

Florence Township Council Regular Session 9/2/2026

Florence, New Jersey
September 2, 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

OATH OF OFFICE

- Sergeant Shayne Krywy

Mayor Marter administered the Oath of Office to Sergeant Krywy. Sergeant Krywy thanked everyone and stated that he is grateful for the opportunity to continue to serve Florence Township.

- Sergeant Matthew Lloyd

Mayor Marter administered the Oath of Office to Sergeant Lloyd. Sergeant Lloyd thanked his wife and family for being by his side. He also thanked the Chief and Command Staff for their confidence in him as well as Town Council. He stated that he is looking forward to leaving his mark on Florence Township and hopes to make the department and the town a better place.

APPROVAL OF MINUTES

- Regular Session of August 5, 2026
- Regular Session of August 12, 2026

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

FINANCIAL CORRESPONDENCE

- Court Administrator's Monthly Report for July 2026

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

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Motion of Fratinardo, seconded by Sullivan 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

- Recreational Grant Status Report dated August 18, 2026
- Recreation Director/Economic Development Liaison's Monthly Report for June/July/August
- Clerk's Office Activity Report for August 2026

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

APPLICATIONS

- A. Social Affair Permit for Strides for Heroes on October 10, 2026 from 2:00 p.m. to 7:00 p.m. at North View Farm, 2030 Cedar Lane Extension, Florence Township
- B. Off-Premise 50/50 for the Riverbank Charter School of Excellence, 1300 Hornberger Avenue, Roebling, NJ on November 5, 2026

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

PUBLIC COMMENTS

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

Albert A. Jacoby, 911 Wallace Avenue – mentioned that there has been a traffic concern on Delaware Avenue for a few years now at the intersection of Wallace and Delaware Avenues. Drivers wanting to make a left turn onto Route 130 cross into the lane of traffic trying to pass the cars waiting at the light. He said that the police have been out there and they patrol the area watching for it, but it continues to happen. He asked Council to reach out the County for signs to stay in the lane and also to not to stop in the intersection where the block with the X is. Many people do not understand what that block signifies.

Council Representative Gabriele recommended the use of spring sticks on the double yellow line. Administrator Sahol explained that he will communicate with the County about spring sticks and speak to the Chief of Police to ask for additional enforcement to get the point across.

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

RESOLUTIONS

RESOLUTION NO. 2026-173

Updating Personnel Policies and Procedures for the Township of Florence

RESOLUTION NO. 2026-174

Supporting Senate Bill 4489 Establishing a 15-mph Speed Limit for Historic Districts

RESOLUTION NO. 2026-175

Approve Change Order No. 1 for FY 2025 Trust Fund Improvements to Broad Street (Phase II)

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RESOLUTION NO. 2026-176

Authorize Placement of Municipal Liens on Certain Properties for Failure to Address Property Maintenance Violations

RESOLUTION NO. 2026-177

Authorize an Agreement Between the Township of Florence and the Florence Township Board of Education for School Resource Officers for the 2026/2027 School Year

RESOLUTION NO. 2026-178

Authorize Purchase of Materials and Labor to Install Playground Amenities at Riverview Avenue Park

RESOLUTION NO. 2026-179

Authorize Purchase of Materials and Labor to Install Playground Amenities at Railroad Avenue Park

RESOLUTION NO. 2026-180

Approving a Redevelopment Agreement by and between the Township and Blue Stone Cathy Lane, LLC, Related to the Undertaking of a Redevelopment Project on Block 163.01, Lots 3.01 and 3.07 within the Township and Naming Bluestone Cathy Lane, LLC as Redeveloper

RESOLUTION NO. 2026-181

Authorizing Refunds of Certain Tax Overpayments

Motion of Gabriele, seconded by Loftin to take Resolution Nos. 2026-173, 2026-174 and 2026-180 separately, and approve Resolution Nos. 2026-175 through 2026-179 and 2026-181.

Upon roll call, the Council voted as follows:

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

Motion of Fratinaro, seconded by Loftin to approve Resolution No. 2026-173.

Upon roll call, the Council voted as follows:

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

Motion of Gabriele, seconded by Loftin to approve Resolution No. 2026-174.

Administrator Sahol explained that this resolution is not changing the speed limit, it is just endorsing this legislation. If it becomes law, it gives the municipality the right to enact an ordinance that reduces the speed limit in an historic district from which is customarily 25 mph down to 15 mph. Council Representative Sullivan added that if it does become law, we are not required to change the speed limit, but we would have the option to do so and it is at the discretion of the town which roadways to change.

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Upon roll call, the Council voted as follows:

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

Motion of Fratinaro, seconded by Loftin to approve Resolution No. 2026-180.

Upon roll call, the Council voted as follows:

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

ORDINANCES

ORDINANCE NO. 2026-18 Amending Section 64-3 of the Florence Township Code Establishing Construction Fees within the Township (2nd Reading & Public Hearing)

Motion of Fratinaro, seconded by Gabriele to open the Public Hearing. Seeing no one wishing to be heard, it was a motion of Fratinaro, seconded by Loftin to close the Public Hearing.

Motion of Fratinaro, seconded by Loftin to approve Ordinance No. 2026-18.

Upon roll call, the Council voted as follows:

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

ORDINANCE NO. 2026-19 Amend Chapter 2 Fees Related to Tax and Rental Units (Introduction & 1st Reading) (2nd Reading & Public Hearing)

Motion of Fratinaro, seconded by Loftin to approve Ordinance No. 2026-19.

Upon roll call, the Council voted as follows:

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

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Council Representative Sullivan explained that the Economic Development Committee has the opportunity to have an article about the Township in a publication that is distributed in South Jersey on a quarterly basis. The organization is the Southern New Jersey Development Council and they are a non-profit development organization. Their fourth quarter publication will be in December and the committee is currently drafting an article for Council approval prior to submittal and Council will have the opportunity to include any recommendations at that time.

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Council Representative Sullivan also mentioned that the GoGov app is up and running and they will be building on their Economic Development page. She said that committee member Scott McKelvey created a mission statement and drafted a template for the page. They are going to start highlighting some businesses in town and get those pushed out through the app. She stated that there are some businesses that will be opening in the next few months in town and they are working on a business directory list and a vacant property list so they can showcase any available properties, as well as working on connecting the current businesses with resources such as the EDA. During their first meeting they had Jabari Adams from the NJ Economic Development Authority, and the Economic Development Committee in Willingboro, come out and speak about different business loans, financing, grants for E-commerce assistance, etc., so they have those resources and direct connections.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter updated Council on the data center in Falls Township. On August 18th, Governor Shapiro changed direction on fast tracking data centers in Pennsylvania and turned off all of the fast tracking permitting so that led her to reach out to the Regional Director of PA DEP to find out if that will have any impact on the Falls Township Amazon data center. There is a concern about the gas fired generators because of sound and diesel fired generators because of exhaust and pollution, and she was told these generators will be turned on for emergencies only. Her question was whose emergency? The grid is already strained now so if there is an emergency within the grid and there is not enough power, do they then come off of the grid and self-generate? Or is the emergency if there is a blackout and the data centers need to keep running? No one could answer that question.

Mayor Marter said the DEP does not control sound and it would be controlled by the township. There was a meeting in July and in that meeting they were told a number of things regarding sound. One being that they did studies and there were no residents within 5,000 feet of the property. Fieldsboro, however, is a mile from the site. She attended another meeting in Falls Township about a week ago and discovered that their Zoning Hearing Board put in a noise variance. Florence Township, Bordentown City and Fieldsboro are closer to this project than any resident in Falls Township and we were not notified and knew nothing about this variance. Now she is trying to find out whether that variance means there is no sound ordinance or whether it has different parameters and requirements that they either don't have to meet or do have to meet. She is still trying to find that out. She spoke with their Administrator directly and he kept saying that we are not going to hear it and that it won't be so bad. He mentioned that in Ashburn, Virginia data centers are all over and she would like to take a road trip to Ashburn to see what that sounds like.

Mayor Marter and the Mayors from Bordentown City and Fieldsboro have been working together gathering information and working on trying to get a meeting scheduled with the Delaware River Basin Commission, which includes the four Governors of Pennsylvania, New Jersey, New York and Delaware, along with OmniCore engineers. They are trying to do whatever they can to at least be involved with what is going on which is hard because it is not our jurisdiction. She got Florence, Bordentown City and Fieldsboro on a distribution list in hopes to see everything that is coming down from any kind of decision making that they are doing. She knows that they got over 1,200 public comments so they are not making any kind of decisions as far as the air quality permit until they've gone through all of them. She is speaking to our attorney as far as our next steps and she is going to submit Right to Know requests to Falls Township and agreed to share that information with Council once received. She said that Bordentown City had requested information from the PA DEP which has been posted on their website. Council Representative Loftin stated that she would like to share the information the Mayor receives with Rutgers because they want to review their studies to see what was conducted.

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The Mayor also announced that one of the members of Shade Tree Commission had stepped down and she is appointing Mike Yaris to that open position.

UNFINISHED BUSINESS

Council President Frappolli mentioned that the GoGov app is now live, is easy to use and will improve communication with the public. He acknowledged Marty Eckert and his efforts to get that moving and the members of the public who came out and asked for that change.

NEW BUSINESS

Council Representative Sullivan announced that the first Youth Alliance meeting will be held on Thursday, October 8th at 6:30 p.m. at the Community Center in Roebling. An email will be going out to those that signed up to help with that and to those who offered resources.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

Council Representative Loftin mentioned that she read through the Recreation Director's report and he mentioned how the downtown and Wilkie playgrounds had been deemed "end of life" and that he was going to be researching grants and trying to get those replaced. She asked if he could also research a possible grant to get the park in Maplewood Homes restored. Every one of those apartments has a child and there are no playgrounds or anything within walking distance and she believes it could help curb some of the boredom in our juveniles and keep them from getting into trouble.

She also noticed that the app is directly linked to our website and asked if the app would be affected if we were to move to another service provider or update the website. The Administrator explained that the links would be changed and the app will have to be updated anytime a link is changed, no matter who hosts the website.

Administrator Sahol also clarified those parks are nearing the end of life because of lack of availability of maintenance materials and supplies for that exact equipment so it stays in compliance with manufacturer. They are not actually at "end of life" or in bad shape.

Council President Frappolli publicly thanked Jessica Carroll of the Code Office and Brian Richardson of the Fire Department for their help with correcting a safety and health issue in the Florence Tollgate development. He discussed how the HOA in that development is taking advantage of the residents there. Council Representative Loftin said that Assemblyman Singh's office said that the residents should be filing a complaint with the NJ Department of Community Affairs because they would have a greater chance to get some resolution there.

Administrator Sahol explained that the management company that the association chose is not very responsive. The residents have tried to do what they can, but that company is locked in. We don't have jurisdiction because it is a multi-housing location, but we have initiated some calls to the DCA and the County Board of Health because they have jurisdiction there. We usually make the call on behalf of the residents so there is history.

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PUBLIC COMMENTS

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

Albert A. Jacoby, 911 Wallace Avenue – explained that he and his grandson were at the firehouse renovating the 9/11 Memorial in the front of the building for the 25th Anniversary next week and they could smell sewage for a few days coming from the Tollgate property.

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

ADJOURNMENT

Motion of Gabriele, 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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