

Florence Township Council Regular Session 7/9/25

Florence, New Jersey
July 9, 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 (via Zoom), Nicholas Haas, Talaya Loftin, 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

None at this time.

FINANCIAL CORRESPONDENCE

- Township Clerk's Monthly Report for June 2025
- Tax Collector's Monthly Tax Report for June 2025
- Court Administrator's Monthly Report for June 2025

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

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.

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APPLICATIONS

A. Transient Merchant License Application for Jammin Goodies Food Truck

Motion of Haas, seconded by Loftin to approve the application.

Upon roll call, Council voted as follows:

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

PUBLIC COMMENT

Motion of Haas, seconded by Baldorossi to open the public comment portion of the meeting.

Cristin Mustillo, 132 6th Avenue, asked for a follow up on the Project Freedom development and what could potentially happen with the property behind the site on Hornberger Avenue. She also stated that Burlington County received a planning grant to study taking the trail out of Roebling Park and eventually down into Delran so they are having a planner look into it and she believes it is a good opportunity to do something and have a trailhead there and get the County involved.

Administrator Sahol explained that Resolution No. 2025-148 on the agenda does not have anything to do with the actual design, it is basically just designating Project Freedom as the developer of the two project locations. He further explained that after passage of the resolution, the process will begin of determining exactly what the designs look like, what they need to do to accommodate our needs, etc. Their application process requires that they be designated as the redeveloper and developer for the purpose of tax credit allocations. Mayor Marter stated that they are basically just agreeing to provide affordable housing for our Township at this time.

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

RESOLUTIONS

RESOLUTION NO. 2025-144

Reappointing Jenise Silinsky as Registrar of Vital Statistics

RESOLUTION NO. 2025-145

Authorize Refund of Rental Inspection Fee Overpayment

RESOLUTION NO. 2025-146

**Approve Release of Two Water & Sewer Maintenance Bonds for
Turnpike Crossings East, Block 156.01, Lot 90**

RESOLUTION NO. 2025-147

Burlington County Mutual Aid and Assistance Agreement Between Participating Units

RESOLUTION NO. 2025-148

Authorize Developer Agreement with Project Freedom

Motion of Loftin, seconded by Haas to approve Resolution Nos. 2025-144 through 2025-148.

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Upon roll call, Council voted as follows:

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

ORDINANCES

ORDINANCE NO. 2025-19

**Non-Condemnation Redevelopment Plan, Block 160.01, Lots 1.01, 1.03 and 1.04,
2006 U.S. Route 130**

(2nd Reading and Public Hearing) (Postponed to August 6th)

Motion of Loftin, seconded by Haas to postpone Ordinance No. 2025-19 to the August 6th Council meeting.

Upon roll call, Council voted as follows:

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

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

Council Representative Haas asked the Administrator if the documentation for the Economic Development Committee was received. Administrator Sahol explained that he just received information from the police department and has a request in from the Division of Taxation and Revenue to ask if they can take a look at local businesses that are registered within our municipality that we may not be aware of. Because they are originating from our municipality, they may have that list and they have asked for more time because it is a pretty specific request. Finally, the Fire Department promised him that as soon as they are done with some upgrade that they are doing to the software, they would be providing it.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter mentioned that on Friday, July 11th the Golden Eagle Community Band will be performing in the Community Center. Doors open at 6:00 p.m. and it is an event to honor all that have served as well as our Grand Marshal Don Cammus. Saturday July 12th at 11:00 a.m. is the flag raising at the Oak Street circle and the parade will begin at 12:00 p.m. and will go through Roebling this year. The evening activities begin at 5:00 p.m. at the Municipal Complex which will include food vendors, activities, live music and then the fireworks display. Sunday, July 13th is the rain date for the evening activities only.

The Mayor also mentioned that registration was open for the Motor Vehicle Services Mobile Unit at the Roebling Library on July 16th between 9:00 a.m. to 3:00 p.m. and those appointments went very quickly. There is a virtual public meeting regarding the County's Climate Change Related Hazard Vulnerability Assessment on July 30th online from 6:00 p.m. to 7:00 p.m.

Administrator

Administrator Sahol explained that at the last meeting Council had mentioned about the PFAS building location and a question came up regarding the potential cost for that new location. He had a conversation with Jim Bilicky, the design engineer, and he indicated that at this point there is a very small change when it comes to the location in comparison to the cost of this overall project because, rather than having to extend the pipes in the direction they were originally going to extend them which might have incurred some interference with some of the underground utility and substructures, that we have and they have to locate it to the back. They are saying that the new building at the rear might be a little more approximate to our

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current operation and the amount of pipe that it's going to take to move the well services away wouldn't be as great a hit because we are going to take a savings in one area and an expense in the other. In the scheme of things, when you are talking in the millions of dollars on a plant, you would be talking very small numbers and it does make sense to keep this building directly behind the existing water treatment facility closer to where the public works building used to be even if it means reconfiguring the parking lot.

Council Representative Haas asked if there will be a laborer union on the job. The Administrator explained that there is no PLA requirement. We select PLA agreements periodically and we put it in to certain projects. This one has never been contemplated if it doesn't hit the threshold. Council Representative Haas asked that we make sure that is not an issue.

UNFINISHED BUSINESS

Council Representative Loftin asked about the engineering report for the Road Program to figure out which roads were going to be done first. Administrator Sahol stated that the township engineer came in with a proposal which we said no to because the cost was too high. The next step then was that the town would continue the process of addressing the roads that have not been addressed and taking a look at those prior roads that have been addressed to see if it is coming time again. That is something we are doing internally.

Council Representative Loftin asked if there is any update to the area around Bodine and Park Streets where there is a dip in the road there. He explained that if Bodine were to be repaved then that issue would be addressed. But there hasn't been a road program list developed yet. That is something that we will be doing by the end of this year because next year is when we will have the ability to go out and get engineer's estimates and do bonding for a road project. You don't have bonding capacity this year because the capital fund has to have sufficient money in order to put the down payments in it for this year. She asked that when the time comes to create a list that Bodine and Woodlawn be looked into. He explained that Woodlawn is in the highest priority on the current list because it is failing and Bodine in that area has actually been considered.

Council Representative Haas asked about Riverview Drive. Administrator Sahol stated that the repair will be taken care of this summer and into the fall.

Council Representative Loftin asked for clarification on the field house grant. Administrator Sahol explained that they made the request for the draw down and the request was made to extend that grant.

Council Representative Haas asked the Administrator if letters have been issued to the surrounding townships regarding the declassification of Old York Road and Burlington Columbus Road? The Administrator stated that letters were sent to the County so that Burlington County can work on our behalf on Burlington Columbus and Bustleton Road. Mayor Marter mentioned that Springfield Township is putting 84 units of affordable housing on Old York Road which will change the traffic pattern and she is hoping that will help to get Old York Road weight restricted because that is adding 84 units as well as trucks. Administrator Sahol mentioned setting up a meeting between Bordentown, Mansfield, Springfield and Burlington Township to try to get the County to reduce the speed. Council Representative Haas stated that the blinky light at the intersection of Old York Road and Burlington-Columbus Road should become a full traffic light, especially with the 84 units being constructed.

NEW BUSINESS

Council President Frappolli stated that the Township, along with enforcement officers are working on making sure there are no areas that are causing the rat issue on and around East Third Street. He received some phone calls and wanted to update residents in case anyone else is in that area is concerned about what is happening there.

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BOARD OF HEALTH

None at this time.

MISCELLANEOUS

Council Representative Loftin mentioned that the Green Team will be hosting a Mulch and Learn event on July 11, 2025 at 9:30 a.m. located at the pollinator garden on the west side of town. This is to teach residents to garden without the use of microplastics and inorganic materials. The Township has provided them with woodchips, they have newspaper and they are going to preserve that garden area.

Mayor Marter mentioned that July 11th is also Senator Singleton's summertime lunch program from 1:00 p.m. to 2:00 p.m. and advanced registration is needed. After, any members of Council are invited to join at the Railroad Avenue playground to receive the award of \$167,000 grant for that playground from Troy Singleton's office and they will be taking photos there.

PUBLIC COMMENTS

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

ADJOURNMENT

Motion of Loftin seconded by Baldorossi to adjourn. Voice vote – All ayes. Meeting adjourned at 7:37 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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