

Florence Township Council Regular Session 6/17/2026

Florence, New Jersey
June 17, 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

- Regular Session of June 3, 2026
- Closed Session of June 3, 2026

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

FINANCIAL CORRESPONDENCE

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. Water/Sewer Monthly Summary for May 2026
- B. Police Chief's Monthly Report for April 2026

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

APPLICATIONS

None at this time.

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PUBLIC COMMENTS

Motion of Fratinardo, seconded by Loftin to open the public comment portion of the meeting.

Janet Pruden, Railroad Avenue – asked about the digital speed monitoring device on a pole on Railroad Avenue and whether it is permanent. Administrator Sahol explained that there are two signs, one in each direction and that they are moved periodically around the community depending on where police are observing issues where they need to have some advanced warning before they begin a process of enforcement. It also can help dissuade people from traveling over the speed limit.

Don Nemeth, Morris Court – asked if there is an update on the parking situation on Morris Court and if the engineering report had been followed up on or if any surveys had been done addressing that issue. He stated that it has been nine months, they have not heard anything, and his neighbors asked him to attend to follow up on what had been done.

Administrator Sahol explained that, subsequent to that request, the engineer did come in and make a report during a public portion and the Governing Body had a conversation regarding the recommendation of the request for diagonal parking, and it would have netted out as a loss of parking because of what is needed for turning and backing out so the recommendation was to leave it. It was also investigated whether there could be parking on the property behind the development on the municipal property that is between the new development and B&H Photo's stormwater basin. That was investigated and it is possible, however it would be a sizeable investment for the municipality. It would include having to put in a stormwater retention basin because of the amount of paving. Even if it were just done in stone, there would have to be some stormwater improvements made under the New Jersey Stormwater guidelines that they have recently adopted in the past two years. It is not something that the municipality is pursuing at this time. There is no funding available and, if the funding were to be made available, it would be by incurring debt for the entirety of the municipality by issuing bonds. He agreed to report back to Council on what those estimates were and what it would yield as far as number of spaces.

The Administrator stated that he also reached out to Amazon to make sure they informed all of their employees that they are not to park on that roadway. Mr. Nemeth stated that it is usually a seasonal issue that they have with the Amazon employees.

Caitlin Summers Motta, 6 McCay Drive – voiced concerns about safety in the parks. She explained that this week she was made aware of multiple incidents including fights involving harassment and intimidation and it often appears to be the same individuals. She asked Council and Administration to review current park operations, enforcement and supervision practices to engage the community in identifying solutions that will ensure our parks are made safe, welcoming and accessible for our children and families.

Council Representative Fratinardo explained that Council has been concerned about the parks and have been discussing it with the Police Chief and looking into ways to make things better. He said that besides the harassment at the parks, e-bikes have also been posing a problem and they are looking into ways to eliminate them in the parks.

Council Representative Loftin asked if these are the same kids that are involved and this is a recurring issue and we have School Resource Officers at the schools and we know the kids are going to the schools, why can't there be some type of engagement from the Resource Officers to engage the kids that are involved. At some point she feels like someone needs to address these children, she doesn't understand why there is such a separation from the school end, the police end and Council's end.

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Ms. Motta stated that there is a group of kids that are literally attacking and verbally harassing people that even go near the park. She would love to see the officers on their bicycles and believes if there is a presence in our parks, this behavior will stop. The level of community policing and engagement has not happened.

Administrator Sahol explained that he spoke with the Command Staff regarding a concern that was raised and they have begun a process of trying to do some additional things at the parks. He stated that we are all assuming that the police are not engaging or trying to counsel these kids but they are not present at the meeting to say whether or not they are doing these things. The officers do everything they can to try to deescalate, try to engage and try to talk kids off of that cliff of bad behavior. We are making a broad assumption that they are not doing their job in the way that we would like to see it.

Ms. Motta clarified that she believes it is a systems issue, not a police issue. The parents need to be accountable, but they are not and there are statutes in the state that the police cannot enforce certain things with these kids. It must be a systemic effort for everyone to work together to find a program or offering.

Solicitor Wright explained that his experience representing schools is that most SROs are very integrated with the schools and do work collaboratively with social workers and administration. A School Resource Officer is not just a police officer that is assigned to work in the schools, there is specialized training that they receive to qualify as an SRO. Some of that is collaboratively working in crisis intervention. He is fairly confident that some of these intervention techniques are already being implemented and he does not think we should make the assumption that they are not doing anything.

As far as the Gloucester Township Ordinance, the Solicitor explained that after the last meeting, he put our Police Chief in touch with the Police Chief in Gloucester Township. It is a relatively new ordinance but from his brief involvement, they have utilized it to some success. But he knows that the Florence Police Department and the Gloucester Township Police Department are discussing how it works and they anticipate feedback from the police department on that soon.

Council Representative Loftin explained that she does not think the police are not doing their job, she believes that at some point we have to recognize that it's not working and try something different. If it is the same kids and the outreach isn't working, then we need to redirect. Council President Frappolli stated that if the Administrator is telling them that the police are engaged with trying to come up with some solutions then he is going to take that for face value and hope that it occurs, especially in the upcoming summer months. He does not think anyone is criticizing, it is more frustration by everyone, residents, parents, grandparents, Mayor and Council. The children have lost values.

Council Representative Sullivan asked if anyone has reached out to the County to see if they have any resources for at risk youth or if they have any type of programming that they offer or sponsor. Administrator Sahol stated that he has not, but he is unaware of what the police department has done. He explained that the Prosecutor's Office has a juvenile unit that works with social services type people and professionals in that field so he knows that they have a task force of sorts that they can convene and provide some guidance.

Administrator Sahol explained that this will be added to the July 8th Workshop meeting agenda to have a constructive dialogue with members of the public present and everyone can weigh in.

Kim Bernardon, 23 Amboy Avenue – stated that she is at Roebling Park twice a day and it is most active with the same group of kids every day. She said the previous evening there were about 15-20 kids in the playground/gazebo area in the park and some were on mopeds and dirtbikes riding through the park. She said the police were called but arrived shortly after they had all left.

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Ms. Bernardon thanked Council for fixing the dog park. She said that it is much more secure now. She also asked about the catalytic converter thefts and if there are more patrols going on at night. Council President Frappolli explained that it is an ongoing investigation so he could not comment but that it is more than just local.

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

RESOLUTIONS

RESOLUTION NO. 2026-131

Appointing Mary Ann Napolitan to the Florence Housing Authority

RESOLUTION NO. 2026-132

Appointing Eduardo Jimenez to the Florence Housing Authority

Motion of Fratinardo, seconded by Gabriele to Table Resolution Nos. 2026-31 and 2026-32 for Council appointment.

Upon roll call, the Council voted as follows:

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

RESOLUTION NO. 2026-133

Payment #3 Final for 2024 NJDOT LFIF Improvements to Railroad Avenue

RESOLUTION NO. 2026-134

Approve Release of Performance Bond 2024 NJDOT LFIF Improvements to Railroad Ave

RESOLUTION NO. 2026-135

Approve Payment #2 for Field House Renovations

RESOLUTION NO. 2026-136

Approval to Submit Grant Application and Execute Contract with NJDOT for the Roebling Park Trail Connection Project

RESOLUTION NO. 2026-137

Approval to Submit Grant Application and Execute Contract with NJDOT for FY 2027 Trust fund Improvements to Hamilton Avenue

RESOLUTION NO. 2026-138

Approve ABC Plenary Retail Consumption License, Whats Next NJ LLC

RESOLUTION NO. 2026-139

Authorize Refund of Water & Sewer Overpayment

RESOLUTION NO. 2026-140

**Authorize Hiring of Jacob Hebert and Mason Cosenzo as Police Officer Recruits
Starting July 13, 2026**

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RESOLUTION NO. 2026-141

**Award Contract Main Street Pump Station Upgrade to Municipal Maintenance Company
1352 Taylors Lane, Cinnaminson, NJ 08077**

Motion of Loftin, seconded by Sullivan to approve Resolution Nos. 2026-133 through 2026-141.

Upon roll call, the Council voted as follows:

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

Council Representative Fratinardo nominated Mary Ann Napolitan to the Housing Authority, seconded by Loftin. Seeing no other nominations, a motion of Fratinardo, seconded by Gabriele to close the nominations.

Upon roll call, the Council voted as follows:

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

Mayor Marter announced that she appointed Eduardo Jimenez to the Housing Authority for the Mayor's appointment with Council's support.

ORDINANCES

ORDINANCE NO. 2026-12

**Providing for the Acquisition of Firearms, Sights and Required Accessories Associated
with Police Department Operations and Appropriating \$40,000 to Fund Same
(2nd Reading and Adoption)**

Motion of Fratinardo, seconded by Gabriele to open the public hearing. Voice vote – All ayes.

Don Cammus, 580 E. Sixth Street – stated that upgrading the firearms is important for officer's safety.

Motion of Fratinardo, seconded by Sullivan to close the public hearing. Voice vote – All ayes.

Motion of Fratinardo, seconded by Loftin to approve Ordinance No. 2026-12.

Upon roll call, the Council voted as follows:

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

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ORDINANCE NO. 2026-13

**Providing for the Acquisition of Two Police Pursuit Rated SUV's with Upfit and
Required Emergency Services Equipment for Police Department Operations
and Appropriating \$170,000 to Fund Same
(2nd Reading and Adoption)**

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

Don Cammus, 580 E. Sixth Street – stated that upgrading vehicles is strongly needed and asked if the State Master Lease Program still exists. Instead of \$170,000 for this vehicle there could be an opportunity to get vehicles cheaper. Administrator Sahol stated that it was a good question but that we purchase off a State Contract which is the best price you can get on the market. The cost is actually for two vehicles, the base being around \$45,000, then add the equipment, camera systems, lights, sounds, radio, etc. You also have to upfit the vehicle, mark the vehicle with reflective materials, the computer and a cellular modem have to be installed. We do reutilize equipment from car to car if we have like modeled vehicles but we are going from Tahoe to Explorer on these so we have to go ahead with all of the upfit charges.

Motion of Fratinardo, seconded by Gabriele to close the public hearing.

Upon roll call, the Council voted as follows:

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

Motion of Fratinardo, seconded by Sullivan to approve Ordinance No. 2026-13.

Upon roll call, the Council voted as follows:

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

ORDINANCE NO. 2026-14

**Amending Chapter 36 Section 4 (Hours of Sale of Alcoholic Beverages) to Allow for Early Sale of
Alcoholic Beverages at Locations Holding a Plenary Retail Distribution License
(Introduction & 1st Reading) (2nd Reading and Adoption 7/1/2026)**

Motion of Fratinardo, seconded by Loftin to approve Ordinance No. 2026-14.

Upon roll call, the Council voted as follows:

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

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ORDINANCE NO. 2026-15

Amending Chapter 91, Article XL Conditional Uses to Allow for Early Consumption and Sale of Cannabis at Locations Specifically Approved for Class 5 Retail Sales with Class 5 Retail Sales Establishments Containing Consumption Areas (Introduction & 1st Reading) (2nd Reading and Adoption 7/1/2026)

Motion of Loftin, seconded by Fratinardo to approve Ordinance No. 2026-15.

Upon roll call, the Council voted as follows:

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

ORDINANCE NO. 2026-16

Amending Chapter 132 of the Township Code Entitled “Trees” (Introduction & 1st Reading) (2nd Reading and Adoption)

Motion of Loftin, seconded by Sullivan to approve Ordinance No. 2026-16.

Council Representative Fratinardo asked about the cost of the tree removal. The Administrator explained that once you hit a certain basal area, then you have a certain number of replacements. He said that we spend more on tree replacements and tree installations throughout the community so we are not actually binding ourselves to anything new, this is not going to be burdensome because we already do it.

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

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter mentioned that Carl Mattson had resigned from the Planning Board so she took her Alternate #1 Stu Foulks, and moved him into Carl's position and he will fulfill the balance of that term which will be 2028. She is going to move Adam Schoen into the Alternate #1 position, and his term will stay the same and then she will be replacing Alternate #2.

Administrator

Administrator Sahol explained that for years the town has had a yard sale ordinance in place that states you can have a yard sale for three consecutive days but none of the days can be a Sunday. Twice a year we have an annual free yard sale day on a Saturday, and the rain date always has to be the following Saturday. So everyone gets all their things ready for Saturday and if it rains, they have to put it all away for a full week. He asked Council if there is an interest, he can put an ordinance together for July and make a modification to allow for Sunday sales. Council agreed.

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Division of Law

Solicitor Wright shared a memo with Council outlining various issues and solutions addressing data centers. He explained that it is not for discussion in an open meeting, but he is more than happy to go into a closed session meeting at a later date to discuss in more detail. He said, at the last meeting the Mayor had brought up that data centers are not currently permitted within the township and he said that is accurate. The Township zoning ordinance currently states that any use that is not specifically permitted is prohibited. Data centers are not defined nor are they listed as a permitted use in any zone within the township.

UNFINISHED BUSINESS

Council Representative Loftin asked for an update on the riverbank erosion on River Bank Drive. Administrator Sahol explained that our engineers are working with the DEP on what permits are necessary and the timeframe allowed to perform the work. The preliminary design is ongoing.

Council President Frappolli stated that he received complaints from residents regarding the conditions of some properties in town. In some cases it is property owners but in other cases it is renters. One of the things that someone mentioned to him, if someone is trying to sell a home and they live next to a home that is not being kept up, it brings down the property value. He asked the Administrator what we can do as a township to enforce these issues. Administrator Sahol stated that he emailed the housing inspectors and asked if they are notifying both property owner and tenant and he will be speaking with them next week to verify if our ordinance is strong enough in that regard that we can attack the right issues. They have a list of about 30+ properties that they are currently working on that were both complaint driven as well as proactive approaches from observation of property maintenance issues. It is ongoing and this is the busy season with the grass and weeds growing.

Council President Frappolli also mentioned that the Administrator is collecting reports from the various departments as to what is happening in those departments which gives Council a better understanding and shows some accountability of our supervisors as to what is happening.

NEW BUSINESS

Council Representative Sullivan stated that it was brought to her attention recently that the slide at the Roebing Park was cracked and asked to have Public Works take a look at the equipment there. Administrator Sahol agreed.

Mayor Marter reminded everyone that the Township offices are closed Friday, June 19th for Juneteenth.

Council President Frappolli mentioned that he had the opportunity to go to the high school for their opening night honoring the senior athletes. He is very proud of the accomplishments of the young people getting achievement awards and leadership awards and it was great to see what they are doing and to watch them receive those awards.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None.

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PUBLIC COMMENTS

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

Don Cammus, 580 E. Sixth Street, reiterated what Council President Frappolli said about the award ceremony at the school and explained that he is part of the George Lengel Scholarship Committee and the focus of the George Lengel Community Service Scholarship is community service.

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

ADJOURNMENT

Motion of Gabriele seconded by Loftin to adjourn. Voice vote – All ayes. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/js