

Florence Township Council Regular Session 7/2/25

Florence, New Jersey
July 2, 2025

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 on January 3, 2025; published in the Burlington County Times on January 12, 2025, placed on the Township website and given to the Courier Post for information.

ROLL CALL OF MEMBERS

Upon roll call the following were found to be present:

Present: Frank Baldorossi, John Fratinardo, Nicholas Haas, Talaya Loftin, 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

- Executive Session of June 11, 2025
- Regular Meeting of June 18, 2025

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

FINANCIAL CORRESPONDENCE

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

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinardo, Haas, Loftin, Frappolli
 - NOES: None
 - ABSENT: None
- Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

None at this time.

APPLICATIONS

- A. Casino Night Raffle for the Kiwanis Club of Bordentown on October 4, 2025 from 7:00 p.m. to 11:00 p.m. at the Florence Township Community Center, 69 Main Street, Roebling, NJ.
- B. On-Premise Merchandise Raffle for the Florence Twp. Memorial HS Parent Organization on October 17, 2025 at 7:30 p.m. at Florence Township Memorial High School, 1050 Cedar Lane, Burlington, NJ.

Florence Township Council Regular Session 7/2/25

- C. Social Affair Permit for the Bocce Ball Tournament hosted by the Florence Township Football Association on August 2, 2205 from 8:45 a.m. to 9:00 p.m. at American Legion Post 194, 601 Broad Street, Florence, NJ.

Motion of Baldorossi, seconded by Fratinardo to approve the applications.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinardo, Haas, Loftin, Frappolli
 - NOES: None
 - ABSENT: None
- Unanimous vote – Motion carried

PUBLIC COMMENT

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

RESOLUTIONS

**RESOLUTION NO. 2025-137
Chapter 159, 2025 Municipal Alliance Group**

**RESOLUTION NO. 2025-138
Approve Pay Estimate No. 8 (Final) for Contract for Public Works Fuel Station**

**RESOLUTION NO. 2025-139
Authorize Award of a Contract to Mitchell Humphrey & Co.**

**RESOLUTION NO. 2025-140
Authorize Florence Township to Enter into a Cooperative Pricing Agreement**

**RESOLUTION NO. 2025-141
Chapter 159, National Opioid Settlement Fund**

**RESOLUTION NO. 2025-142
Renew ABC License, What's Next NJ, LLC**

**RESOLUTION NO. 2025-143
Refund Permit Fee**

Motion of Loftin, seconded by Haas to approve Resolution Nos. 2025-137 through 2025-143.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinardo, Haas, Loftin, Frappolli
 - NOES: None
 - ABSENT: None
- Unanimous vote – Motion carried

Florence Township Council Regular Session 7/2/25

ORDINANCES

ORDINANCE NO. 2025-18

Adopting a Redevelopment Plan for Parcels within Route 130 Redevelopment Area (61 Cathy Lane, Block 163.07, Lots 3.01 and 3.07) (2nd Reading and Public Hearing)

Motion of Fratinardo, seconded by Baldorossi to open the Public Comment for Ordinance No. 2025-18.

Jeffrey Baron, attorney for Robert Dunlap, 2092 Route 130 North, spoke in opposition of the ordinance stating that the ordinance as a general concept is not objectionable. Some of the details of the ordinance do not meet the standards required by New Jersey law. He explained that there are general requirements as to how development of the property must occur but there are no specifics. If and when the site plan comes up for this property, with no guidance in the ordinance for how the Council intended to see the property developed, and without the standards it does not meet the requirements of the law. He is not stating that the ordinance as a whole is invalid but there are sections that give no guidance and that should be considered. This was sent back to the Planning Board for review and the Planning Board did not recommend adoption of the ordinance and they found it to be inconsistent with the Master Plan. He also stated that it is not adequate to put those reasons on the record tonight because it is not part of this ordinance and he believes it has to be, especially when it is recognized to be inconsistent with the Master Plan.

Robert Dunlap, 2092 Route 130 North, stated that he has owned this property for about 30 years, it used to be his office but since retiring he now resides there. He stated that the redeveloper's business is operating illegally, that the Township told him to cease and desist and he never did. Therefore, he has a hard time believing that they are going to adhere or conform to anything that they are going to present here. He stated that it was supposed to be a truck repair but that there are tractor and trailers going through there all day and night. He stated that he and other neighbors complained and they were supposedly getting fined \$1,000 a day but they never got a hearing or even had their complaints acknowledged. He had been told that now it is not going to be a transfer station but a layover. If the traffic increases on Route 130 in that area, he is afraid it is going to create havoc. Trucks come in and out of there all hours of the night no matter what anyone says. He does not believe it is the right site for this type of business and he plans to fight it tooth and nail no matter what gets approved.

Dr. Caterina Mako, 2088 Route 130 North, agreed with what Mr. Dunlap stated and claimed that it is going to be loud, dirty and dangerous. Her parents owned the residence and her family has been there 45 years if not more, and the dogs could run free, the kids could run free, her own children would play up and down Cathy Lane. This is a major change and she also plans to fight this decision.

Daniel Keane, 41 Cathy Lane, stated that since the repair shop has been there, it has been nothing but a trucking company. They have not adhered to any rules that have been set forth thus far so what is to stop them? He stated that it has basically been one truck dropping off one load and another truck coming to pick up another one this whole time. He also stated that the company was supposed to be fined \$1,000 a day but he is not aware if that had happened or not. There was a variance for trucking and they said there was only supposed to be so many trucks there and it is impossible for two trucks to safely pass each other on Cathy Lane. He offered to share videos of trucks coming in and out of there all hours of the day. He said his daughter plays outside of their home and the trucks fly up and down the street and he has asked the owner to have them slow down coming through there and they have not done so.

Pamela Mueller, 50 Cathy Lane, stated that there were items discussed in the Planning Board meetings that had to be completed including widening Cathy Lane and installing a cul-de-sac at the end of the lane, in

Florence Township Council Regular Session 7/2/25

order for this to move forward. She was under the impression that if these items were not done and not followed that the company could be fined.

John Gillespie, Parker McCay, on behalf of the redeveloper, along with the professional planner, traffic engineer and his clients, gave a presentation for the overall gameplan for this site. He first addressed a few of the issues that were raised. He stated that there are no violations outstanding or pending nor have they been to Municipal Court for this property. He also stated that his client will carry the lead on any defense on the redevelopment plan that is adopted and, if Council adopts the redevelopment plan which will improve a lot of the situation on Cathy Lane, it then has to go to the Planning Board for site plan approval. He stated that all Council is doing is approving and narrowing the use and that this redevelopment plan will supersede the existing zoning. He does not ever recall this location being a residential zone, it was only ever referred to as an SM overlay with an HC under zone. He stated that there are two houses on Cathy Lane and, as you go back further onto Cathy Lane there are other industrial uses.

He explained the three parts to this: First, Council adopts the redevelopment plan and then they move into a redevelopment agreement with the town that lays out what they will do and then it goes to the Planning Board for site plan approval where they will impose the requirements for landscaping and buffering, etc. One of the keys to this is the additional buffering in the rear area that abuts Birch Hollow.

Mr. Gillespie explained that redevelopment plans are something very different from a normal application before a planning or zoning board. So it is not unusual to find the redevelopment plan to be inconsistent with the Master Plan, there are reasons that Governing Bodies go ahead and adopt those plans. Mr. Gillespie sent a letter to Council on May 22nd setting forth some of the ideas and agreements that they have made with the Township. He explained that these discussions started almost a year ago and the idea was to find ways to not only make this property a better property and a better operation but to address some of the concerns that came out of the Zoning Board hearing in May of 2024, which has been tabled to get to this point. He used an aerial map to show where the property is located, the zoning and why it is not a good zoning for this site according to the Master Plan. This property is not on the highway and it is not visible from the highway so the uses that are in the menu of permitted uses in the HC zone are not advanced by this property. He made a presentation and explained to Council that what he represents is binding on his client and, if we enter into the redevelopment agreement, that agreement will reflect these things.

Mr. Gillespie called on Mark Malinowski of PS&S Engineers, a licensed professional engineer in the State of New Jersey, to help highlight some of the areas on the map to help Council understand what the company is planning as far as the proposed parking spaces, the fact that it is not a warehouse therefore there are no loading docks, so no loading and unloading of freight or any other products going on at this site. It is a general freight trucking company and most of it is long distance across the country, mostly to and from Indiana, only a small percentage of about 10% is local but they don't load or unload anything at this location. The truck drivers will come to the site, leave their cars on the property and then drive the tractor trailer to a warehouse and load the vehicle. Those goods are then transported to another site either in New Jersey or out of state, and the driver is likely gone for days and will return to the site upon completion of that job. The hours of operation are generally 7:00 a.m. to 7:00 p.m. Monday through Saturday, 8:00 a.m. to 6:00 p.m. for office staff and closed on Sundays. Occasionally, depending upon when the driver finishes the job and returns to the site, his arrival may be later or earlier than operating hours but that would be rare. No business is conducted; no maintenance is undertaken and no activity other than returning that tractor and/or trailer to the site and picking up his or her vehicle occurs after business hours. It is not 24/7 and it is not seven days a week.

Florence Township Council Regular Session 7/2/25

Because they are gone for days, there is almost no impact on traffic and certainly no passenger vehicle impact which would be the case if it was highway commercial and that is not in the redevelopment plan. On a typical week, Monday and Tuesday drivers generally leave the site from between 10:00 a.m. and 12:00 p.m. which is not school bus time. Wednesday and Thursday there is minimal tractor trailer activity in and out and Friday they start coming back and returning between 1:00 p.m. and 4:00 p.m. During a peak hour there would be 4-5 trucks an hour the most and many times it's only 6-10 per day. There is minimal activity at this site. At the most, at any one hour it might be 4, maybe 5. Saturday there may be a few in the morning if they didn't get back in time on Friday. 20-30 tractor trailers would be the most on site at any one time for activity purposes and there are probably about ten or so that are in the area that are empty and are stationed there or staged to undergo repair.

Mr. Gillespie explained that the purpose of the redevelopment plan is "to facilitate redevelopment of the project area which has been significantly underutilized despite its adjacency to the New Jersey Turnpike interchange number 6, U.S. Route 130 and Florence-Columbus Road due to its lack of highway frontage and other factors. Redevelopment of this project tract would advance on the Township's Master Plan's community and economic development goals and objectives and strategies."

Mr. Gillespie stated that, to the best of his knowledge, for decades this has been used for industrial and commercial purposes and is not a residential area. They are using the 6,000 square feet of the building for truck repair which is a permitted use in the zone. He explained that the plan provides a remedy which will allow the appropriate use of the area and a means of mitigating the "well-meaning but ultimately unrealistic HC zoning." Adopting the redevelopment plan would achieve the purpose of redevelopment stature by preventing blight and by supporting appropriate redevelopment of this piece that is way in the back. He stated that the Planning Board resolution acknowledges the board planner's opinion that "this particular property would be difficult to develop for permitted highway commercial uses because it does not have any visible frontage with direct access to Route 130, and further, that close proximity to Cathy Lane to the turnpike exit on Route 130 could lead to traffic issues for cars and/or trucks if an intense retail use, as envisioned in the HC zone, was implemented at this site."

Mr. Gillespie explained that there will be no loading or unloading of freight, no truck leasing, no sales, no temporary or mobile storage structures, no warehousing and no washing or painting of trucks or trailers except for minor dent and scratch repair. They also agreed that there is no leasing of these spaces to third parties that are not related to his client. The main office/terminal is in Newark and because of the proximity of this site to Route 130 and 295 it made sense to have a South Jersey location.

The redevelopment plan gives a level of comfort and confidence that this plan cannot go forward unless it is properly landscaped, properly screened and properly buffered, particularly as to Birch Hollow. His client is not just going to clean up and address some of the concerns that historically exist with regard to 61 Cathy Lane, but, as it states in the redevelopment plan, "the redeveloper will participate in infrastructure improvements for the terms of a negotiated redevelopment agreement."

Cathy Lane from Route 130 to its terminus in the woods between 301 and 307, is a municipal road right now for which Florence Township is responsible. The proposed redevelopment plan will include the vacation of a small portion of Cathy Lane between lots 301 and 307 for which the future redevelopment will take responsibility. The township will no longer be responsible for that point from which it's vacated to the end, his client will be. In addition, the idea of having a cul-de-sac was raised. He explained some other things that his client will be doing to include enhancing buffers and setbacks from adjoining residentially owned properties and widening of the car width of Cathy Lane where it meets Route 130 and provides safe turning in for large trucks. His client has also agreed to pay for the widening of Cathy Lane as it abuts Route 130 to take a right hand turn onto Route 130 and to cooperate with the Township in terms

Florence Township Council Regular Session 7/2/25

of accessing Cathy Lane from Route 130 going north and this will be included in the redevelopment agreement if it passes. But the NJDOT already has plans as part of its project to do some work as you are coming up Route 130 to make a right onto Cathy Lane and they will be responsible for adding an additional 10 feet of roadway on Cathy Lane coming out to a righthand turn. That should eliminate some of the concerns with having two trucks going up and down, which does not affect them because there is such little truck traffic that they don't have that conflict. They are willing to contribute funds toward a solution to try and eliminate concerns about traffic and, although they are not generating those problems, they recognize the concern.

He explained that the redevelopment plan does not just benefit his client in terms of allowing them to undertake improvements to their property, it improves Cathy Lane, the intersection of Cathy Lane and Route 130, it eliminates municipal responsibility for all of Cathy Lane as it goes back and it creates a cul-de-sac which is a safer way for firetrucks to maneuver. The benefits to adopting the redevelopment plan are significant and the concerns that have been heard are addressed in the plan and will be addressed further in the redevelopment agreement as we get down to the details. The next step after the adoption is to enter into a redevelopment agreement that will be put together with the township attorney and the Administrator and then it has to go to the Planning Board for site plan approval. That is where the details on the landscaping will come in and the stormwater calculations for the basins will be done.

Veronica Keane, 41 Cathy Lane, asked for clarification on the proposed plan that the engineer presented and asked why her house is not included on the map. John Gillespie explained that her house is not in the redevelopment area therefore it is not included and part of the redevelopment agreement calls for them to make improvements outside of the redevelopment area which will benefit the residents and the rest of the community.

Council Representative Loftin asked Mr. Gillespie about the reduction of parking spaces from 18 spaces to just 9 spaces in the back and if that is still going to be where the slight repairs will be done. Mr. Gillespie explained that it will not be general parking, the tractor trailers will park there as a staging area for their repair work only.

Council Representative Fratinardo asked about the stone parking and if there is going to be a buffer there because that can be a noise concern. Mark Malinowski of PS&S Engineers, explained that between the stone parking and the property line is an 18-foot open space buffer. When they get site plan approval from the Planning Board, that would most likely be a solid vinyl fence and landscaping.

Council asked for clarification on the number and size of the parking spaces, the size of the trucks, stormwater basins, the pros and cons of having stones versus paving, etc. Mr. Gillespie explained that any concerns Council has can be addressed during site plan approval and if it is Council's preference to see the stone area paved, that would be a recommendation that Council could make to the Planning Board and/or the Environmental Commission.

James Miller, Professional Planner, J.A. Miller Planning Consultants and Andrew Feranda, Shropshire Associates, Traffic Engineer and Professional Engineer, answered questions that Council Representative Loftin had previously sent. Mr. Feranda explained that the traffic analysis was completed at the intersection of Route 130 and Florence-Columbus Road from the site, looking at the traffic coming from and going to Cathy Lane. They typically look at the traffic during that peak hour and there was very low volume. The traffic coming and going to Cathy Lane is less than 10, 5 coming in in the morning and 4 coming in in the afternoon. Outbound in the morning there are 2 trips and 7 trips going out with the afternoon commute. That is the existing traffic from 6 a.m. to 9 a.m. and then in the afternoon from 3 p.m. to 6 p.m. That doesn't

Florence Township Council Regular Session 7/2/25

mean traffic is not traveling throughout the day, it does flow throughout the day but during the commuter peaks they evaluated and they estimated 20 trucks in and out total for a day from this site.

Councilman Haas expressed concern the traffic study would be better if run for an extended period of time so as to capture the anticipated vehicle movements occurring during business peak times of roughly 10AM to Noon, and 1PM and 4PM as indicated by Mr. Gillespie.

Mayor Marter asked if they were able to differentiate which trucks were from this facility and which were just trucks going in and out because of the other businesses back there? And, having this facility go through those improvements, will that increase what is happening at the intersection of Cathy Lane because those other businesses are producing truck traffic? Is it really going to impact it any more than it is currently? Mr. Feranda explained that they were there to count the total trips in and out, which was very low volume from their standards. A normal intersection could have 100-200 vehicles entering and exiting. They counted everything including the existing operation and in their report they were very conservative in their analysis and that the volume on that road is so low they do not anticipate any conflicts.

Solicitor Wright asked Mr. Gillespie if he could do a more extensive traffic study that covers, not only the peak hours but also during the time his client anticipates traffic coming through there to which Mr. Gillespie agreed.

John Gillespie asked Jim Miller, Professional Planner, how the development of the Master Plan is a long-term fix for sustainable purposes? Mr. Miller explained that it is consistent with some aspects and some objectives of the Master Plan and inconsistent with others. The Township had a Master Plan re-examination report several years back and that was the genesis of some of the new zonings. He thinks what happened is that the planner took a second look at those measures and determined that a redevelopment plan would be an appropriate way to update the re-examination report and Master Plan and to prepare a report that was more reflective of the current conditions of the current land use patterns and, as a result, created the current document that is before Council this evening, the redevelopment plan for the Cathy Lane area.

Mr. Miller explained that there are no deliveries to this site, the trucks always go in and out empty. Basically, the trucks come empty, they get dispatched to wherever they are picking up the load, they pick it up and then they take it wherever they need to take it. When they return to the site again, they return with an empty trailer, there is no material handling whatsoever at this property. It is basically just parking and some light repairs to the trailers and trucks, deliveries and parts coming to this site would be delivered mainly by small vehicles and they would be minimal because the volume of repairs for a facility like this is pretty low. Basically, one of the advantages of this plan is that it creates a lower activity use than what is otherwise permitted within the zoning district. If you had one of the permitted uses located on this tract it would have substantially more traffic in and out and potentially even more truck traffic depending on what that specific use is.

Council Representative Haas asked about the complaints from the residents on Cathy Lane and if we have been getting complaints? Administrator Sahol explained that there has been finger pointing on all sides of that roadway. There are currently two properties that are identified as being a "very bad" situation, unlawful businesses, some things that are taking place that will soon be addressed, one that he can call a "junkyard." Any complaints that were founded have been addressed by the zoning officer and he called it minimal. But the zoning officer is pretty comfortable that this is the best option as far as being able to put some institutional controls and police power controls in and to regulate this business going forward. He explained that there was a business back there in the 1970s and the industry that was in the there was a lot more intense than what is being discussed today.

Florence Township Council Regular Session 7/2/25

Council President Frappolli spoke about the complaints that are happening out there and stated that it is a real concern of Council because their role is to try and improve an area that has concerns. As far as moving ahead with this proposal he stated that they have heard a lot of things from either side and it seems that this group is trying to help by making modifications and doing some things but does that meet the standard for the people that are living there and not creating additional problems.

Administrator Sahol explained that they worked so hard to develop the plan and put the information together and put restrictions and expectations in place. They are going to have to testify to the Planning Board and discuss things like buffering and look at the possibility of enlisting the Environmental Commission to determine if they would rather see an impervious surface paved or a semi-pervious surface with stone. The Planning Board will weigh in and make a recommendation. The client indicated through Mr. Gillespie that they will pave to mitigate the noise issue if the town and/or Planning Board prefer. They are moving in the direction of taking the right corner of this property and being able to control what takes place and put procedures in place that they are going to have to follow and abide by. Some of the other properties out there have escaped some of the reach of the municipality for a few years and the municipality owes it to the residents out there to pay attention to each side of the road.

Mr. Gillespie explained that he has been a municipal attorney for 43 years, so he understands Council's concerns. He doesn't want Council to misunderstand things about some of the complaints that have been registered. He explained that if Council adopts the redevelopment plan, it gives them a document by which their zoning officer can enforce certain things. Right now, it has been going on for decades and there is not a whole lot of teeth to it but this document outlines how the site is going to be redeveloped and what the redeveloper is going to do to assist the town. It's not unusual that, once you achieve that, you are then able to go to one of the other properties, maybe a source of some of the problems, and work out a redevelopment plan in that area as well. This has been a year of discussions back and forth as recently as last week and changes were made because the concerns that have been discussed by the Mayor were legitimate as far as the 18 parking spaces in the back and he suspects that if Council adopts the plan and they get to the Planning Board that the board will have some things that were not thought of as well. At the end of the day, a redevelopment plan is a tool for a municipality to improve an area in need of redevelopment and this specific piece will now have a plan under which you have enforcement power and the authority to do something about it which currently does not exist.

He stated that redevelopment plans are more direct than general zoning ordinances, there are parameters and contours and the developer has to comply with those parameters and make those commitments that they agreed upon. It also provides Council with a leg up for the rest of that area, if this redevelopment plan gets adopted Council is aware of exactly what is allowed. And they are not allowed to do anything until the redevelopment agreement with the township is approved and then they go to the Planning Board. This is just the first step of three.

Council President Frappolli stated that with every discussion that has occurred and suggestions that have been made to Mr. Gillespie's clients there hasn't been an argument or a fight and he gets the impression that the developer wants to be a good neighbor. Mr. Gillespie explained that his clients want to be here and they do not want to be in a dispute with the Township every day so if they thought it wasn't a good idea and his client was not willing to make those financial and other commitments, these discussions would have been terminated last year.

Mr. Gillespie explained that in the context of all of the things that his client has agreed to do during the course of the last year of discussions, right now it is over \$1 Million in expenditures by his client. He would hope that it would be encouraged to have a property owner spend a million dollars to fix things up. And not just on his property, but on Cathy Lane, Route 130, the median, the buffer, etc.

Florence Township Council Regular Session 7/2/25

Mayor Marter stated that she noticed the issues that came up in Planning Board and the issues that have come up with residents, his client has not balked at any of them and they have been incorporated into the plan for the redevelopment plan.

Robert Dunlap, 2092 Route 130 North, stated that there were quite a few inaccurate statements made. He asked how they will enforce the trucks and the times they are coming in and out. Solicitor Wright explained that one of the benefits of having a redevelopment plan is that in a redevelopment zone you can have a redevelopment plan which is more specific to that individual site and have more specific provisions. There will be a redevelopment agreement which will set forth all of the requirements on this site and all things that need to be presented to the Planning Board and have to comply with going forward and if those are not met then there are more specific requirements can be enforced by the zoning officer or the redevelopment agency. Unlike a general property maintenance code which applies the same to your house as it does to one of the million square foot warehouses, it is just a general code that is more difficult to apply whereas a redevelopment agreement is easier to enforce.

Mr. Dunlap explained that there is very inaccurate information being presented to Council and he does not understand how Council is looking at passing the redevelopment ordinance without having any type of plan to refer to. He voiced a few more concerns about the plan and asked how the Township is going to widen the road without taking some of his property.

Veronica Keane, 41 Cathy Lane, addressed concerns that she has regarding the statements made by Mr. Gillespie to include buffering, illegal operations and parking and she stated that they had invited members of the Planning Board to come by Cathy Lane after the meeting and they when they did, they saw all of the trucks parked there. She invited Council to come by to see how many trucks he currently has parked there and stated that there are 50 trucks there currently.

Jeffrey Barron, attorney for Mr. Dunlap, stated that no one had been sworn in to give testimony so it basically does not mean anything. He explained that the traffic engineer cannot say what is definitely going to happen, he can only state what their studies have shown and what they believe will happen. He explained the redevelopment process stating that Council asked for a redevelopment plan and first thing they do is determine whether or not a redevelopment plan is warranted to determine that there is a determination of blight. It does not exactly mean that it is run down, it means that it is not consistent with zoning and it doesn't fit. The time has passed for it and other uses should be made. That was done in 2013 and here we are 12 years later and they come to Council now with a plan. Usually, developers move quickly and that did not happen here. He recommended Council look into this and maybe have a joint meeting with the Planning Board and discuss with the professionals if these things can be achieved because everyone wants the best plan and want improvements but he asked how you do that if you don't talk to everyone? He stated that the Planning Board specifically said at the end of their resolution, if the Governing Body alleged to adopt the draft redevelopment plan, the Board recommends that, pursuant to its recommendation powers under the Redevelopment Act, the Governing Body revise the draft plan and do a redevelopment agreement. The agreement should include specific standards defining the total number of heavy trucks, straight, cab and trailer units, that may be parked on the site, visual, sound and backup alarms for commercial vehicles and yard equipment, enhanced buffers and setbacks from adjoining residentially zoned property requiring notice to adjoining property owners of any construction within the right-of-way of Cathy Lane requiring the widening of Cathy Lane where it meets Route 130 and the approval of the Township and the NJDOT that provides safe turning.

Florence Township Council Regular Session 7/2/25

Mr. Barron mentioned a few items that the Planning Board would like to see in the plan, how many straight trucks, how many cabs and how many trailer units. They want to restrict engine idling and install electrical hookups for refrigeration vehicles, which make a lot of noise. The hours of operation should be strictly established because if they violate it, there will be no gray area and the public will have the right to present a complaint to the zoning officer and to the police and have it heard. It would make a lot of people feel more comfortable if it was included and there were some teeth to it. Especially when you may not adopt the recommendations of the Planning Board. He stated that he has been doing this for a long time and he has never in 53 years seen a township Planning Board make recommendations to a Council and the Council not entertain those recommendations. He is asking Council to consider all of these things before adopting this ordinance.

He explained that if a determination of blight is made, then they have to come forward and propose a plan that will then be reviewed by both the Planning and the Zoning Boards. The Planning Board did not approve it because it is not consistent with the Master Plan and they explained how it isn't consistent, which was signed off by Council. So now Council approved the Master Plan but this is not consistent with the Master Plan but they want you to approve it. His opinion is that it needs a little more work and time put into it so that Council can be satisfied that the residents' interests are being protected and the Board's concerns can be addressed so that they know that you are listening to what they did. He is asking Council to table this ordinance and to put in an inquiry to the Planning Board, whether they would agree to have a meeting where no official action will be taken, so there will be an opportunity for the public to speak and an opportunity to hear what the Planning Board and their planner have to say and then move forward on it.

Daniel Keane, 41 Cathy Lane, commented on the fact that their house was not included on the map that Mr. Gillespie presented because they don't want Council to see how close the house is to being affected by the plan. Also, truck drivers are only allowed to drive so long and they have to stop and shut down so to say what time they are going to come in and out is impossible. Once you hit your time, then the driver has to stop. He stated that he is appalled of Mr. Gillespie's claim of what is and what is not going on there because he doesn't live there. The number of trucks that are going in and out of there according to Mr. Keane is much more and he has hours of video of trucks going and in and out at 3 o'clock in the morning. He offered to share those videos with Council. He stated he has sent Mr. Kuldeep numerous videos from the camera on the corner of his house of the trucks coming and going. His worry is that if they are doing these things now without the proper variance, what are they going to do if they get their way? And, as far as enforcing, no one has been down there to enforce anything yet and these things are bothersome to him.

Township Planner Brett Harris, of Environmental Resolutions, clarified that, in his experience, the typical process is that years go by between that investigation designation versus the redevelopment plan. He also mentioned that the Planning Board Resolution specifically states that they recommend that the Governing Body revise the draft redevelopment plan and/or any redevelopment agreement. Solicitor Wright explained that the ordinance adopting the redevelopment plan specifically states "to the extent the recommendations of the Planning Board contain Planning Board Resolution No. 2025-04 are not already addressed in the proposed redevelopment plan, said recommendations shall be addressed and incorporated into a redevelopment agreement." So those things will be incorporated into the agreement which comes after the adoption of the redevelopment plan. And, as a condition of moving forward on the redevelopment plan, the Council is to designate and enter into a contract with the redeveloper. At a future meeting there will be a resolution designating them as the redeveloper and authorizing a redevelopment agreement which, per this ordinance, will contain the required fee on the condition that the Planning Board recommended.

Florence Township Council Regular Session 7/2/25

Mayor Marter asked if all of the things that the Planning Board have recommended have been addressed in the letter from Mr. Gillespie. Mr. Gillespie explained that everything that they have told Council, they are bound to and that this still has to go through the Planning Board.

Motion of Loftin, seconded by Fratinardo to close the Public Hearing.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Fratinardo, Haas, Loftin, Frappolli
 - NOES: None
 - ABSENT: None
- Unanimous vote – Motion carried

Council Representative Loftin asked for clarification on the process and what approving this ordinance would mean. Solicitor Wright explained that this is the adoption of the redevelopment plan and the next step would be the redevelopment agreement which will have those specific criteria and conditions that were discussed. That agreement will come back before Council with the conditions and, at that point Council would approve the agreement or not approve the agreement. Once the agreement is approved, it is signed by both parties and the property owner can submit a site plan application. It is the same process as any other development application, the only difference is instead of having to file a general zoning requirement, they would have to file the underlying zoning on this property plus what is set forth in the redevelopment plan and they will also have to comply with what is in the redevelopment agreement. And until this is passed, none of that can happen. If it were to not get approval then the property owner would not be able to proceed under the redevelopment plan.

Motion of Loftin, seconded by Fratinardo to approve Ordinance No. 2025-18.

Upon roll call, Council voted as follows:

- YEAS: Loftin
 - NOES: Baldorossi, Fratinardo, Haas, Frappolli
 - ABSENT: None
- Majority vote – Motion defeated

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter explained that we were notified by Senator Singleton's Office that we received a \$167,000 grant for the Railroad Avenue playground that we applied for back in March. On Friday, July 11th they will be at Railroad Avenue playground at 2:00 p.m. to accept the check. Also, every year Senator Singleton's office does a summertime lunch giveaway at Riverfront School and that will also be on Friday, July 11th from 1:00 – 2:00 p.m. Lastly, the Mayor explained that we were able to work with the Senator's office to bring the Motor Vehicle Mobile Unit to the Township at the Roebing Library on July 16th from 9:00 a.m. – 3:00 p.m. by appointment only.

Mayor Marter mentioned that on the township paper calendar that went out, it is documented that Patriotic Day is on Saturday July 5th but that had gotten pushed back a week and the actual Patriotic Day celebration is on Saturday, July 12th. And on Friday, July 11th the Golden Eagle Community Band will be performing at the Community Center, doors open at 6:00 p.m.

Florence Township Council Regular Session 7/2/25

Administrator

Administrator Sahol explained that Roland Street is a two-way street and, in the interest of safety as well as to stay in conformity with the way the parking stalls currently go, it is recommended to go one way from Alden towards Norman Avenue.

He also explained that periodically we get requests from companies asking to co-locate on our utilities or a building. This is another opportunity for a revenue stream that will go directly to the utility and it is not unusual for us to do this. Because it is going on public property, we would have to put it out as a bid with some parameters as to what they can do and how they would have to comply. They would have a certain dollar amount that they have to start at and they would then have to bid and say, we are at this dollar number for this number of years and these terms, etc., we would all come to the agreement. Then, we award the bid and they would start paying as soon as they locate. It takes a little while for us to build these so we are going to begin that process.

Administrator Sahol explained that there is some flagging and survey work happening which is definitely related to the whirly bird but there is also work now that the Turnpike is going to do on the two overhead overpasses for the main Turnpike. We have worked with them and made sure to communicate directly to make sure that the work is actually going to occur in the afterhours so as not to interfere with the Amazon stacking during their peak Prime periods which is usually the end of August through October/November timeframe.

UNFINISHED BUSINESS

Council Representative Loftin asked for an update on the police station drawings. Administrator Sahol stated that they are making revisions and he will get them to her once he gets them. She also asked if we submitted an extension for the grant for the field house that expired on June 30th. Administrator Sahol explained that we are extending all of those grants. We asked for a drawdown and we asked for an extension to that. She also asked if we found a better location for the PFAS building. Administrator Sahol explained that they are reworking that and stated that we may have to reconfigure the parking lot for this building and the utility lines that come back and forth from the wells. It will be a little more costly to have to move it than to have to reconfigure it in the park but in the long run he got the sense that Council had some serious reservations about such a large building being right next to the baseball field and the playground and that we should keep it stacked in line with the other municipal buildings that are there. Right now the drive is to get everything done by the end of July because that is when the permit has to be applied for. The actual physical location is not predicated under the permit and the permit has to happen under our administrative consent order.

Council President Frappolli asked for a follow up on Spruce and Fifth Street where stones were flying up where we were cutting the grass. Administrator Sahol explained that Ted Lovenduski said they are going to raise the blades but he thinks some of that is going to have to do a little more than that in some places.

NEW BUSINESS

None at this time.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

Florence Township Council Regular Session 7/2/25

PUBLIC COMMENTS

Motion of Loftin, seconded by Haas to open the meeting up to the public at this time. Seeing no one wishing to be heard, it was a motion of Haas, 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 9:32 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/js