

Florence Township Council Regular Session 5/6/2026

Florence, New Jersey
May 6, 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, Joseph Frappolli

Also Present: Mayor Kristan I. Marter; Thomas A. Sahol, Township Administrator; David Serlin, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Township Clerk

Absent: Gina Sullivan

APPROVAL OF MINUTES

- Regular Session of April 15, 2026

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

FINANCIAL CORRESPONDENCE

- Township Clerk's Monthly Report for April 2026
- Court Administrator's Monthly Report for April 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, Frappolli
 - NOES: None
 - ABSENT: Sullivan
- Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

- A. Wastewater & Collection System Monthly Report for March 2026
- B. Monthly Water System Report for March 2026
- C. Clerk's Office Activity Report for April 2026
- D. Recreation, Recycling and Economic Development Monthly Report for April 2026
- E. Police Chief's Monthly Report for March 2026
- F. Court Office Cases Added/Disposed for April 2026

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

APPLICATIONS

None at this time.

PUBLIC COMMENTS

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

PUBLIC HEARING AND ADOPTION OF 2026 MUNICIPAL BUDGET

Council President Frappolli stated that before the public hearing on the 2026 Budget Council must approve Resolution 2026-96 affirming that the conditions required to read the budget by title only had been met.

**RESOLUTION NO. 2026-96
Read Budget by Title Only**

Motion of Fratinaro, seconded by Loftin to approve Resolution No. 2026-96.

Upon roll call, the Council voted as follows:

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

Motion of Fratinaro, seconded by Gabriele to open the Public Hearing of the 2026 Municipal Budget. Voice vote – All ayes. Seeing no one wishing to be heard, Motion of Gabriele, seconded by Fratinaro to close the Public Hearing. Voice vote – All ayes.

**RESOLUTION NO. 2026-97
Adopt Municipal Budget**

Motion of Fratinaro, seconded by Loftin to approve Resolution No. 2026-97.

Upon roll call, the Council voted as follows:

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

RESOLUTIONS

**RESOLUTION NO. 2026-98
Certification of Compliance with EEOC’s Enforcement Guidance on the Consideration of Arrest
and Conviction Records in Employment Decisions**

**RESOLUTION NO. 2026-99
Appoint Certified Lead Based Paint Inspector/Risk Assessor**

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**RESOLUTION NO. 2026-100
Authorize Refund Lead Hazard Control Fund and Admin Fee**

**RESOLUTION NO. 2026-101
Appointing a Special Law Enforcement Officer Class II**

**RESOLUTION NO. 2026-102
Authorize On-Line with GovDeals for Disposal of Municipal Property**

Motion of Fratinaro, seconded by Loftin to approve Resolution Nos. 2026-98 through 2026-102.

Upon roll call, the Council voted as follows:

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

ORDINANCES

**ORDINANCE NO. 2026-10
Amending Chapter 91 of the Code of the Township of Florence Entitled “Land Use and Development Regulations” and Chapter 108 Entitled “Portable Home Storage Units”
(2nd Reading & Public Hearing)**

Motion of Fratinaro, seconded by Gabriele 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. 2026-10.

Upon roll call, the Council voted as follows:

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

**ORDINANCE NO. 2026-11
Amending Chapter 134 of the Florence Township Code to Provide Restrictions for Certain Streets or Parts of Streets Where Commercial Motor Vehicles Over Four Tons Gross Vehicle Weight are Restricted
(Intro. & 1st Reading) (2nd Reading and Public Hearing May 20, 2026)**

Motion of Loftin, seconded by Fratinaro to approve Ordinance No. 2026-11.

Upon roll call, the Council voted as follows:

- YEAS: Fratinaro, Loftin, Frappolli
 - NOES: Gabriele
 - ABSENT: Sullivan
- Majority vote – Motion carried

REPORTS OF COMMITEES, BOARDS AND OFFICERS

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Council Representative Loftin stated that the Environmental Committee held the Clean-up Day. She said it is frustrating to hold events for the community and the community does not show up. She would like to try and figure out how to engage the public and get participation outside of Facebook.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter announced the appointments for the Economic Development Committee: Tara Schultz, one of the partners for Victor Robbins in Roebbling; Dave Williams, owner of Subculture Artisan Ale; Salvatore Belardo, one of the partners of Leaf & Bean; Bridget Weise involved in commercial banking; Scott McElvey a marketing and copyright specialist and Tara Sandusky a realtor who has many years of experience in marketing. In the meeting they discussed the direction they want to go and the goals that they have. A representative from NJ Economic Development Administration attended and took a lot of time going over all of the different grants and financing and things available for local businesses and they are looking at opportunities to get that information to businesses in town. The administration is more than willing to work with the committee to develop as much as we possibly can here. She mentioned that the next committee meeting is being pushed back a week because of the Primary Election and will take place on June 9th in the front conference room of the municipal building at 7 p.m.

Council Representative Loftin asked if the committee has a page on the website. Mayor Marter explained that there is a page but that it is not updated at this time but it soon will be.

Motion of Fratinardo, seconded by Loftin to approve the appointments for the Economic Development Committee.

Upon roll call, the Council voted as follows:

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

Mayor Marter also mentioned that there is an opening on the Planning Board. Carl Mattson is moving and has stepped down and she would like to move Alternate 1 into Carl's position, move Alternate 2 to Alternate 1 and then look for someone to fill the Alternate 2 position. She is looking for someone with experience that would be appropriate for the Planning Board.

Mayor Marter explained that Carl's wife Kim Mattson is on the Housing Authority and Council will need to look for someone to fill her position, which is through 2030. Council President Frappolli asked one of the members of Council to help Council Representative Loftin with interviews for the Housing Authority and Council Representative Fratinardo agreed.

Mayor Marter mentioned some upcoming activities. May 9th is the Girl Scout Cookie Chaser 5K run, as well as Second Saturday which is a puzzles event at the Community Center. May 15th is the Officer Walter Kotch Memorial Service at 12:00 p.m. at the municipal building, the 16th is Opening Day for baseball and softball as well as Florence Fun Day and the community yard sale day. And May 27th is the opening day for the Carnival which runs through the 30th.

Administrator

Administrator Sahol mentioned that there was a memo in Council's packet with a basic update of three of the outstanding items that we have been working on with Burlington County and he wanted to be sure Council didn't have any questions or concerns after reading the memo. There were none.

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UNFINISHED BUSINESS

Council Representative Fratinardo stated that there was a question about the trash contract and the time of the collection. He said that half of his community was not able to get the trash out in time because they came too early and rushed through the community. The Administrator had previously shared with him the contract document and the start time for the collection is 7:00 a.m. Administrator Sahol explained that he can pull that back and let the waste hauler know that we want to hold them to the 7:00 a.m. start time and that the earlier start time is not acceptable.

Council President Frappolli mentioned that two things came up at the Recreation meeting regarding people raising havoc at the playgrounds and destruction of the batting cage that sits out by the fields that is used by baseball and softball. Someone mentioned that they saw e-bikes in there and they are breaking the locks and jumping on top of the cage and the committee is at wits end as to how to handle that. He also stated that the e-bikes are still an ongoing problem, racing around the property with a complete disregard for anyone. Council Representative Loftin asked at what point we can contact the schools because these kids are most likely middle school and high school aged children. She wondered if maybe an assembly could take place and go over why it's important to take care of the things in our community and she offered to speak at the schools.

She also asked if maybe there can be a charging station somewhere. Administrator Sahol stated that would be a liability. He said that the league that has control of those cages has the option of putting a chain on that cage. That league has been entrusted with the use of that facility and they are not securing it the way they should. The last time they put a lock on it, it wasn't a good lock and it didn't stop the kids from getting in there.

Administrator Sahol explained that the Chief is reaching out to other local Chiefs to see what they are doing in some of their parks where they have high volume users. As of today, he didn't have a report to share with Council, but possibly next week.

Council President Frappolli asked about the WIFI tower. Administrator Sahol explained that there is WIFI that connects all of our wells so that is not something that we would want out there for the public. Council Representative Gabriele stated that if there is WIFI out there, there is a wireless street light that you can put a camera on and all you need is WIFI on it.

Council President Frappolli asked when the e-bike regulations go into effect. Mayor Marter explained that it is already in effect but you have to have your licensing, registration and insurance by July. She suggested perhaps banning e-bikes and other electric powered devices on the complex. Council discussed different ideas to keep those things out of the parks and recreation complexes. The Administrator stated that there was a recent JIF meeting where this was addressed and one of the biggest issues is that they think that the law is probably going to be delayed because there is not even an insurance company that can write insurance policies for these. There is a requirement for insurance before you can register, so the State cannot issue a registration without an insurance certificate and the insurance companies get to determine how they are going to insure them and provide insurance.

NEW BUSINESS

Council Representative Gabriele asked about the recycling center and whether there was a late night during the week, that numerous people have reached out to him about the hours of operation. Administrator Sahol explained that if we did, it has not been open late for at least 5 years or so. He agreed to look and see the last time we had a later evening, what that time was and whether or not we have the recycling center staff to do that.

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Council President Frappolli asked if there are any plans to paint the exterior doors of the Community Center. Administrator Sahol agreed to take a look at that himself to see if there is a need.

Council Representative Loftin asked about the letter from Burlington City regarding a resolution for the single serve liquor bottles to establish a surcharge on those. She asked if that is just in Burlington City and if that is so they can establish a tax. Administrator Sahol explained that they are trying to get everyone to petition the legislature to create a tax but there already is a tax. The Clean Communities tax covers all of those consumables which comes back to the municipalities for litter patrol, cleanup and projects of that nature. He said that he is surprised that Burlington is doing this, he does not know if they are opening up a Pandoras Box when it comes to almost acknowledging where maybe they are not familiar with their own Clean Communities grant they are already receiving which could be potentially leave the city open to an audit.

Council President Frappolli stated that he noticed additional recycling and garbage cans around the sports complex and thanked the Mayor and Administrator, and said that it seems a little cleaner out there.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

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

ENTER INTO CLOSED SESSION

Resolution 2026-103 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
 - Burlington Stores
 - Victor Robbins Group

Motion of Fratinaro, seconded by Loftin to adjourn to Closed Session at 7:58 p.m. after which no action will be taken.

Upon roll call, the Council voted as follows:

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

Unanimous vote – Motion carried

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ADJOURNMENT

Motion of Gabriele, seconded by Loftin to return to the Regular meeting at 8:43 p.m. Voice vote – All ayes.

Motion of Gabriele seconded by Loftin to adjourn. Voice vote – All ayes. Meeting adjourned at 8:43 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/js