

Florence Township Council Regular Session 4/15/26

Florence, New Jersey
April 15, 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

- Closed Session of April 1, 2026
- Regular Session of April 1, 2026
- Regular Session of April 8, 2026

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

FINANCIAL CORRESPONDENCE

- Township Clerk's Monthly Report for March 2026
- Tax Collector's Monthly Tax Report for March 2026
- Tax Collector's Monthly Water and Sewer Report for March 2026
- Tax Collector's Annual Report of Taxes Not Collected
- Court Administrator's Monthly Report for March 2026

Motion of Gabriele, seconded by Fratinardo 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

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- A. Tax Collector’s Monthly Summary Report for March 2026
- B. Recreation Director’s Monthly Report for March 2026
- C. Clerk’s Office Monthly Activity Report for March 2026

Administrator Sahol explained that these are the monthly reports that Council had asked to see previously and that they are working on getting Public Works and Water & Sewer reports once they determine what to share and how.

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

APPLICATIONS

None at this time.

PUBLIC COMMENTS

Motion of Fratinaro, seconded by Gabriele to open the public comment portion of the meeting.

Don Cammus – 580 E. Sixth Street, reminded everyone that the Roebing Carnival will be held on May 27th through May 30th and advanced tickets are on sale in various locations throughout town, to include Boyd’s Pharmacy, the Township Clerk’s Office, the schools and some other local businesses. Council Representative Frappolli offered to bring it to the Library Association meeting to see if they would be willing to sell tickets there as well.

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

RESOLUTIONS

RESOLUTION NO. 2026-85
Authorizing the Director of Water & Sewer and the CFO/QPA
to Prepare Specifications and Obtain Bids for Radio Frequency Read Water Meters

RESOLUTION NO. 2026-86
Authorizing the Director of Water & Sewer and the CFO/QPA
to Prepare Specifications and Obtain Bids for 15% Sodium Hypochlorite Solution-Bulk

RESOLUTION NO. 2026-87
Appoint Three (3) Special Law Enforcement Officers Class II

RESOLUTION NO. 2026-88
Amending Resolution 2025-207 which Authorized Municipal Support for CNDevNJ, LLC
to Receive a Class 5 Cannabis Retailer License from the
New Jersey Cannabis Regulatory Commission to Operate with the Township of Florence

RESOLUTION NO. 2026-89
Authorize Tax Collector to Process Estimated 3rd Qtr. Tax Bills due August 1, 2026

RESOLUTION NO. 2026-90
Authorizing the Director of Water & Sewer and the CFO/QPA
to prepare Specifications and Obtain Bids for Various Construction Materials
Related to Future Water & Sewer Line Installation on Tall Timber Lane and Evergreen Lane

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RESOLUTION NO. 2026-91

Award a Professional Services Contract for Riverbank Drive Design and Control Construction of Erosion Control Measures

Motion of Gabriele, seconded by Fratinaro to take all of the Resolutions for approval at one time. Motion of Fratinaro, seconded by Gabriele to approve Resolution Nos. 2026-85 through 2026-91.

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. 2026-08

**Capital Ordinance – Riverbank Drive Erosion Control
(2nd Reading & Public Hearing)**

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

Motion of Loftin, seconded by Fratinaro to approve Ordinance No. 2026-08.

Upon roll call, the Council voted as follows:

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

ORDINANCE NO. 2026-09

**Bond Ordinance Providing for the Acquisition of Real Property Affordable Housing, Appropriating \$4,000,000 and Authorizing the Issuance of \$3,800,000 in General Improvement Bonds or Notes
(2nd Reading and Public Hearing)**

Motion of Fratinaro, seconded by Sullivan to open the Public Hearing. Voice vote – All ayes.

Cristin Mustillo – 132 6th Avenue, stated that almost exactly three years ago she came before the Town Council with an idea related to the proposed development on Hornberger Avenue and Main Street. She has attended many meetings where this project and these properties are on the agenda. She thinks the Township has a unique opportunity to provide for two very important public benefits at the same time, affordable housing and public access to the Riverfront Park and the waterfront there. She has a concern with the way that this proposed ordinance is written because it does not provide for the flexibility to use these properties or any portion of them for that access or any way to get to that recreational opportunity. She thinks this ordinance should be revised to provide for the opportunity of public access to potentially connect Hornberger to Main Street.

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Council President Frappolli stated that he admires Ms. Mustillo’s persistence and love of the community and her interest in that area. He explained that final plans have not been done yet for that property and that we don’t even own all of the property yet. We only have the VFW site and there are a lot of different things that have to happen in getting to the next stage that can be discussed down the line.

Township Solicitor Wright explained that in his opinion this ordinance would not interfere with the development of that property to integrate access to the riverfront by the public. Oftentimes in an affordable housing development one of the requirements is that the developer provide amenities to residents that live there, especially for a project trying to get tax credits which is a competitive process and points are awarded for things like this in that competitive process. He thinks some of the things that she has brought forth in front of Council could be considered amenities for that project such as walking paths and access to the park and riverfront and would be harmonious to this development and not opposed to it. He does not feel that this funding ordinance in any way interferes with some of the concepts that she has brought to Council.

Bernardette Pastore – 1063 Hornberger Avenue, stated that she agrees with Ms. Mustillo and believes affordable housing is very good for the Township and appreciates all of the work that it takes to grow such a large project but she also believes we should remember what an asset our riverfront really is and being careful about not doing anything to lose that riverfront.

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

Motion of Fratinardo, seconded by Loftin to approve Ordinance No. 2026-09.

Upon roll call, the Council voted as follows:

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

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Council Representative Loftin announced that the Community Garden Clean Up Event will be held on May 2nd from 10:00 a.m. – 12:00 p.m. at both community gardens in Roebling and Florence to get the beds ready for the season. There are still some open plots so if anyone is interested they have to contact Marty Eckert and he will assign a plot number.

Council President Frappolli stated that Marty also has some materials to create raised garden beds which would be easier for our seniors and perhaps people who can’t get down to garden.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter signed the Proclamation for Arbor Day which is Friday, April 24th. She also mentioned that the high school will be having a career fair from 8:00 a.m. to 10:30 a.m. on Wednesday, April 22nd and members of the Township will be present to speak to the kids about working for a government agency. She invited members of Council to attend. The Mayor stated that on Sunday, June 14th Mt. Holly is having a 250th Anniversary and they are asking towns within the County to set up a table with giveaways, etc. and asked any members of Council who would like to participate/attend to let her know. Lastly she mentioned that Opening Day for spring sports is Saturday, April 25th.

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The Mayor explained that she received some Citizen Leadership forms for the Economic Development Committee and has four really good candidates so far and only needs two more. Council Representative Sullivan stated that she knows of one person that will be submitting a form.

UNFINISHED BUSINESS

Council Representative Loftin stated that, with the discussions about modifications to administering court in the Township, she has requested a meeting with the Chief and the subcommittee for the police building so we can discuss other alternatives for uses should the funding for the police building not come through this year. Administrator Sahol explained that he emailed the Chief and the two Council members on the subcommittee looking for dates to discuss some potential alternatives in the short time, like a stop gap measure, to help address one of the bursting at the seams needs for the police department if some of our other potential projects that we are working on were to come to fruition by the end of this year in regards to the court office.

NEW BUSINESS

Mayor Marter explained that Kamani Scott, who used to work in Senator Singleton's office but now works for the Governor, held a meeting where he brought the Mayors in Burlington County together and it was a really good meeting and very effective in helping finding solutions for issues that many municipalities are having. In that meeting she spoke to him about the erosion issue we are having with Riverbank Drive because of their dredging and he sent her some information about some possible funding from the State that may be able to help us with that project.

Council President Frappolli mentioned that residents have voiced concerns about the officers we have on duty because of the work that is being done on the whirlybird and explained that because there are cars and traffic and shift changes and trucks that they are there for the safety and security for everyone that is involved. Some people have commented that we are spending all of this money for them to be out there and that is not actually the case, the whirlybird is owned by the NJ Turnpike so they are the ones doing the repair and therefore paying our officers to be out there for the safety of the community.

Council President Frappolli asked to have our Police Department to put out an announcement regarding the electric bikes and scooters. In June it becomes a State law but in the interim he is asking maybe the Chief can come out with a statement of some kind regarding safety and riding these things in crowds or where there are groups of people like at sporting events, etc. He asked about surveillance cameras and if there may be grant money available to put cameras in the playground areas. Council Representative Loftin asked if maybe we can find out what other towns are doing. The Administrator agreed to look into this.

Council President Frappolli stated that, due to having more and more affordable housing, at some point he would like to invite the Fire Department and EMT staff in to find out if there are things that they might be running into, any needs, how they are handling different things as questions or issues arise, etc. The Administrator stated that we can invite them into a future workshop meeting.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

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Motion of Fratinardo, 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 7:59 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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