

Florence Township Council Regular Session 3/4/26

Florence, New Jersey
March 4, 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 (via Zoom), 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

OATH OF OFFICE

- Captain Nick Czepiel

Former Mayor Bill Berry administered the Oath of Office to Captain Czepiel. The Captain thanked the Mayor, Council and the Administrator for their support over the years stating that he is looking forward to their continued support. He thanked his wife and children and stated that a lot of support is acquired at home. He also thanked all of the members of the department that came before him, Captain Jacoby, Chief Boldizar and the all of the officers of the department. He stated that his goal is to continue to provide the people of Florence the best product available and a department they can be proud of.

- Lieutenant Nicole Bonilla

Mayor Marter administered the Oath of Office to Lieutenant Bonilla. The Lieutenant thanked Mayor, Council and the Administrator. She stated that effective policing cannot be done alone, it requires everyone to include community leaders and residents. She thanked Command and Chief Boldizar for the continued support over the years and also her family for their support. Her advice to the younger officers is to never stop learning and continuing education.

- Officer Ryan Deveney

Mayor Marter administered the Oath of Office to Officer Deveney. Officer Deveney thanked the Township for giving him the opportunity and the Police Department for making the switch from Winslow very smooth and he thanked his family for their continued support through it all.

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- Officer Anthony Wilk

Mayor Marter administered the Oath of Office to Officer Wilk. Officer Wilk thanked the Police Department for giving him the opportunity and his family for all of their support.

- Presentation to Captain Albert Jacoby

Officer Kate Ferrari presented Captain Jacoby with a plack on behalf of FOP Lodge 210 commemorating his incredible career and dedication to the Police Department. Captain Jacoby stated that he appreciates the support and enjoyed working for the Florence Police Department very much. He thanked the Department and Administration.

Chief Boldizar stated that the support from Council goes a long way with attracting new officers which is difficult to do nowadays and it means a lot to the Department.

APPROVAL OF MINUTES

- Regular Meeting of February 11, 2026
- Closed Session of February 18, 2026
- Special Budget Session of February 21, 2026
- Regular Meeting of February 18, 2026

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

FINANCIAL CORRESPONDENCE

- Township Clerk's Monthly Report for February 2026

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

Motion of Gabriele, seconded by Loftin 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

REGULAR CORRESPONDENCE

- A. Police Chief's Monthly Report for January 2026
- B. Letter from Willitts-Hogan-Tonne Unit 39 American Legion Auxiliary dated February 17, 2026 requesting the township to sponsor one delegate to New Jersey Girl's State. The sponsorship fee is \$350 per delegate.
- C. Memo from Martin Eckert, Jr. regarding the 2026 Roebling Carnival – Amusements of America Agreement.

Motion of Loftin, seconded by Sullivan to approve the \$350 fee to sponsor a delegate for New Jersey Girl's State.

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Upon roll call, the Council voted as follows:

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

Motion of Loftin, seconded by Gabriele to accept and file the remaining correspondence. Voice vote – All ayes.

APPLICATIONS

- A. On-Premise Merchandise Raffle for the Florence Township Football Association to benefit the Roebing School PTO on March 28, 2026 from 6:00 p.m. to 11:00 p.m. at the Florence Township Community Center, 69 Main Street, Roebing, NJ 08554

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

PUBLIC COMMENTS

Motion of Loftin, seconded by Sullivan 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 Sullivan to close public comment. Voice vote – All ayes.

RESOLUTIONS

**RESOLUTION NO. 2026-63
Authorizing Refunds of Certain Tax Overpayments**

**RESOLUTION NO. 2026-64
Authorizing a Fee for Mailing Tax Sale Notices**

Motion of Sullivan, seconded by Loftin to approve Resolution Nos. 2026-63 and 2026-64.

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. 2026-04
Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank
(N.J.S.A. 40A:4-45.14)
(2nd Reading and Public Hearing)**

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

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

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Upon roll call, the Council voted as follows:

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

ORDINANCE NO. 2026-05
Amending Chapter 2 Entitled “Fees” Section 2-2 Entitled “Schedule A”
Boat Ramp and Designated Trailer Parking Areas Fees
(2nd Reading and Public Hearing)

Motion of Fratinaro, seconded by Gabriele to open the Public Comment.

Robert Pagodin – 595 Delaware Avenue, stated that they are not in favor of doubling the fees for residents. There are still a lot of offenses that are going on and they are in favor of trying to increase enforcement of those violations that are taking place and they feel a lot more revenue could be generated that way. They also believe that the online registration contributes to a lot of out-of-town activity and there are also out-of-towners coming in who are not paying for any passes at all. Enforcement starts at \$500 for the fines and they believe that revenue could help out.

Administrator Sahol explained that they examined the fee structure to find out where we are and because we are under Green Acres, the only way to extend the fees for out-of-towners is to first increase the fees on the local because there is only a doubling effect that we are permitted to do. They also removed the out-of-state provision so that we no longer have anyone from out-of-state using the facility and they removed the ability to do the online registrations. Everyone has to physically come to the municipal building to get their permit, they can't mail it in and they cannot have it mailed to them. It does not seem unreasonable to ask the residents to be here during regular business hours. They think this will all help alleviate some of the out-of-town presence at the dock.

The Administrator stated that the fact that the sticker is issued the minute they come in and must be affixed to the trailer and the officers can immediately identify it and our boater friends are more than willing to let us know, the officers can go down there and issue summonses for either failure to display or failure to obtain. We owe it to our resident boaters to try to provide as much opportunity to them and to be as successful in using the facility as possible.

Administrator Sahol also explained that, in examining the Township Code, there are other roads where parking is permitted and there used to be signs located on Front Street that he believes the County may have removed. Those signs need to be reestablished so the boating public knows there is an opportunity on Front Street to park as an overflow to the facility, which will help.

Mayor Marter asked Council if they still want to raise the permit fees or if enforcement, along with eliminating the online permits is the direction they want to take this. Council Representative Gabriele stated that he does not feel comfortable raising the rate right now, but if it ends up costing more money for the enforcement then we can revisit the rates at a later time.

Council Representative Sullivan stated that she previously brought up splitting the difference between this fee schedule and the original fee schedule so it wasn't a double and asked how much of the fine actually goes to the town to help with the boat ramp. Administrator Sahol stated 100% goes to the town. She asked if we could possibly hire a part-time seasonal employee to relay parking issues during the weekends and holidays when there are a lot of people down there to monitor that. She also recommended maybe providing a printout or a map showing exactly where people can park if overflow parking is needed when they pick up

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their permit. And maybe also state fines for not properly displaying the permit, etc. which could also help to make sure that they are aware that we are enforcing that issue.

Anthony Nutter – 276 Norman Avenue, stated that he was a police officer and when they wrote local ordinances, the town would get a 100% of that. He asked if the on street parking is also a township ordinance as well. The Administrator explained that there is a township ordinance that is very specific as to where boats and trailers can be parked on the street and we can also generate revenue for that as well if someone is parked beyond the designated area. The penalty is less than the penalty for failure to get a permit, however.

Jack Marter – 2083 Bustleton Road, explained that this may cause more of a problem parking elsewhere than at the boat ramp because they are not going to be able to get a permit. An out-of-state person could put their boat in and park somewhere else and no one will know the difference. The Administrator explained that even if they park on Front Street in the designated area, they still have to have a permit to use the boat ramp so they can indeed be fined.

Bill Hamilton – 215 W. Front Street, stated that he believes it is 100% enforcement at the ramp. He said there are more violations happening than what is being recorded. He said sometimes there are more violators down there than there are stickers on the trailers and once the violators know that we are serious, they are going to calm way down.

Council discussed the options of passing the ordinance as it stands or amending it so that the fees do not increase. Solicitor Wright explained that if Council amended the ordinance as introduced and not raise the fees but still eliminate the eligibility of out-of-state, he would consider that a substantive amendment so they would have to reintroduce, have another public hearing and that public hearing would have to be at the March 18th meeting. Motion of Loftin, seconded by Gabriele to close the Public Comment portion.

Motion of Gabriele, seconded by Fratinardo to amend Ordinance No. 2026-05 to eliminate out-of-state registrations and keep the fees unchanged from previous with no increase.

Council President Frappolli asked what the options are as we move forward within the next year, if we are still seeing a problem. Administrator Sahol stated that he will ask the Chief for monthly updates as far as violations/enforcement.

Upon roll call, the Council voted as follows:

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

Solicitor Wright announced that the Public Hearing for the amendment will be at the March 18, 2026 Council meeting.

ORDINANCE NO. 2026-06
Fixing the Compensation of Certain Officials and Employees of the Twp. of Florence
(Introduction & 1st Reading) (2nd Reading and Public Hearing 3/18/26)

Motion of Loftin, seconded by Sullivan to approve Ordinance No. 2026-06.

Council Representative Gabriele asked for clarification on the ordinance. Administrator Sahol explained that each year Council does two things in order to provide non-Union salaries. The first thing is to adopt the ordinance which is ranges that you have to work between, the parameters, the high and the low. You work

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within those parameters and once you set a final number for the individual employee, those individuals will be established in a resolution at a later meeting. This is essentially establishing a range.

Council Representative Loftin asked if there is a max salary for these positions, or are we going to always amend the ranges for the increase. The Administrator stated that the ranges will always be amended to keep commensurate with whatever you think the salary increases are going to be. You try to minimize the number of times that you have to do such a thing as this. Council President Frappolli asked where these numbers come from. The Administrator stated that they come from the existing employees' numbers, and they have been handed down over time because we have some very longstanding employees. Council President Frappolli asked what happens if Council does not agree with the ranges. The Administrator explained that you cannot operate within that range when you establish a salary resolution for an individual employee. Or, you could change the range as long as it can capture that person's salary that is set by resolution. Your final decision is that salary resolution which fixes the single dollar amount that the employee receives in 2026, the range does not determine that single dollar amount.

Council President Frappolli expressed reservations with our salaries and wages and is not fully on board when it comes to salaries and wages. Solicitor Wright mentioned that since this is on introduction, voting in favor of an ordinance on introduction has no bearing on whether or not you vote to approve it. The other thing is that if there are individual line items within the ordinance that are not objectionable, you can amend on introduction and just approve those individual line items on March 18th.

Upon roll call, the Council voted as follows:

- YEAS: Fratinaro, Gabriele, Loftin, Sullivan
- NOES: Frappolli
- ABSENT: None

Majority vote – Motion carried

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter stated that since the last Council meeting, she, along with Council Representative Sullivan, the Administrator and Marty Eckert attended Pitman Borough's Economic Development Committee and it was a really good experience and they got a lot of good information. She also attended the South Jersey Chamber which was directed toward Burlington County and Economic Development and she was able to meet the Mayor from Bordentown and they are just relaunching their Economic Development Committee as well. They are a different type of community where they have a Main Street and they also have a Business Association which is very different from us but they have always had a lot of Economic Development within their community.

The Mayor stated she also met with the Mayor from Willingboro, and, even though they are a considerably larger town, they are actually more like Florence because they don't have a Main Street, they have a Route 130 corridor like us where people pass through and they also have small retail strip centers and small businesses within the community. They just revamped their Economic Development Committee and their Mayor said it has taken about five years to get it to the point where all of the members on the committee are either business owners or in commercial real estate, etc. That was the one thing that stood out in the different communities where she spoke with people is that they truly do try to identify specific people or specific backgrounds of people for their Economic Development Committee. And the one thing that the Mayor of Bordentown mentioned is that they actually rewrote their ordinance to specifically include the types of backgrounds that they are looking for.

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Administrator

Administrator Sahol stated that he received good news from the Department of Environmental Protection and they were finally able to digest the Shade Tree ordinance that we are required to implement under the Stormwater Management regulations. After all the work that Bernie and the Shade Tree Commission volunteers did, the DEP basically asked how soon we can implement this because we don't want to be behind on the schedule. He indicated to them that at this point we began the process knowing that they had some comments and reservations but now they don't. It can be introduced on March 11th and adopted in April and then we can notify the DEP we are now in compliance with the Stormwater Management regulations for Shade Tree. He thanked Rich Brevogel from Remington Vernick Engineers, Ted Lovenduski and Bernie Isaacson from the Shade Tree Committee for championing that cause and stated that the three of them put the full court press on the DEP.

He also provided information on the new Code Official who will be in to meet Council in April. He explained that he is very experienced in fee structure and has done some examples for Council and he has taken a look at some areas where we are deficient and some areas where we never established a fee for certain portions of permits like mechanical permits. He is looking at that as it is lost time and time spent without the benefit of being able to charge for the services that are being provided. He is going to go over this with Council line by line and will answer any questions Council may have at that time.

UNFINISHED BUSINESS

Council Representative Sullivan commented on something that the Mayor had mentioned, she does not agree with saying that we don't have a downtown area. We have two quaint little downtown areas and she thinks that getting in the mindset of saying that we don't may discourage a little development in those areas. We are very unique in that way where we have that little section of Florence and the little section of Roebing and she doesn't want us to forget those or neglect those or say that they don't really exist because they do. She also attended the Chamber and she thinks Willingboro probably has the same Route 130 struggles that we do, but they don't even have those tiny little Main Street areas like we have. She stated that we are unique from a lot of the surrounding towns and that we do have Main Street areas and we should highlight those.

Mayor Marter stated that she agrees that we do have little pockets but we have a big challenge in Roebing on Main Street with parking. There is a developer that wants to put four apartments above Palermo's and parking is an issue because they have to have a certain number of spaces per unit and so that is all looking to be redesigned. She would love to see something like a second story restaurant there but she doesn't think the residents are going to put up with the cars that would need to come into the town to go to anything that is there. Unfortunately we really need to draw from outside of the town because the residents here don't necessarily go to the places we have here, they leave town to spend their money. So we have to think of other ideas to figure out how to support the people that live there and not inundate them. If you put a restaurant in, now you have cars that come and stay a few hours and even when something is going on at the Community Center it creates a lot of issues for the residents that live nearby even though there is some additional parking areas down on that end.

Council Representative Sullivan stated that if the avenues were lined it would create additional parking spaces. Mayor Marter explained that we tried that with the engineers and lining the spaces actually decreases the amount of parking because they have to be a standard size. Council Representative Sullivan stated that they have more parking loss in her section of the avenue than not. Administrator Sahol agreed to pull that study with the official sized lots and distances from the stop signs, fire hydrants, intersections, etc. and explained that this substantially reduces the number of legal sized spaces but that he would look into how that would affect that section of the avenue. Council discussed other possible ways to add parking in the

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Village. Council Representative Sullivan mentioned that enforcement could also alleviate some of the parking issues there as well.

Council Representative Sullivan stated that she does not think we should be discouraged by parking in trying to get small business in town. Council President Frappolli explained that we all feel that is a challenge for us, we have to come up with ways to deal with that and there are some places in the Roebling center of town that are vacant that could house some future business.

Council President Frappolli thanked Mayor Marter and Administrator Sahol for attending the Recreation meeting and the one thing that he said that came out of the meeting is a community outreach program. With Holy Assumption food pantry temporarily closing down and the loss of the Florence Methodist Church we don't have a walk in facility like we had in the past. The Recreation Committee would like to move forward with taking a strong look at the community center and making some modifications so people can bring things in and volunteers could bag them and they could hand those bags out to people coming through. At some point Holy Assumption food pantry will come back online when the work there is completed but right now there is a need.

On behalf of the Altar Rosary Society and Women's World Day of Prayer, he invited Council to Holy Assumption Church Thursday, March 5th honoring the women of Nigeria. The World Day of Prayer is a worldwide ecumenical movement of Christian women of many traditions who come together to observe a common day of prayer each year. Women of different churches come together every year and this year it is being hosted by the Mary Mother Church at Holy Assumption at 7:00 p.m. Both men and women are encouraged to attend.

NEW BUSINESS

None at this time.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

Motion of Loftin, seconded by Sullivan to open the meeting up to the public at this time. 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 Loftin seconded by Sullivan to adjourn. Voice vote – All ayes. Meeting adjourned at 9:12 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/js