

Florence Township Council Executive Session 6/10/26

Florence, New Jersey
June 10, 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: Frederick Gabriele, Talaya Loftin, Gina Sullivan, Joseph Frappolli

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

Absent: John Fratinardo

Council President Frappolli thanked members of the public for attending the meeting. He also mentioned that the Public Works Department picks up weeds, grass and furniture with scheduled pick ups but that the leaf collector is no longer collecting leaves at this time. He noticed there are a lot of gutters with leaves in them and they will not be picking those up so they will need to be bagged and put out for pick up. The Public Works Department has numerous projects to complete in the summer months and the leaf collection has ceased at this time.

FIFTEEN (15) MINUTES OF PUBLIC COMMENT

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

Gavin Rozzi, 10 W. Fifth Street – appreciated all of the discussion on the data center issues at the last meeting. He wanted to share his perspective on the noise with these centers. He used to run the Urban and Civic Informatic Lab at Rutgers and he has a background in some of the sensing technology. He brought a Smart Citizen Sensor to share with Council. They were funded by a grant from the European Union and anyone can order them. He explained that he has this sensor at his residence and it collects data on noise and air pollution and all of those baselines at a very low cost. He stated that he thinks it is important, if we are going to be fighting on this data center issue, we need to be collecting data in a defensible manner. The data feed from his location is being published publicly and anyone can download the data, the network to monitor them is all open source and freely available to everyone. This data can start being collected now and we can be proactive so that we will have hard evidence and have a baseline if, and when the Falls Township facility or any other facilities are constructed. It can also be used for truck noise, etc. He said that an academic partnership is a good idea but a lot of the time they are dealing with grant funding constraints so if we are going to start taking some of that grassroots action, he would suggest some of these sensors could be a path forward.

Council Representative Loftin asked Mr. Rozzi to share all of the information he can on the sensors. Even if we can't get it adopted by the Township, other residents could purchase these themselves to collect data.

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Council Representative Sullivan asked Mr. Rozzi how long he has been collecting data at his residence. Mr. Rozzi stated that he bought the sensor about a month or two ago and he has it sitting on the porch and plans to have a more permanent location in the future. But all of the data is freely out there for anyone to use. Council President Frappolli asked how big of an area it covers. Mr. Rozzi said that wherever the sensor is placed and wherever the air is coming from, it pulls in particles from the air pollution, noise, etc. There is a website where all of the data is published if you choose to opt in. He said the board and equipment run for about \$150. Council Representative Sullivan asked if Mr. Rozzi can share the data that he has already collected with Council and he agreed.

Mr. Rozzi thanked the voters of Ward 3, District 2 for writing him in for a member of the Burlington County Democratic Committee.

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

BUSINESS

- CCO Fees Discussion

Construction Official Joe LaRocca explained that when looking at our existing fee schedule, there were a number of areas that were deficient. Not just in some of the fees but a lot of the proposed changes that deal with new regulations that have been adopted by the Department of Community Affairs were never put into our fee schedule. So there were a lot of fee items in the fee schedule that were not compliant with state regulations. We want our fees to be commensurate with the costs incurred with running the department but we also want the structure of the fee schedule to allow discounts or reductions in fees for residential occupancies within the town. In raising some fees he was able to reduce some fees to make it more economical for the residential applicants within the community. A lot of the fee structure increases occur in commercial, and there were quite a bit in the areas of commercial where we didn't even have any fees in our fee schedule. There was no fee schedule for fire pumps systems, no fee schedule for light standards on commercial sites for the parking lots, no fee schedule for carbonation machines in restaurants and convenience stores, etc. There is quite a bit that was added to ensure that we get our fees when we are performing these responsibilities dictated by the State.

The fee schedule itself does correct a lot of deficiencies that previously existed and is now in compliance with the state regulations. He sent the fee schedule to the Department of Community Affairs and Regulatory Affairs for pre-approval and they approved it. The fee schedule is tiered to provide slightly better pricing for homeowners.

Administrator Sahol thanked Joe for taking a look at the fee schedule. We don't want to burden the taxpayer, we really want to make sure to affix the cost on the user of the system and that is what Joe worked to do most is to make sure it is properly levied on the people who are using the service and that it is not burdensome on one group or another.

Council Representative Loftin asked if there are any other departments that need to be updated and brought up to compliance. The Administrator Sahol stated that they could be discussed internally with department heads to see if there are any charges that need to be changed or updated.

Administrator Sahol stated that if Council is in agreement, he will put this into an ordinance to codify the fees and Council agreed.

- Liquor and Cannabis License Operating Hours

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Last week, Blake Dimon, owner of The Liquor Barn, requested consideration for a 9:00 a.m. opening time for the retail liquor stores on Sundays. Subsequently the cannabis industry has been making statements with regard to our ordinance. They want early start times for people that need to catch a shift, or coming off of a shift, etc. Then that conversation turned into the possibility of an 8:00 a.m. start time and then comingled with the possibility of 8:00 a.m. for alcohol sales on Sundays as well. He asked Council's discretion.

Council discussed times and agreed to change the time of opening of liquor stores and cannabis retail facilities on Sundays to 9:00 a.m. The Administrator agreed to have an ordinance put together for approval at the next meeting.

- **Surveillance Trailer**

Administrator Sahol explained that the funds that he is recommending to utilize for the surveillance trailer is the opioid fund which is part of a multi-state litigation with the opioid manufacturers. The settlement provides municipalities that opted in with a substantial amount of funding and Florence Township has just shy of \$90,000 even after having operated several different outreach programs, educational programs and purchasing some equipment to show the young people what it is like to experience intoxication from drugs or alcohol. There are goggles and different things used to train the kids during different school events to make them understand what impairment is like.

The Administrator explained that we also have a forfeiture trust fund in which we just received a sizeable influx of money from the Prosecutors Office after successfully prosecuting certain high end type crimes. He and the Chief discussed pulling some of the funds from the forfeiture trust fund because the surveillance trailer can be used as surveillance in high risk or high problem areas. It is a substantial investment with a cost of around \$38,000. It is a solar powered mobile device that captures a 360-degree view and records. It will also be available for officers to watch remotely using an onboard cellular connection that we use throughout the community now on several of our different wells or water towers and other buildings. He and the Chief recommended this surveillance trailer versus trying to have a camera or two at every park. The trailer could be put up to monitor crowds, capture activity and to be used for prosecution, if necessary.

Council Representative Loftin asked about the wireless cameras on the light poles that were brought up at a previous meeting. Council Representative Gabriele said that he and the Administrator had come up with this idea and thought it was a better option because it can be moved around for an event or any other issues in town. Council discussed the device, what it looks like, how easily it can be moved around, etc.

Administrator Sahol explained that he will put the process in place. If it is State Contract, Council will do a resolution authorizing the purchase and, if it is through competitive quotes then it will be done as an administrative function.

- **Road Paving Grant – Hamilton Avenue**

Administrator Sahol explained that municipal aid grants are open and in order to get out ahead of it, we took a look at roads and what is eligible. Road grants like this are primarily for arterial and collector streets which are the main streets that grab all of the side streets and they have conveyances back and forth between other major artery streets. Hamilton Avenue is one of those streets. It would rank high on an application and it does need paving so this is our preference this year. The application is prepared, he will have a resolution to Council to finalize next week.

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The Administrator explained that we judge streets based on their condition, rideability, stormwater issues that might need to be addressed, making sure we are in compliance with ADA on street corners for ramping and things like that. While Hamilton Avenue is not a first priority with regard to condition and things, the first priority streets are some of the much smaller streets which would never qualify to get a grant for us. So it's one of the higher priorities which we are eligible under the scoring mechanism for State Aid grant distribution. The application is going to state "Hamilton Avenue until." He said that he has no idea how long it will be, depending on the grant allocation. Like Broad Street, what we don't do the first year, if we score high enough to be considered, we do it the second year. We go back and add the second application to try and finish that portion of the roadway that we weren't able to do the first year.

At the same time, he reminded Council of an application they made last year for a recreation improvement grant so they could make the connection between the open parking lot at Second Avenue and Riverside Avenue down to the dog park at Roebling Park which we did not get. There is a trails grant that is available under the recent state aid notice that he would like to apply for to try and make that trail connect down towards the dog park on Riverside Avenue. He will bring the resolution for that next week as well.

Council Representative Loftin explained that Governor Sherrill just released \$23.2 Million in grant funding for Green Acres and other local projects and she is wondering if we could apply for a grant to get exercise equipment at the end of the tot lot. Or to see how we can utilize some of the funding to do something if not in that area.

Administrator Sahol stated that he will want to take a look at what the Governor let and he can figure out what good projects might be. He said a lot of time, when talking about Green Acres funding, you can also do acquisitions.

ACTION

A. Resolutions

- 2026-129, Authorize Placing Municipal Lien for Failure to Address Property Maintenance Issues
- 2026-130, Approve Renewal ABC Plenary Retail Consumption License, Glory Bar & Restaurant LLC

Motion of Sullivan, seconded by Loftin to approve Resolution Nos. 2026-129 and 2026-130. Voice vote – All ayes.

B. Reports

- Monthly Water System Report for April 2026
- Wastewater & Collection System Monthly Report for April 2026
- Tax Monthly Summary for May 2026
- May 2026 Monthly Report on Recreation, Economic Development and Recycling
- Tax Collector's Monthly Tax Report and Monthly Water & Sewer Report for May 2026
- Court Administrator's Monthly Report for May 2026

Council Representative Loftin asked if there is a list of hydrants and when they are flushed. She explained that she was told that the hydrants on West Fourth Street have not been tested in years. Administrator Sahol explained that there is a list and they know how many times and when they flow them.

Motion of Sullivan, seconded by Loftin to receive and file the reports. Voice vote – All ayes.

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PUBLIC COMMENT

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

Gary Bykowski, 780 Hamilton Avenue – asked about potholes located on Norman Avenue. He said that they get patched and it seems to last for a little while until they are torn up again. Administrator Sahol explained that Ted Lovenduski and David Wright in Public Works, met with Burlington County's Highway Department supervisor in taking a look at the possibility of doing another partnership like we did with Riverside and William Avenues to see if the County will give us some pavement at a certain stretch of Norman Avenue so we don't have to go out with a huge project, we just address the immediate concern areas there. They are supposed to meet to take a look at that work and see when we can do it. If we were to put a bid out there to do that work with bid to a contractor, it would probably be about 2-3 times the cost versus working with the County.

Caitlin Kenny, 710 Cooper Street – stated that she is a licensed clinical social worker and she would encourage Council to use any available funds to increase the recreational spaces for our youth because one of the biggest ways that we can help, not only the mental health of our youth, but our composition in general is to get them out and moving. One of the very first things she does with her clients is to help them find time in their life and small ways that they can increase their activity. This is called behavior activation, which in short, jump starts them and their bodies and, by increasing the space available for recreation activities, we are also helping to prevent mental health difficulties.

She also asked about the highway expansion. She stated that we are currently experiencing a gas crisis with pricing which could cause a lot of people to turn to their bicycles to get around and that there are people who live across the bridge and want to come into New Jersey and vice versa. She said that there is no way for them to get over here if they don't have a car and asked to have bicycle lanes added to the interstate highway system that is going to be expanded.

Mayor Marter explained that the Turnpike Bridge is not something that we have an impact on. She stated that there is a meeting here at our municipal complex on Thursday June 11th from 5:00 p.m. to 8:00 p.m. and encouraged Ms. Kenny to speak directly to the New Jersey and Pennsylvania Turnpike authorities that are responsible for this new construction that is happening. She explained that currently there are no limited access toll turnpike roads in our country that allow pedestrians, cyclists, horses, etc., other than vehicles. She is unaware if we would have any say whatsoever with this. She also stated that when you come off of the turnpike, you would be coming off into an industrial park.

Council President Frappolli mentioned that Marty Eckert has been working to add to our recreation this summer. There will be coordination between our breathing classes, there will be a youth class, the library is also going to have summer courses and classes for reading and a little bit of hiking and things of that nature. They are constantly looking to upgrade the things that they do in way of mental health. We have had people at the high school working with the students. We are also in the process of redoing the old Public Works building and we have plans to use that as a recreation facility as well. We are always looking for ways to engage all of our community members.

Council President Frappolli mentioned that he attended the Cops and Bobbers event over the weekend. He said it was a well-attended event and everyone received a fishing pole donated by Dick's Sporting Goods.

Council President Frappolli also wanted to go on the record to say that he attended the Board of Education meeting where students received awards for science fellowships, going to Princeton University, going away to summer school to engage in environmental courses, etc. He was very impressed by what some of these young people who live in this community are doing.

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

ADJOURNMENT

Motion of Loftin seconded by Sullivan to adjourn. Voice vote – All ayes. Meeting adjourned at 8:18 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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