

Florence Township Council Regular Session 9/23/2026

Florence, New Jersey
September 23, 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 (late), Fred Gabriele, Talaya Loftin, Gina Sullivan (late), 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 September 2, 2026

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

FINANCIAL CORRESPONDENCE

- Township Clerk's Monthly Report for August 2026
- Court Administrator's Monthly Report for August 2026
- Tax Collector's Monthly Report for August 2026
- Tax Collector's Monthly Water & Sewer Report for August 2026
- Affidavit of Tax Bill Mailing

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

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

Upon roll call, the Council voted as follows:

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

Unanimous vote – Motion carried

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Council Representative Fratinardo arrived at the meeting at 7:04 p.m.

REGULAR CORRESPONDENCE

- Tax Monthly Summary for August 2026
- Water & Sewer Monthly Summary for August 2026
- Public Works Department Report July-August 2026
- Letter from the Florence Historical Society requesting permission to hold an Open House on Sunday, October 18, 2026 from 1:00 p.m. to 4:00 p.m. at the Third Street Firehouse

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

Council Representative Sullivan arrived at the meeting at 7:05 p.m.

APPLICATIONS

- A. Transient Merchant License Application for Rocha & Saito Catering
- B. On-Premise Basket Raffle and Off-Premise 50/50 for the Florence Township Student Performing Arts Booster Club on March 7, 2027 at 2:00 p.m. at 1050 Cedar Lane, Florence Township
- C. Block Party Application for Saturday, October 17, 2026 from 3:00 p.m. to 10:00 p.m. at Tall Timber Lane from #14 to #22

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

PUBLIC COMMENTS

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

Don Cammus, 580 East Sixth Street – advised Council that he will be requesting to hold the tree lighting in Roebling at the next meeting. The Boy Scouts and Girls Scouts will be lighting the tree this year and music will be provided by the High School Marching Band. After, a concert with the Golden Eagle Band will be held at the Community Center at 7:00 p.m. Council Representative Frappolli recommended bringing in the high school students who have just finished the mentoring program as well.

Holly Carley, 14 4th Avenue – expressed concerns about the trees being removed and not being replaced in Roebling. She believes there should be some sort of replacement. Administrator Sahol agreed to speak to the Shade Tree Commission and see what the planting schedule is going forward.

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

RESOLUTIONS

RESOLUTION NO. 2026-182

**Authorizing a Shared Service Agreement for Municipal Court with
Bordentown Township and Chesterfield Township**

RESOLUTION NO. 2026-183

Approve Request for Release of Two Performance Bonds Turnpike Crossing West

RESOLUTION NO. 2026-184

Award Contract for Water Treatment Improvements to PKF-Mark III, Inc.

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RESOLUTION NO. 2026-185

**Authorize Placement of Liens on Certain Properties for Failing to Address
Property Maintenance Violations**

RESOLUTION NO. 2026-186

**Approve Payment Certificate No. 1 for FY 2025 NJDOT:
Improvements to Broad Street (Phase II) to Richard T. Barrett Paving Co., Inc.**

Motion of Fratinardo, seconded by Loftin to approve Resolution Nos. 2026-182 through 2026-186.

Regarding Resolution No. 2026-182, Administrator Sahol explained that once the three communities get authorization from the Administrative Office of the Courts of Burlington County then there will be a single location in Bordentown Township. There is a significant savings with entering into a shared service.

Upon roll call, the Council voted as follows:

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

ORDINANCES

ORDINANCE NO. 2026-19

**Amend Chapter 2 Fees Related to Tax and Rental Units
(2nd Reading & Public Hearing)**

Motion of Fratinardo, seconded by Gabriele to open the Public Hearing. Seeing no one wishing to be heard, Motion of Loftin, seconded by Fratinardo to close the Public Hearing. Voice vote – All ayes.

Motion of Fratinardo, seconded by Sullivan to approve Ordinance No. 2026-19.

Upon roll call, the Council voted as follows:

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

ORDINANCE NO. 2026-20

**Authorizing an Agreement for Tax Exemption with LIT MRP Atlas LLC for
Property Located at 1200 John Galt Way, Block 158, Lot 7
(Intro. & 1st Reading) (2nd Reading & Public Hearing 10/7/26)**

Motion of Loftin, seconded by Gabriele to approve Ordinance No. 2026-20.

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. 2026-21

Authorize Entering into a Financial Agreement between the Township and Domo Commercial Urban Renewal, LLC for Certain Properties within the Route 130 Redevelopment Area (Intro. & 1st Reading) (2nd Reading & Public Hearing 10/7/26)

Motion of Loftin, seconded by Sullivan to approve Ordinance No. 2026-21.

Administrator Sahol explained that this development is at the corner of Cedar Lane and Route 130 and has been ongoing for over 13 years. It will consist of two 6,000 sq. ft. commercial pad sites with 240 apartment units, 36 being affordable, and will have 5-7 storefronts containing two anchor stores with drive thru potential. There will also be an addition of highway improvements and a roundabout, which was required by the state and county due to the stacking of the trucks there. This ordinance is essentially entering into a financial agreement.

Council Representative Loftin asked if there are any plans to extend the walkway from this site to the high school. Administrator Sahol stated that we cannot compel them to do that.

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

Council Representative Loftin stated that the Youth Alliance is having it's first meeting on October 8th from 6:30 p.m. – 8:00 p.m. She said there will be good representation from a lot of the organizations in town and anyone looking to help should attend. She also mentioned that there will be a clean-up on October 10th starting at 10:00 a.m. at Roebbling Park on Riverside Avenue and across from the community garden in Florence. Council President Frappolli added that the area around the whirlybird is bad and asked the Administrator to reach out to the Turnpike about having that area cleaned up.

Council President Frappolli shared that at the Recreation Committee meeting they discussed topics like budgets, increased fees, fans smoking in the bleachers and the need for working AEDs at the fields. He also asked for heavier police presence when games are going on at the various fields. He stated that he had a conversation with Marty Eckert about sports teams being held accountable for their budgets. They continue to raise fees and we need to see where they are spending their money and asked Marty to send an email to the youth committees requesting monthly reports. And regarding the increased fees, he does not want to prevent participation in youth activities. Not everyone has the affordability or means and that would take opportunities away from the youth.

Council President Frappolli also stated that field hockey is not provided the same practice time because they don't have lights on their fields. He said that Marty spoke to football and they allowed field hockey to use their field two nights a week. Administrator Sahol explained that the Township would allow them to install lights and would handle the cost of electricity. He said that the town took on the expense of creating 2 field hockey fields, 2 parking lots and a bathroom to kick start that program. He explained that field hockey had never asked the town to buy lights and that they were advised this week that they are able to use the football field. Council Representative Loftin asked at what point does that conversation happen with the leagues and Administrator Sahol agreed to reach out to field hockey.

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Council President Frappolli mentioned that the library is very pleased with the maintenance that has been done and, most recently the ducts were cleaned. Administrator Sahol added that on September 29th new plants are being installed.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter shared that Assemblyman Singh is having town halls regarding data centers in New Jersey. There have been talks about updating our ordinance to be more specific to try and strengthen it. There is nothing zoning specific right now, it is excluded but we don't want it to be challenged. She had initially talked about visiting Virginia and "data center alley" but she could just as well visit Vineland, NJ and save the cost of travel.

Council President Frappolli asked for an update on the bypass. Mayor Marter said the paperwork is in and we are now waiting for NJDEP permitting, which should take about 6 months and, due to winter, it will most likely not take place until next spring. She explained how the bypass will allow us to weight restrict Front Street and Delaware Avenue and then any truck that comes through Florence will have to have a bill of lading for a Florence address. The County will post signs, and it will no longer be a truck route.

Mayor Marter also mentioned that we got the design for the Rite Aid intersection in 2022 and the County was going to take that project on but there was never a financial commitment but now those funds have been committed and it is moving forward.

Administrator

Administrator Sahol stated that the County is going to install a four-way stop at the intersection of Burlington-Columbus Road and Old York Road. He also explained that there are going to be some plantings going in on the islands on Broad Street in the very near future.

UNFINISHED BUSINESS

Park Naming Policy –

Administrator Sahol provided Council with a list of qualifications regarding the park naming policy for review and they discussed updates and changes that they want to make. Council President Frappolli suggested that a scoring matrix be added to include community service, years of service, educational and/or civic contributions, etc. and also that the policy be updated to include fields, facilities and buildings and not just parks. The Administrator agreed to make the changes and bring it back to Council for approval.

Council President Frappolli mentioned that the Town Market will be closing and said that he feels bad for residents in the affordable units because there will no longer be anything within walking distance or close proximity. He also stated that he recently visited Florence Tollgate again and the hole is still in the middle of the development. He said that the HOA does not care. Administrator Sahol said that the NJDCA has jurisdiction over multi-family dwellings and that the fire marshal can only do something if it impedes exits. Council Representative Sullivan stated that she connected with Assemblyman Singh's office and agreed to reach out again.

Council President Frappolli stated that people are still repairing cars on the streets on the avenues and questioned whether we made the ordinance strong enough. Council Representative Sullivan said it is more than general maintenance that is being done and the police can only act based on the ordinance. The ordinance was first amended due to work being done in the library parking lot and it doesn't address public streets. Council Representative Loftin asked for a stronger police presence. Township Attorney Wright said that if a business is working out of a house, like an auto shop, that is not permitted so it could be addressed that way. There is limited amount the township can regulate by way of ordinance on public streets because

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that is preempted by traffic laws which are state regulated. He said he will work with the Chief and the Administrator to see what, if anything, can be done. Council Representative Sullivan asked the attorney to also investigate what other towns have in their ordinances.

NEW BUSINESS

None at this time.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

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

ADJOURNMENT

Motion of Loftin, seconded by Fratinardo to adjourn. Voice vote – All ayes. Meeting adjourned at 8:22 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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