

Florence Township Council Regular Session 2/18/26

Florence, New Jersey
February 18, 2026

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. 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, Frederick Gabriele, Talaya Loftin, Gina Sullivan, 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

APPROVAL OF MINUTES

- Regular Session of January 21, 2026
- Closed Session of February 4, 2026
- Regular Session of February 4, 2026

Motion of Gabriele, seconded by Loftin to approve the minutes. Voice vote – All ayes.

FINANCIAL CORRESPONDENCE

- Tax Collector’s Monthly Tax Report for January 2026
- Tax Collector’s Monthly Water & Sewer Report for January 2026
- Township Clerk’s Monthly Report for January 2026
- Court Administrator’s Monthly Report for January 2026

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

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

Upon roll call, the Council voted as follows:

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

Florence Township Council Regular Session 2/18/26

REGULAR CORRESPONDENCE

- A. Letter from the Planning Board Solicitor David Frank regarding Planning Board’s Consistency Review of the Water Treatment Facility Improvements

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

APPLICATIONS

None at this time.

PUBLIC COMMENTS

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

Christopher Bretz – 258 4th Avenue, mentioned that the trash has still not been picked up at the back end of that avenue. He also mentioned that on the Township website it states that the goal is to have all of the streets cleared as close to the curb as possible and stated that this did not happen at all until February 12th when the Township cleared a path so that the trash trucks can get to the avenues. However, in doing so they pushed some of the snow up against his property line and dumped it into his backyard. He stated that he sent an email explaining what happened and called the first chance he got and was told that there is no possible way this would have happened. He offered to send a picture and he was told that this gentleman would take a look. When he got home that day, he noticed that the majority of the debris had been removed from the top of the snow pile in his backyard but he does not understand why this happened. He asked Council to implement training or some type of guidance for whomever performs this type of work to not have this ever happen again and said it felt targeted. He stated that he has lived here for 14 years and this is the first time during a snow storm that no one has come down to clear S Street.

Council President Frappolli apologized on behalf of Mayor and Council. He explained that everyone was dealing with trash collection issues at some point in time. As far as the snow and snow removal, that kind of thing should not happen where snow is put in someone’s yard. The Administrator agreed to look into this for him.

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

RESOLUTIONS

**RESOLUTION NO. 2026-58
Authorizing Electronic Tax Sale**

**RESOLUTION NO. 2026-59
Authorizing Refund of Tax Payment**

**RESOLUTION NO. 2026-60
Approve Payment Certificate #2 for LTPE 2023 Railroad Ave., Peace St., and Amboy Ave.**

**RESOLUTION NO. 2026-61
Award FY NJDOT Trust Fund Improvements to Broad Street (Phase II)**

Motion of Fratinardo, seconded by Loftin to take all of the Resolutions together for approval. Voice vote – All ayes.

Florence Township Council Regular Session 2/18/26

Council Representative Loftin asked about Resolution No. 2026-60, if this would be the last payment, was the project on par for the grant amount issued, and did we go over at all? The Administrator explained that the project was more than what was received from the grant but no overages would have been as a result of any change orders in as much as would have been authorized at the time of the awarding of the contract. So when the contract was awarded, Council authorized the difference/overage by resolution.

Motion of Loftin, seconded by Fratinaro to approve Resolution Nos. 2026-58 through 2026-61.

Upon roll call, the Council voted as follows:

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

ORDINANCES

**ORDINANCE NO. 2026-02
Providing for Design and Construction of Additional Treatment
for the Township’s Potable Water System and Related Improvements,
Appropriating \$12,200,000 in Water and Sewer Utility Bonds
or Notes of the Township to Finance Same
(2nd Reading and Public Hearing)**

Motion of Fratinaro, seconded by Loftin to open the Public Hearing. Voice vote – All ayes. Seeing no one wishing to be heard, a Motion of Loftin, seconded by Fratinaro to close the Public Hearing. Voice vote – All ayes.

Motion of Loftin, seconded by Sullivan to approve Ordinance No. 2026-02.

Upon roll call, the Council voted as follows:

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

**ORDINANCE NO. 2026-04
Exceed the Municipal Budget Appropriation Limits and to
Establish a Cap Bank (N.J.S.A. 40A:4-45.14)
(Intro. & 1st Reading) (2nd Reading and Public Hearing March 4, 2026)**

Motion of Loftin, seconded by Sullivan to approve Ordinance No. 2026-04.

Upon roll call, the Council voted as follows:

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

Florence Township Council Regular Session 2/18/26

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Council Representative Loftin explained that the Environmental Committee is looking at a Japanese Knot Weed infestation by West Second Street in the alleyway. She asked if they can work with the Township to get some of that cut back because it is very invasive and it will take over all of the alleyways. Administrator Sahol agreed to speak with some professionals in the industry regarding treatments and communicate with Dave Mudge of the Committee to get that treated.

Council President Frappolli asked the Administrator if there has been any information received back from Marty Eckert or Dave Wright regarding the fence situation that the baseball association had inquired about. Administrator Sahol agreed to speak to Marty and get back to him with that information.

Council President Frappolli also stated that the new library president asked if we could budget the item for the repair of the windows that are falling apart for safety reasons. The Administrator said that someone went out last year and gave us an inventory as to what was needed and he will revisit that.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter explained that she spoke to Kemani Scott from Senator Singleton's office who is a liaison between the governments within the municipalities about the Rite Aid intersection to make sure that it stays in front of the new administration. They have since changed the commissioner for the New Jersey Department of Transportation. His second in command is still there, however, and he is the one who has the relationship working with our County Engineer so she wanted to make sure we didn't lose any traction on that project in getting it completed.

She also mentioned that she spoke with Mayor Michael Razze from the Borough of Pitman and a few members of staff and Council are scheduled to be at their Economic Development Committee meeting on the 19th.

Administrator

Administrator Sahol gave a brief overview of the budget book that was shared with each Council member. He also mentioned that recently the boating public had attended a meeting with some concerns about the boat dock fees and usage. He explained that if Council would like to make any changes to the ordinance we should do that before the boating season starts. He provided Council with a memo explaining that it is Green Acres, unlike the majority of the towns around us, which hinders us from setting fees that we see fit. With Green Acres, if you have a resident fee your out-of-town fee can only be double your resident fee, and it does not require that you provide boaters from outside of the State of New Jersey however. He broke down the cost and the number of permits issued in the past few years. The out-of-town permits more than doubled the number of resident permits issued last year. He provided Council with some recommendations to consider and they discussed a few options.

Administrator Sahol explained that in order to get this approved by April 1st, we would try to do this with first draft in March, the second reading also in March and then 20 days thereafter it becomes law and we are outside of the April 1st window. He spoke to the Township Solicitor about the option of introduction by title this evening as long as we are very clear about what the ordinance will be and basically summarize it this evening. Solicitor Wright explained that ordinances can be introduced by title only and he has no issue with this ordinance being introduced by title at this time. It would be an amendment to Chapter 2 of the Township Code titled Fees, Section 2-2 Schedule A specifically for an increase of boat ramp and designated trailer parking area fees as recommended by Council.

Florence Township Council Regular Session 2/18/26

Administrator Sahol explained that a letter can be sent to the prior registrants and it can be available also as a download so that they can understand it was a recent modification to the fee schedule. At this time we have stopped issuing any permits at the window and the link is disabled on the website until such a time as this conversation was had. He intends to speak to the gentlemen who attended the meeting directly to give them the benefit of knowing.

Motion of Fratinardo, seconded by Loftin to introduce the ordinance by title only.

Upon roll call, the Council voted as follows:

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

UNFINISHED BUSINESS

None at this time.

NEW BUSINESS

Council Representative Sullivan mentioned snow and trash removal stating there is a significant amount of trash in alleyways that was not brought to the end of the alleys, whether residents were unable or they didn't get the message because they are not on social media. She believes we should put some sort of trash and snow plan in place in the event that the trucks can't get down the alley. She also thinks we need to work on outreach and look for other modes of getting the word out. She had spoken to the Administrator about getting a text service for residents to be able to get updates via text which will be helpful if they are not on social media. She believes that having a regular process will allow us to avoid some of the issues that we have been dealing with on the uncertainty of whether or not trash is going to get picked up.

She also mentioned that a lot of the bags have been opened and her concern is in the spring there will be some sort of pest issue in the village and she believes having a plan in place will be better than waiting.

Council President Frappolli mentioned that he would like supervisors from our respective different departments to come in and give a report and address Council. He would like to see the Public Works Superintendent to discuss some of the issues that we faced with these storms. Council Representative Loftin mentioned that it has always been an issue for her that Council does not know the status on anyone's performance or what is actually going on in that department and it is very hard to blindly look at a number and agree that they deserve a raise based off of no information on the work performed. She would like to speak to department heads monthly or maybe quarterly and get a quarterly update on if we are in line to be in budget or do they foresee that there is anything coming down that wasn't prepared for so Council has an idea or a sense of what is coming in and out. She believes if they are going to be responsible for the money then they should have a little more information on how it is being spent.

The Administrator recommended having topics or talking points in place before requesting a meeting with the department heads so that we can make it a valuable meeting and not a meeting for the sake to meet. He agreed to have the Superintendent of Public Works brought in at the next meeting and explained that the very easy difference with this snow and the years passed through attrition, is that we had a very experienced workforce that is no longer here. Now we have a workforce of about 50% that has only seen about six years of Public Works work and we have not had the amount of snow that we just experienced and the frigid temps afterward in those six years.

Florence Township Council Regular Session 2/18/26

Council Representative Gabriele indicated that he is familiar with snow clearing operations and he has seen similar incidents. Generally newer employees and most recently in the last five years lack experience due to insignificant snow

Council Representative Loftin asked about the construction of the Rec building, the engineering report states that the construction was awarded and asked if we know when that is going to start. Administrator Sahol stated that what happens normally is that it is awarded and the contractor will then go out and go to their bonding company to get their bonds, then they will get their insurance company to write up a policy, etc. It usually takes a few weeks and then they will call for a preconstruction meeting where they sit down with all the different players. Once we get to preconstruction that means that they pretty much met with anything that they need to submit to the engineer to satisfy the requirements for the project.

Council President Frappolli asked about the erosion issues on the riverbank. Administrator Sahol explained that it is the group of ten houses that is further northeast along the river and it is the last four or five houses there where there is an issue. He stated that he received an email from the engineer with a proposal of what needs to be done for bank stabilization. There is an erosion issue almost like what has happened along the river on Front Street. The Township owns the slope so we are going to have to stabilize that slope. Every time they dredge the river a little more erosion occurs and that is always going to be the problem. You are never talking cheap when you are trying to stabilize a riverbank so this is something that is a long term loan and paying back over years.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

Motion of Loftin, seconded by Fratinardo to open the meeting up to the public at this time.

Rob Jennings – 256 4th Avenue, spoke about the snow removal and stated that there was a part of his street where the snow was just left there so people were having a hard time getting out of their driveways and out of the alleyways. The garbage has not been collected in a month and there is a lot back there and it is all over the alley. They missed the notification because they are not on Facebook so he thought it was a great idea about a texting service. He thanked Council for addressing these issues and for hearing his concern.

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.

ENTER INTO CLOSED SESSION

Resolution 2026-62 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 Fratinardo, seconded by Loftin to adjourn to Closed Session at 8:09 p.m. where no action will be taken.

Florence Township Council Regular Session 2/18/26

Upon roll call, the Council voted as follows:

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

ADJOURNMENT

Council returned to the Regular meeting at 9:02 p.m. Motion of Loftin seconded by Fratinaro to adjourn.
Voice vote – All ayes. Meeting adjourned at 9:02 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/js