

Florence Township Council Regular Session 8/12/2026

Florence, New Jersey
August 12, 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 6:30 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, Fred 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: None

APPROVAL OF MINUTES

- Closed Session of August 5, 2026

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

FINANCIAL CORRESPONDENCE

- Tax Collector's Monthly Report for July 2026
- Tax Collector's Monthly Water & Sewer Report for July 2026

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

Motion of Gabriele, seconded by Fratinardo 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

- Tax Collector's Monthly Summary for July 2026
- Water & Sewer Monthly Summary for July 2026

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

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APPLICATIONS

- A. On-Premise 50/50 for the Florence Township Memorial H.S. Marching Band Booster Club from 6-9 p.m. on 9/11, 9/24, 10/2, 10/22 and 12-10 p.m. on 9/12/26 at 1050 Cedar Lane, Florence Township
- B. Off-Premise 50/50 for the Florence Township Memorial H.S. Marching Band Booster Club at 7 p.m. on 12/4/26 at 711 Broad Street, Florence
- C. On-Premise 50/50 and On-Premise Merchandise Raffle for the Florence Township Civic Association to benefit the American Cancer Society from 5-11 p.m. on 10/17/26 at Florence Township Community Center, 69 Main Street, Roebling, NJ
- D. Social Affair Permit for the American Legion Post 194, for the Annual Labor Day Picnic from 12:01 p.m. to 9:00 p.m. on 9/6/26
- E. Letter from American Legion Post 194 SAL requesting permission to close Broad Street from Fifth Street to Wilbur Henry Drive and Sixth Street from Broad Street to the Legion parking lot on Saturday, September 26, 2026, from 9 a.m. – 4 p.m. for a car show

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

PUBLIC COMMENTS

Council President Frappolli opened 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. 2026-168

Authorize Hiring 4 (Four) Police Officer Recruits Starting September 8, 2026

RESOLUTION NO. 2026-169

**Authorizing the Application to a Membership in
the Somerset County Cooperative Pricing System**

RESOLUTION NO. 2026-170

Canceling Taxes on Property Owned by a Totally Disabled Veteran, Yurcho

RESOLUTION NO. 2026-171

**Authorizing an Agreement with the Burlington County for Cooperative Participation in the
Community Development Act of 1974 (CDBG)**

RESOLUTION NO. 2026-172

Approve Payment #4 for Field House Renovations

Motion of Fratinardo, seconded by Loftin to approve Resolution Nos. 2026-168 through 2026-172.

Upon roll call, the Council voted as follows:

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

ORDINANCES

- None at this time.

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter explained that there was a request received in the beginning of the week from the New Jersey Property Tax Credits Coalition for a resolution from Florence Township urging a performance audit of New Jersey's Electric Utilities. She recommended that Council move forward with that resolution. Council agreed and the resolution will be placed on the September 2nd agenda for approval.

Division of Engineering

- Baseline Sound Investigation

Township Engineer Mark Lodato spoke about the data center that is being constructed in Pennsylvania. He reached out to a firm that conducts sound studies and they had several concerns about how fruitful the results would be. One of the biggest concerns is the distance of the location of the data center, which is about 2 miles from the furthestmost point of Roebling Park. At that distance it is very hard to gather enough data to be actionable. There is also a methodology in how the study will be performed. They suggested conducting a baseline of about a week of collecting general noise data in Roebling Park prior to the construction of the data center. Then, once the data center was constructed and operational, doing another week of gathering noise data. Also after it is constructed, they felt it would be better to do a hyper focused study where you lock into a specific frequency that data centers are known to omit and see where it is coming from. If you just do a general noise data gathering after construction, you won't know where it is coming from if you are not picking up on the specific frequencies that might be omitted. Even with this approach, it would be hard to pick up those frequencies two miles away from a data center.

Mark said the last concern would be the timing that the second set of data would be taken after construction. A lot of the time, data centers aren't fully operational until several years after they are constructed and they won't have the capacity to be running full speed to generate the noise level that may be picked up by sound studies done at a distance of 2 miles.

Administrator Sahol explained that he and Mark spoke briefly and the studies will be around \$15,000, \$7,500 per study, but he is unsure if it is money well spent on something that they can't stand on. Council Representative Fratinardo asked if it would be good to get a baseline before construction, even if you don't use anything for several years. If we start to get complaints here, then there is proof that it is from the data center. The Administrator said that he gets the impression that they can't tell for certain that it is from the data center. There may be an uptick in Route 130 traffic or additional boating or ambient noise from the Village, etc. and if you capture all of that you may make a false assumption that it is related to the data center. He stated that in his estimation, based on listening to the two professionals that have weighed in, he does not think that we are going to get anything out of this that is useful. It may cause you questions but nothing that you are going to be able to go to a court of law or to assert any type of claims and, it is across the state boundary, which means we have no rights whatsoever to try to assert any claim against them. Florence did it with the landfill and it was not upheld in court but settled outside because Waste Management decided that they wanted to do something for the community even though they knew that they were not going to lose in a court of law.

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The Township Engineer further explained that the gentleman from the firm that did the study mentioned that even if you take the exact same area and do a week-long study, and there was no construction at all happening in the area, you could get two different results just because something may have happened that week. You are never going to get the same data twice from the same area even though nothing had happened. If there is an uptick, it is very difficult to say where it comes from.

Mayor Marter stated that her understanding is that it won't go over 50 decibels and that there is a low-grade hum that is below 50 decibels. But that hum is the sound that affects wildlife and humans alike. The high pitch noise that is heard is annoying and that would be able to be heard because it would go above this 50 decibels. But is there any way to find out what that decibel range is and see if that specific sound is in our environment now and when this thing kicks on that we can at least compare just that specific frequency. It travels and is not as easily contained. Township Engineer Lodato stated that he can ask the firm and see what their experience is with that. He knows that they have had experience with data centers in the past. The 2-mile distance is still the biggest hurdle. The Mayor said that obviously we are worried about more sound but it's unique sound seems to be the biggest challenge around the data centers, not just more noise, but annoying noise.

- Engineering Status Report

Township Engineer Mark Lodato explained that the resurfacing of Broad Street Phase III was submitted to the NJDOT and he will get back to Council on the comments received on that. Administrator Sahol stated that there is a change order coming on Broad Street Phase II to include some drainage improvements at the corner of Third and Broad to install a new inlet connecting into the storm system. Mr. Lodato said he has been working with the contractor, and they submitted the proposal and should get that started right away so Council will be seeing that change order authorization in September.

UNFINISHED BUSINESS

- Morris Court Parking Lot Estimates

Administrator Sahol explained that Council was provided with a concept design of what we may be able to do behind Morris Court regarding the parking issues on their street. Roughly 20 parking spaces would be installed behind their homes coming off of Cedar Lane with a new curb cut and driveway opening. The hard cost for that is estimated is around \$204,000 which is a substantial cost for 20 parking spaces. There would also still be engineering costs, which may end up costing about \$12,000 per parking space if you equate it to the cost per space. It is a huge project when it comes to numbers. We have roads that require immediate attention and existing infrastructure that needs some help. He stated that Council could consider bonding for something like this because they cannot afford this in their budget. They would have to project it and incur debt and finance it over a period of time. This may be something that Council may want to consider in future road programs, which would be a larger scale road program.

Council Representative Sullivan asked about the cost difference to use rocks instead of paving. The Administrator said that it is an option but there is still a substantial amount of base that would have to be created with rocks. And, depending on the size, you may still have stormwater management to deal with. The Township Engineer explained that the NJDEP considers rocks to be impervious so if you go over that quarter acre of additional motor vehicle service, it will trigger the stormwater control ordinance. And with rocks and gravel you still have to excavate and put some base down underneath and rocks on top. He also mentioned that maintenance on gravel can be a little tricky during snow plowing and de-icing whereas paving is much more manageable. The Administrator explained that the cost of materials on asphalt alone is about \$35,000 to 40,000 so you would essentially be looking at around \$160,000 plus engineering costs to use rocks instead of paving. Council agreed that this project will have to be revisited at a later time if and when the budget allows.

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- Roebling Park Parking Spaces Estimates

Administrator Sahol explained that they came up with about 16 spaces that could be nosed into the park on Riverside Avenue where there were no obstructions. The cost would be about \$81,000 plus engineering, project management and inspections. He wanted to get this information to Council because it was asked in the past, and now we have a good understanding to be considered in the future unless it is decided there is a need to proceed sooner. He recommended that we look at this for a future Burlington County Park Grant Improvement Program which is the grant money we received for the Roebling Park updates. The County likes to see where you have previously leveraged funds and continue to add amenities to show that those things are being used.

- Tall Timber Utility Service Installation – Update

Administrator Sahol explained that the Water and Sewer Department has ordered all of the materials that Council authorized last week for the Tall Timber utility service installation. At this point, the materials will slowly start to come in. They want to start the week of September 7th and are looking to mobilize on September 8th. A letter will be sent to the residents indicating exactly what is going to take place, the fees involved and the timing. The utility department will be stabilizing and basing the trench which will get us through the winter. There will be no special assessments made to the properties.

- Tall Timber Resurfacing Estimate

Administrator Sahol explained that, after the repairs, the road conditions will be better in some places but will still be damaged. The engineer did an evaluation and came up with an estimate of about \$455,000 for milling and paving of Tall Timber and explained that the total distance of the paving is about 4,000 linear feet. He explained that this project is not something that you budget for but something that we bond for. Basically, we will do this as a one off or a slightly larger bond that would cover this and maybe a few additional roads as a road program next year. The timing of the bond is not crucial, we just know that we are going to do this sometime next year.

Council President Frappolli asked if we could improve the condition of the road after the utilities are installed and before the road is repaved. The Administrator said that it will be patched and repaired as much as possible before the repaving.

NEW BUSINESS

- Proposed Dates for the 2027 Council Meetings

Council Representative Gabriele made a recommendation to hold two Council meetings a month instead of three. Mayor Marter said that it would reduce the opportunity for the public to speak by 25% and that she is against cutting off the public. Council Representative Gabriele stated that there is not a lot public in the meetings so he does not understand why it would be a problem. Council discussed a few different options for future meetings to include cutting back on a few lighter months where there wouldn't be a lot of business, what other towns do as far as the number of meetings per month, whether or not there would be enough time between meetings to pass ordinances in a timely manner, etc.

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Administrator Sahol explained that we could make do with two meetings. There are new guidelines for public meeting notices which would make it easier to schedule a meeting if needed. He stated that the 1st and 3rd Wednesdays of the month would work best if Council were to decide to go to two meetings. Township Solicitor Hastie explained that one thing that is beneficial to more meetings is there are more opportunities for people to let the steam out. The flip side to that is if there are only two meetings a month, the reports, agendas and resolutions can get longer. He said most towns have two meetings a month. Florence is one of a few that have three monthly meetings.

Motion of Gabriele, seconded by Fratinardo to move to two Council meetings a month.

Upon roll call, the Council voted as follows:

- YEAS: Fratinardo, Gabriele
 - NOES: Loftin, Sullivan, Frappolli
 - ABSENT: None
- Majority Vote – Motion defeated

Motion of Gabriele, seconded by Loftin to approve the proposed meeting dates for 2027.

Upon roll call, the Council voted as follows:

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

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

Council Representative Loftin mentioned that she has been working with Steve Szulecki, the Director of the Air Pollution Training Program for Rutgers regarding an air study for the data center and his opinion is that we don't have enough time to get a baseline for an air study. At least five to ten years is needed because of atmosphere changes and where the air comes from which takes time to do. He recommended that we OPRA the Pennsylvania DEP for their air modeling study and once we obtain that information his team and students will review it to see if there are any concerns and if the study was done correctly. Mayor Marter offered to check with Mayor Lagos in Bordentown because they OPRA'd Falls Township for all of the documents related to the data center. They did not OPRA the PA DEP but the information related to air quality may be included in the information they received.

PUBLIC COMMENTS

Council President Frappolli opened the Public Comment portion of the meeting. Voice vote – All ayes.

Victor Raczka, 16 Tall Timber Lane – thanked Council for getting the Tall Timber project moving. He asked if there will be paving on what was dug up once the utility work is done or will dirt and rock be left to settle the base down. The Administrator explained that once the utility work is done, they will be asphaltting over the trench and will be patched up until the time the entire surface gets done.

Seeing no one else wishing to be heard, Motion Fratinardo, seconded by Sullivan to close the Public Comment portion of the meeting. Voice vote – All ayes.

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ADJOURNMENT

Motion of Sullivan, seconded by Gabriele to adjourn. Voice vote – All ayes. Meeting adjourned at 8:03 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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