

Florence Township Council Regular Session 7/1/2026

Florence, New Jersey
July 1, 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, 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: Fred Gabriele

APPROVAL OF MINUTES

- Regular Session of June 10, 2026
- Regular Session of June 17, 2026

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

FINANCIAL CORRESPONDENCE

- Tax Collector's Report on the 2026 Tax Sale

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

Motion of Loftin, seconded by Fratinardo to approve the **Treasurer's Bill List**.

Upon roll call, the Council voted as follows:

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

Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

- A. Housing Code Official's Monthly Housing Department Report
- B. Housing Code Official's Monthly Landlord Registration Report
- C. Housing Code Official's Monthly Code Enforcement Report
- D. Housing Code Official's Monthly In-Foreclosure, Vacant & Abandoned Properties Report
- E. Superintendent of Public Works Department Report for May/June 2026
- F. Administrative Assistant's Activity Report for May/June 2026
- G. Police Chief's Monthly Report for May 2026

Florence Township Council Regular Session 7/1/2026

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

APPLICATIONS

- A. Social Affair Permit for the Bocce Ball Tournament at American Legion Post 194, 601 Broad Street, Florence on August 1, 2026, from 9:00 a.m. to 9:00 p.m.

PUBLIC COMMENTS

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

RESOLUTIONS

RESOLUTION NO. 2026-142
Chapter 159, National Opioids Settlement

RESOLUTION NO. 2026-143
Approve ABC Place to Place Transfer Vito in Florence LLC

RESOLUTION NO. 2026-144
NOT USED

RESOLUTION NO. 2026-145
Placing Liens on Certain Properties for Failing to Address Property Maintenance Violations

RESOLUTION NO. 2026-146
Change Order No. 1 Final for LTPF 2023 Railroad Avenue, Peace St. and Amboy Ave. Roadway and Pedestrian Improvements

RESOLUTION NO. 2026-147
Chapter 159, FY2023 Recycling Tonnage Grant

Motion of Loftin, seconded by Fratinardo to approve Resolution Nos. 2026-142 through 2026-147.

Upon roll call, the Council voted as follows:

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

ORDINANCES

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 (2nd Reading and Adoption)

Motion of Sullivan, seconded by Loftin to open the public hearing. Seeing no one wishing to be heard, it was a motion of Loftin, seconded by Sullivan to close the public hearing.

Florence Township Council Regular Session 7/1/2026

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

Upon roll call, the Council voted as follows:

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

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
(2nd Reading and Adoption)**

Motion of Sullivan, seconded by Loftin to open the public hearing. Seeing no one wishing to be heard, it was a motion of Loftin, seconded by Sullivan to close the public hearing.

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

Upon roll call, the Council voted as follows:

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

ORDINANCE NO. 2026-16

**Amending Chapter 132 of the Township Code Entitled “Trees”
(2nd Reading and Adoption)**

Motion of Loftin, seconded by Sullivan to open the public hearing. Seeing no one wishing to be heard, it was a motion of Loftin, seconded by Sullivan to close the public hearing.

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

Upon roll call, the Council voted as follows:

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

ORDINANCE NO. 2026-17

**Amending Chapter 43, Article II (Casual Sales) of the Township Code of the Township of Florence to Allow for Sales on Sundays
(Introduction & 1st Reading) (2nd Reading & Public Hearing 8/5/2026)**

Motion of Loftin, seconded by Sullivan to approve Ordinance No. 2026-17.

Upon roll call, the Council voted as follows:

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

Florence Township Council Regular Session 7/1/2026

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter mentioned that the Township offices will be closed on Friday July 3rd in observation of the July 4th holiday. She also stated that the July 8th Council meeting will be a special meeting to help with the issues and concerns about how to work with the youth in order to possibly help to eliminate some of the issues that we have had. The Administrator invited a number of guests, and requested that parents attend as well. The Administrator added that we have gotten a good response from school officials, general members of the public, our School Resource Officers, the Chief and Command Staff, the Kiwanis organization, the Fire Department and EMS services, possibly the Boy Scouts and a nice representation of our Clergy from several churches.

The Mayor announced that Saturday, July 11th is Patriotic Day with the flag raising at 11:00 a.m. at the Oak Street circle and the parade to follow. In the evening there will be food trucks and fireworks on the municipal grounds. She also mentioned that July 14th is the meeting that has been set up with all of the stakeholders for the data center across the river in Falls Township. It is being held at 6:00 p.m. at the Pennsbury High School, 705 Hood Boulevard in Fairless Hills, Pennsylvania.

The Mayor mentioned that the whirlybird has been completed for about 2 months now and there is not one scratch on the new guardrail, so it seems like they solved that problem. She spoke to our County engineer as well as the owners of the property at Whitesell with regard to the bypass and they are moving forward. They have already submitted their application to the NJDEP in order to be able to get the permits to install the bypass and they expect all of the final negotiations by the middle of next month. Then we can move forward and get this bypass installed and bypass Front Street and Delaware Avenue with the truck traffic that is not coming specifically to Florence with a bill of lading for our town.

Administrator

Administrator Sahol introduced Brother Rene, a new resident who constructed a small home in the Township that he calls a lifestyle changing home. He thanked Council for giving him the opportunity to build in Florence Township and explained that it is the very first home like this to be built. He said that the house is a small structure sitting on a beautiful piece of land and asked Council to make an exception in the zoning ordinance regarding new construction and sidewalks and curbing. He explained that there is quite a bit of trees on the Summer Street side where the sidewalks would be installed and he would like to keep those trees. The Administrator explained that Council has done similar things like this before where the intent is to make sure there is walkability for the community but explained that there are sidewalks on the other side of Summer Street with the ADA ramp, as well as the continuous sidewalk that loops around along the river and back up Winter Street. He stated that on Brother Rene's side of the street it is impractical because of the trees. You can't install a sidewalk too close to the street because it would essentially be in the street and, if you moved it back on his property, it would be outside of our right-of-way for a sidewalk. As he pointed out that it would basically dead end at the river on his property and would be a sidewalk to nowhere. The code does require that there is an improvement potential as he pointed out, he would have to go to the Planning Board and, at that point, he does not doubt that the Planning Board would require that there be a sidewalk along Front Street from his property line to the corner of Summer and Front with the ADA ramp as well. He explained that Brother Rene can't get his full CO to live in the property unless Council either grants a waiver or he installs a sidewalk. If Council chooses to grant the waiver, he will get the CO, and he will bind himself to public testimony at some point in front of the Land Use board to put in

Florence Township Council Regular Session 7/1/2026

the sidewalk along Front Street. Council agreed and asked the Solicitor to have a resolution at a future meeting if there is no legal impediment.

Administrator Sahol stated that Burlington County and Florence Township have partnered to do some paving on Norman Avenue on Wednesday July 2nd.

UNFINISHED BUSINESS

Council Representative Loftin asked for an update on the air quality devices that were presented by a resident a few weeks ago. She also asked Solicitor Wright if he had found out anything about Collingswood Township and home ownership there. The Solicitor explained that it doesn't apply to Florence Township, it was more of a unique situation of a particular style home. He did some review of the five-year tax abatement that could be available in town. He offered to provide something in writing as a recommendation for review at an August meeting.

Administrator Sahol stated that with regard to the devices, he sent it off to the engineer and asked if they would assign it to someone who understands the device's capability and reporting and to make sure it is going to capture baseline information that we will be useful if we need to have standing at some point, whether before a judge, if there was ever to be a lawsuit or with the PA or NJDEP. He does not want to make the investment and have high hopes for that device to be able to produce something that we are going to be able to use and make statements with regard to the potential of the facility being constructed in Fairless Hills. He will follow up with the engineer with regards to their findings.

Council President Frappolli mentioned that the front of the library looks like it needs an update. Administrator Sahol explained that the choice of the materials planted was made by some of the people from the library, the Shade Tree Commission and the Roebling Garden Club and they chose sustainable native plants that don't always look the best throughout the year.

Council President Frappolli also said that there was an incident at the library where young people took items from the food pantry and smashed them in front of the property and made a mess. He also said that there are reports of problems along the avenues. Council Representative Sullivan confirmed and said that she had heard of a few incidents but did not know specific details.

Council President Frappolli mentioned vacant and blighted properties in the downtown area of the Township and how they are looking to turn those vacant lots into some kind of housing unit. He wanted to go on record and state that it is something that they will continue to focus on. Administrator Sahol stated that those parcels that are vacant in the lower end of the community are part of our ten-year affordable housing obligation plan which Council adopted. Those parcels will ultimately be incorporated, and you will see an official reuse for affordability purposes in our community. Our biggest lift right now is two big projects, Hornberger Avenue as well as Route 130 and once we move past that it is only a matter of time before we come back to Council and put something out affirmatively so those properties can be marketed in order to find a developer to work with us.

Council President Frappolli said that residents were asking about the ownership of the lot next to St. Paul's Church. Administrator Sahol explained that he believes it is the ownership of the church, but agreed to look into that.

NEW BUSINESS

Council Representative Frappolli mentioned that he would like to look into having a summer concert with food trucks and vendors or something along those lines.

Florence Township Council Regular Session 7/1/2026

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

Council Representative Sullivan mentioned that there is a clean-up scheduled in Roebling on Sunday, July 12th at 9:00 a.m. and they will be meeting at Second and Riverside Avenues.

PUBLIC COMMENTS

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

Don Cammus – 580 E. Sixth Street, suggested looking into putting information online that explains the tree ordinance in detail and what residents should do if they need to take a tree down.

Kim Bernardon – 23 Amboy Avenue, mentioned that she believes the information, flyers and the notifications that go out on social media get missed because of the algorithm. She thinks there is a better way to communicate with the community more directly than relying on social media alone. Council Representative Sullivan explained that we are looking into an app by a company called GoGov that can be customized for your needs that sends push notifications directly to your phone. Mayor Marter also mentioned that residents can sign up for email notifications on the Township website and they will receive an email notification every time the website is updated.

Ms. Bernardon also asked about data centers and the zoning laws that does not allow them to move into the Township, but she wanted to know if there is anything that could change that. Solicitor Wright explained that if an amendment to the zoning ordinance was made which specifically allowed data centers in a specific zone, then they would be permitted to build in that zone. Or a data center wanting to develop within the municipality could seek a zoning variance. He explained that as the code stands, if a business wanted to develop a data center within the Township, they would file an application for the Zoning Board to receive a variance. If there is any change to the zoning ordinance, it would go before the Planning Board and Township Council. Council Representative Fratinardo explained further that the attorney is reviewing that the ordinance be more specific than just stating that it is not a permitted use, but to require that you definitely cannot have one. Right now, it is not an “approved use,” so we want that to be more specific.

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.

ADJOURNMENT

Motion of Loftin seconded by Fratinardo to adjourn. Voice vote – All ayes. Meeting adjourned at 8:04 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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