

## Florence Township Council Executive Session 5/13/26

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Florence, New Jersey  
May 13, 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, the Courier Post and placed on the Township website on January 11, 2026.

### **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

### **FIFTEEN (15) MINUTES OF PUBLIC COMMENT**

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

Chelsea Jones, 207 5<sup>th</sup> Avenue, stated that she has an ongoing issue with her neighbors on her street. They are loitering in front of her home all hours of the day, working on vehicles curbside, public drinking, playing loud music and smoking marijuana. They are using obscene and disturbing language that she can hear from inside of her home. She will not allow her daughter ride her bike around the block and she is cautious about where her son and his friends can ride and it breaks her heart that her children are being exposed to this. She has put her home up for sale and she is concerned she won't find a buyer because there is a tree that has been painted pink nearby and that is not a good sign for potential buyers. She has reached out to the police department consistently but the calls have not resulted in any lasting change. She asked Council to enforce the noise ordinances and public nuisance laws, review the parking laws about misuse of residential curb space, and increase patrols to deter loitering and public disturbances occurring during these hours. She said she does not feel comfortable talking to her neighbors because she doesn't want to cause any issues.

Council President Frappolli thanked Ms. Jones for coming in and Chief Boldizar explained that this is the same person that we have been having trouble with from behind the library. He has been arrested a few times and has no respect for anyone. He said that they have officers out there trying to address the issue and there are certain things that they are working on that take time. He asked her to call the police every time, that helps them to build a case.

Seeing no one else wishing to be heard, a Motion was made by Loftin, seconded by Fratinardo to close the Public Comment portion. Voice vote – All ayes.

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### BUSINESS

- Affordable Housing Impact Report from Police and Fire

Council President Frappolli explained that as times change, and with the way the affordable housing is going, Council asked Police Chief Boldizar and Fire District Administrator Tharp for a report regarding the increased number of units that have come into our town and how that is impacting their departments.

Chief Boldizar gave a breakdown of the different types of incidents that they have gone to at the different affordable housing units/addresses and it is only 2% of their total calls. It is not a big factor and the one address was more of a mental health issue and multiple contacts with the owner of that property. But that issue has been resolved.

Council Representative Loftin asked the Chief, looking forward, as there is more housing being developed, is there a need for additional officers or does he think we can handle where we are with the staff that we have. Chief Boldizar explained that they are trying to hire now and are authorized to hire five so they are in the process. They have four on their list right now and, if all four make it through the academy, then they will have to hire another one in the spring. Mayor Marter stated that we won't have additional housing constructed for at least a year to a year and a half.

Administrator Sahol explained that you could take any type of demographic, whether it is affordable housing or seniors or a completely isolated senior demographic like a development in particular or a select random sampling of your seniors in your community, and there will be different levels of need of service. The EMS side, the mental health component, the disability component, so he is unsure that it is disproportionate when it comes to the affordable housing in as much as the town as a whole. He does not think in and of itself, affordability is a service need.

Council President Frappolli explained that they are mentioning affordable housing but they are talking more about more units. His thought is that as our population changes and we get additional units, how that fits into how we provide the services. And add the fact that we have more and more traffic because of the trucks and the size of the trucks. It is to open up the communication and make the departments aware that Council is aware that the community is changing from a standpoint of additional units, whatever they might be.

Fire District Administrator Bob Tharp explained that they handle all of the EMS, fire and enforcement of the fire code in the community. So any type of additional population or additional buildings are always going to be there for them to take care of. Last year in a 15-month snapshot they had 3,256 incidents total between fire and EMS township-wide. He explained the differences between EMS incidents, fire incidents and fire and EMS incidents combined. All of the fire fighters are emergency medical technicians so when the ambulance is not available the engine responds to triage and treat until there is a unit available to transport. There were 293 incidents to affordable housing addresses which is less than 10% of what they are responding to. He said when there is an increase of population in any community there is a potential for more emergencies.

Council President Frappolli asked Chief Boldizar about the vandalism at the batting cage and e-bikes and surveillance and things of that nature and what we can do as a community. Administrator Sahol explained that he and the Chief spoke about polling some of the other towns nearby to see how they handle some of the parks with surveillance where they have these quality of life type of complaints. They will be able to provide something to Council, they are discussing many options and solutions. The Chief agreed that the batting cage needs a sturdy lock and the key could be shared as needed.

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Regarding e-bikes, the Chief stated that he is unsure how they are going to implement the registration of e-bikes. He explained that Captain Czepiel spoke with the County Traffic Committee and they spoke to the Attorney General's Office and they have no idea how they are going to enforce that yet.

**ACTION**

None at this time.

**PUBLIC COMMENT**

Motion of Gabriele, seconded by Fratinaro to open public comment. Voice vote – All ayes. Seeing no one wishing to be heard, a Motion was made by Fratinaro, seconded by Sullivan to close the Public Comment portion. Voice vote – All ayes.

**ENTER INTO CLOSED SESSION**

Resolution 2026-104 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:

- Contract Negotiations – 1200 John Galt Way

Motion of Fratinaro, seconded by Sullivan to adjourn to Closed Session at 7:41 p.m. where no action will be taken.

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 8:21 p.m. Motion of Fratinaro seconded by Sullivan to adjourn. Voice vote – All ayes. Meeting adjourned at 8:21 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC  
Township Clerk  
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