarians with their Masters degrees. She has 15 years of librarianship; she started as a medical librarian in a pharmaceutical company and then she went on to public librarianship. She said that Peggy has worked for the public library system for 27 years. She thanked Council for the support and for inviting them to the meeting.

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B. Discussion – Sidewalk Snow Clearing

Administrator Sahol explained that there are five communities in Burlington County that do not have a snow removal ordinance with the balance of the communities requiring that the snow be cleared at some period of time post storm. He asked Council for direction on whether or not that is something they want to pursue, along with any enforcement and remedies that they would like to place in the ordinance.

Council Representative Loftin stated that she feels like we should have a snow ordinance as a way to set and define core standards and guidelines for our residents to follow. We are to ensure that our children have a safe way to get to and from school. She stated that it could be a way to identify areas where there are residents that maybe need help and that she has never seen a time in Florence Township where we did not meet the need. She also mentioned that a lot of her neighbors are renters and they do not necessarily have an investment in their property so she can't walk down her street because no one has done anything. At some point, something has to be done about that, there needs to be something in place that we can set the standard to.

Council Representative Sullivan stated that the five towns that don't have a snow ordinance are very rural areas that don't really have a downtown area like we do. The other thing is that it is quite possible that landlords are not making it clear that snow removal is the renters responsibility. She definitely does believe that we need something in place. She mentioned that there are a few homes that are being flipped in her neighborhood and they did not clear the sidewalks as well and it made it very difficult to get around the neighborhood.

Administrator Sahol explained that there are one or two towns that have a provision in their ordinances that states that if it is iced to a point where it can't be shoveled, then residents are allowed to cast a friction material to stop people from slipping. He stated that he can draft up an ordinance if Council would like to move forward with this and explained that there is a maximum municipal fine under penalties of \$2,000 but that would need to be discussed. He feels as though we would want it to apply to the tenant as well as the owner of rentals.

Council discussed ideas and things that they would want to add to the ordinance along with any fees that they see fit. Council Representative Sullivan asked for a one-time warning be built in to give people the option to get help if needed. Solicitor Hastie explained that as this rolls out, that could be something that could be the discretion of an enforcement officer and that 24 hours after the end of the snow event would be a sufficient timeframe. Administrator Sahol recommended keeping enforcement to code enforcement, construction and zoning. The Administrator agreed to get an ordinance together for approval to include fees and timing and outline specific details.

Mayor Marter explained that she, Council Representative Sullivan and Administrator Sahol will be attending the Economic Development meeting in Pitman on Thursday, February 19th at 7pm.

Council Representative Sullivan stated that the Chamber of Commerce of Southern NJ is having their Regional Economic Outlook for Burlington County on March 4th. This is something that they have every year for all of the counties in South Jersey. The Mayors of Evesham, Mt. Laurel and Bordentown City will all be presenting and Commission Director Hobson will be moderating. She is planning to attend but she wanted to bring that to Council's attention and offered to pass along the details.

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Council President Frappolli asked if anything was shared on social media requesting those with an interest in joining the Economic Development Committee to fill out the Citizen Leadership Forms. Mayor Marter explained that she thought it would be best for us to really identify exactly what we want this committee to do so that we find the appropriate people, rather than immediately putting it out to the community until we decide the backgrounds that we want on that committee.

ACTION

A. Resolutions

2026-57, Authorize Application for a Local Recreation Improvement Grant from New Jersey Department of Community Affairs

Motion of Fratinardo, seconded by Loftin to approve Resolution No. 2026-57.

Council President Frappolli explained that the idea of this is to connect the Roebbling Park and give an entranceway from the far end down into the lower area, not only for the ability for emergency vehicles to get down there but it will be accessible for the ADA compliant. Apparently, there is money available and the deadline is approaching.

Upon roll call, the Council voted as follows:

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

B. Ordinances

2026-01, Amending Chapter 132 Trees
(2nd Reading & Public Hearing)

Council President Frappolli made a recommendation to withdraw this ordinance at this time pending comments from the NJDEP. Motion of Loftin, seconded by Sullivan to withdraw Ordinance No. 2026-01.

Upon roll call, the Council voted as follows:

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

Council President Frappolli introduced Bernie Isaacson, who explained in detail about the ordinance requirement. He stated that the NJDEP cannot legislate but they can require towns to do certain things and in this case, pass a tree removal ordinance. The NJDEP requirement in their model ordinance, states that you have to replace the trees with a certain sized tree, depending on the size of the tree removed. He explained the different ways to measure the diameter of the trees and the specifications of those and the formula used for measuring. He explained that the reason it was suggested to use basal area and having basal area replacement instead of the number of trees replacing a certain portion of that height is for stormwater mitigation. Canopy is what they are trying to conserve because that is what is related to stormwater, not number of trees. You are not going to get a proportion of that canopy replaced by individual numbers of trees. The NJDEP structure limits the types of trees that you can plant but it also makes it a lot less cost effective. By saying it is basal area and not number of trees, makes it flexible as to how we replant and how we require someone to replant.

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He believes that this ordinance was not accepted by the NJDEP because it is new and different. Mayor Marter stated that our ordinance is more accurate and effective with the intention of stormwater management. And according to the Q&A page, we are actually in compliance but they didn't like the means in which we are measuring. The idea behind this was to give the Township more flexibility to give residents more flexibility and to make it be more aligned with what the original intent was but we will see what the NJDEP response is.

2026-03, Affordable Housing Ordinance Amendment
(Introduction and 1st Reading) (2nd Reading & Public Hearing on March 11, 2026)

Motion of Loftin, seconded by Sullivan to approve Ordinance No. 2026-03.

Upon roll call, the Council voted as follows:

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

PUBLIC COMMENT

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

ADJOURNMENT

Motion of Loftin, seconded by Fratinaro to Adjourn. Voice vote – All ayes. Meeting adjourned at 8:14 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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