

Florence Township Council Regular Session 8/6/25

Florence, New Jersey
August 6, 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, 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: John Fratinardo

APPROVAL OF MINUTES

- Regular Session of July 9, 2025

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

FINANCIAL CORRESPONDENCE

- Tax Collector's Result of 2025 Tax Sale
- Tax Collector's Report of the 2025 Tax Rate
- Tax Collector's Monthly Water & Sewer Report for June 2025

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

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

Upon roll call, Council voted as follows:

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

REGULAR CORRESPONDENCE

- A. Police Chief's Monthly report for June 2025
- B. Letter from Planning Board Attorney David C. Frank, Esq.; Report of the Planning Board Finding Ordinance No. 2025-19 Consistent with the Master Plan

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

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APPLICATIONS

- A. On-Premise 50/50 for the Florence Township Memorial High School Marching Band Booster Club on August 28th, September 12th, October 3rd, October 11th and October 17th, 2025 from 6:00 p.m. to 9:00 p.m. at 1050 Cedar Lane, Florence Township
- B. Off-Premise 50/50 for the Florence Township Memorial High School Marching Band Booster Club on December 5, 2025 at 7:00 p.m. at 711 Broad Street, Florence
- C. On-Site Merchandise Raffle and On-Site 50/50 for the Florence Township Civic Association benefitting FOP Lodge #210 on October 25, 2025 from 5:30 p.m. to 11:30 p.m. at the Florence Township Community Center, 69 Main Street, Roebling

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

Upon roll call, Council voted as follows:

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

PUBLIC COMMENT

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

Holly Carley, 14 4th Avenue, voiced concerns for the former VFW site. Her main concern is the destruction of the forest and the environmental impact that it will have especially down toward the river, the runoff, the air quality, etc. Traffic congestion is also a top concern especially during school hours, Roebling is already dense with housing and adding more housing is very heavy on the residents there. There was mention of concerns on losing the character of historical Roebling and building something that is out of sync with what exists there and possibly declining values of homes in that area because of overdevelopment. She presented Council with a petition with 270 signatures opposing that development, 170 of whom are homeowners.

She asked Council a series of questions: Why does this particular parcel need to be developed for that purpose and not somewhere else or maybe spreading out that obligation, and what is that obligation? She stated that some residents offered other locations that would be better suited for this affordable housing project. She asked who will live there, who is this housing for? She mentioned Project Freedom and stated that, from what she understands it is not fully occupied at this time. The petition is asking Council to find a more equitable solution for this obligation that would not overburden Roebling. She asked how it is being funded and how the schools will cope? She wanted to know what the state of the planning is and where people can see maps and/or plans and what the state of things are? She also asked what permits are going to be needed to proceed with this if it goes forward?

Council President Frappolli explained that there are a lot of factors that go into making a decision like this. He explained that thirty-six senior citizen residences is what is proposed on that site. The State of New Jersey requires that we have a plan together by June of the current year and, if we do not, then builders can come in and build what they want, where they want. If we were to be faced with a thousand or more homes in an area where builders come in and build then we would really have a problem with the schools. And that would also open up the area across the highway to water and sewer which would then open it up to many other things, including warehouses.

Mayor Marter stated that our requirement that came out at the end of November is 107 units that we have to build in the next ten years and they gave us only six months to put a plan in place to make that happen. That plan had to actually show that we are working with property owners with a plan that allows us to purchase

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their property. A few meetings ago we had to pass condemnation ordinances to show the State what our plans are to make sure that we don't get a builder's remedy. In November she got a call about a farm between Bustleton Road and Florence-Columbus Road and they wanted to put in approximately 380 units which would require us to extend sewer out there. Once you put sewer in out there, you open up that entire area to warehousing. This is why we have been fighting so hard against the warehouses that they want to put out on Florence-Columbus Road near 295. She stated that a developer asked if we had gotten our number yet and said that if we don't meet our number then we would hear from him in July because we had to have it in place by the 30th of June. His thought was that if we don't meet our number then he would come with a builder's remedy. In a builder's remedy, they build a certain number of homes at fair market value and then they will take 20% of those homes and make them affordable units. At 10% they would have to build 1,070 units to meet 107 homes. At 20% we would have to build 514 in order to be able to accommodate the number we are required by the State. If we don't do this the developer can sue the town and they can do what they want, they don't have to do traffic studies, impact studies or any of those things because it is court directed and a judge tells you what you have to do.

Mayor Marter explained that Florence Township planned so well for these things. Every new warehouse that comes in that pays money to us that goes into an affordable housing trust fund, it doesn't come out of any taxpayers' money, and those trust funds are what are used in order to be able to build and buy these properties so then that way the Township owns the property and we can put just the number of units that we need rather than hundreds of units to meet the state's requirement.. The number of units will heavily impact the schools, and even though we are not using taxpayers' money to build the properties, that would impact taxpayers in school taxes. Burlington Township is currently building a huge 500+ unit property near where the movie theater is, which is the 20% to help meet their requirement.

Ms. Carley asked who will be residing in the units. Mayor Marter explained that it is not government subsidized housing, the residents just pay a lower rent but all of the same utilities. And, if they purchased the property, they were able to purchase at a lower cost but they have 40-year deed restrictions on them so they have to stay affordable for that timeframe. This project will consist of two buildings with 18 apartments in each for a total of 36 senior affordable units. The very low income ranges in Burlington County for a one person household is \$20,000 a year and the median income is \$67,620. If this was not senior housing, the eligible single family of these median household income restricted units would be postal workers, teachers, firemen, municipal employees, etc. The Project Freedom development was designated for people with disabilities and if there are not enough people that have disabilities that want to reside there, they will open it up to other people seeking affordable housing. There were over 600 applications for that site and they are still being vetted but there is a very long process that has to be followed before they can allow someone to reside there. They don't want to turn anyone away but they have to make sure they can afford to live there. Of the 600 applicants some did not qualify and the list that they have currently is certainly going to fill those units. We are seven months in since they started taking occupancy but it won't be long before it is fully occupied because there is that much of a need in the region.

Kim Aubry, 930 Hamilton Avenue, asked if the housing can change from senior housing to general housing at any point and did the Township deem it senior housing or did the State? Solicitor Wright explained that there is a structure for the Affordable Housing Plan and the number of credits for seniors is capped at 30% of the total credits overall. The Township, in developing the Housing Element Fair Share Plan, chose to designate this site for seniors. If they wanted to develop it for any other purpose, they would need to come back to the Township for permission, a developer could not unilaterally change this designation from senior to family or some other use. Ms. Aubry asked if there is a developer, if the units are rentals and how many bedrooms will be in each unit. Solicitor Wright explained that it has been discussed with Project Freedom in developing this site as well. He stated that the units will be rentals and that the Housing Element and Fair Share Plan is posted on the Township website under the Affordable Housing tab and it has much more detail about

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the project for everyone to view. Administrator Sahol explained that these units could be a combination of 1-2 bedrooms, that sometimes there could be a caregiver also residing there but that it is not intended for families therefore it will not be burdensome on the school system.

Mayor Marter explained that in the Fair Share Housing Plan, you get credits for certain types of individuals that you provide housing for and we are getting 56 credits for 36 senior units. Ms. Aubry asked if we are bound by a timeline? The Mayor explained that we are bound by a timeline to provide a plan but the actual execution is a 10-year period, so this covers from 2025-2035. Ms. Aubry asked if this then covers what the Township needs for affordable housing? Administrator Sahol explained that it satisfies a portion of it, we still have other projects that we have to work with which includes Project Freedom on Route 130. There are other smaller infills where the municipality owns some properties that they can develop. The municipality could purchase rights to a property and turn it into an affordable unit. He gave an example in Florence Tollgate where we worked with different affordable housing providers and they make an acquisition with the help of the Township and they then deed restrict that property so that there is a rent structure that works for people of affordable needs. You can only do so many of those because the cost to do something like that is far greater than working with somebody like a Project Freedom who can get tax credit financing through the State of New Jersey.

Mayor Marter explained that this is something that we have to do and we are trying to do it with the least amount of impact to the schools and to other resources and to try and not be in a situation where we open up the country to whatever builders want to come and take down that forest out there. And they would have had the opportunity if they do a builder's remedy and we were not prepared.

Administrator Sahol explained that this parcel in Roebling was chosen because there is a scarce amount of land available for development of certain things and you would really rather work with a developer that can bring a lot more funding opportunity to the municipality than the town fully funding an obligation. When we work with a developer like Project Freedom they go to the State of New Jersey and get tax credit financing and other monies from different state entities. In order to do that, they have to show that there are amenities and resources available to the residents. If we were to put this out across the highway, there is no train, no bus service, no grocery, no churches, etc. This location in Roebling is ideal, especially for seniors, because there is a bus that goes by, a grocery store nearby, a library, there are churches and a lot of opportunity there for seniors. Especially, too, because sometimes there is not a lot of vehicle movement and this parcel lends itself because of the location in relation to all of those things.

He explained that the goal is to make sure this fits the aesthetic of the Village and they are working with Project Freedom on making something that almost looks like an extension of the Village. This is a Supreme Court mandate, it doesn't come out of the government it comes out of the court systems. This obligation has been out there ever since Mt. Laurel and the 70's. If we sat on our hands and we therefore were looking down the barrel of a builder's remedy, we are not looking at a small number of units at 107, we would be looking at multiple hundreds, which would create an immediate need for additional schools. For many years Florence Township has been well ahead of the curve when meeting and preparing for these obligations and we are making sure that we don't bind future government and the public by having to pay for massive infrastructure primarily in the school system because of mismanagement of our obligations.

Regarding funding for this project, the Administrator explained that there is a development fee that is put upon anyone that is creating any new business in the community and that includes houses. If a development comes in and builds ten houses, they have to make a fair share contribution toward the affordable housing obligation. Solicitor Wright indicated that the planning document is on the Township website and that it a 600-page document that was well written by a professional that is held in a very high regard in the State of New Jersey. It is not a plan to show what the development will look like, it is the history of how we got to where we are, how we have been continuing to address our obligations and how we are intending to continue to meet them.

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As far as permits for the project, this development goes under a massive amount of scrutiny. Everything from environmental to environmental impact statements to infrastructure impacts, all of those things are going to be investigated and any ill effects will be mitigated by proper design.

Administrator Sahol stated that he is glad members of the public attended so now they are armed with facts and can take those facts back to other residents. He asked that they continue to monitor Council and watch as it is planned and it goes through the planning board process so they can see what it is going to look like.

Holly Carley explained that she understands the need for affordable housing and finds Roebling very affordable. She asked with respect to needing transportation and things if there is any plan to develop some part of the light rail station in Florence. Last time she looked it seemed to be underdeveloped and it seems like a waste to her for a light rail station. Administrator Sahol explained that there was a developer that reached out to see if Florence Township was interested in creating a “node” or a village development there but it didn’t get any legs because it is a commercial corner furthest from the community and putting a bunch of apartments out there is probably not the highest and best use for the municipality. As far as transportation goes, the train works it just doesn’t hit all of the check boxes when it comes to the obligations like in proximity to all of the different civic availability as well as grocery and religious places.

Heather Farquhar, 132 7th Avenue, asked what other locations were looked at for this project and for any upcoming projects there might be and why specifically this location, is there another location that maybe isn’t quite as desirable but that could be used in place of this location? She has a very big concern with regards to ripping out the trees, the animals have already been displaced because of all of the building that has been going on. She asked if there is another location, maybe not better or even as good, but somewhere where we can avoid having to disrupt the trees? And she asked when the environmental studies are going to take place and what will happen if they find an endangered species of plant, insect or animal living there?

Administrator Sahol explained that Florence is roughly 9.7 square miles and there is only a certain amount of land that has water and sewer access which you absolutely have to have. And of that, when you take a look at the land area that is necessary in order to support something like this, it really comes down to only a few available parcels, one of which is currently owned and controlled by the municipality within the vicinity of our municipal building. It was intentionally looked at by the planner and when the planner checked on proximity to different features that would be eliminated by the State of New Jersey it would not work because there are certain setbacks that are required between commercial development like a warehouse and affordable housing. Unfortunately, because of the location in the lower end of the community and the proximity of that warehouse, it creates a potential conflict of interest to put any of the obligation in that section of the Township. Now you have basically taken that obligation and moved it east of Boulevard Street and there are no land areas available there but you have this 3 acres of the woods in Roebling, a small parcel of the church and the municipal controlled former VFW site. The planner did a substantial search on areas where we can establish controls and be able to bundle and it came down to this area as well as the expansion of the current Project Freedom location on Route 130. Regarding the environmental studies, they will happen once we have land control and the developer will be the ones that will be obligated to provide and perform all of those investigations to satisfy the Planning Board’s requirements. He also said that if they were to find any endangered species, depending on whether or not it is something that can be mitigated or a variance provided by the different entities, they will have to address it at that point and time.

Ms. Farquhar asked about the plan for the parcel where Dr. Lou’s used to be. The Administrator explained that at this point in time there is no plan for that. It is owned by the municipality and the municipality still has an obligation out of the 107 units that it has to handle. There are some parcels in the west end of Florence that are municipality owns and they could be the one-off locations, where the town works with someone other than a Project Freedom. Those locations are difficult because you need someone that is going to maybe build a market

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rate unit to be able to afford the lower rate rent stream that they are going to see. There is a give and a take that the township has to balance. With the amount of the obligation we need to take the biggest bite as we possibly can as soon as possible so that in ten years we are not scrambling trying to figure out how to handle 70+ units and we are really only phasing in the last 30+ units over the next 8-10 years.

Ms. Farquhar asked why Florence was chosen for all of the warehouses. Administrator Sahol explained that decisions were made by prior administrations that balanced the economic development of the municipality versus the continued growth of residences and at the time the decisions were to pursue an economic commercial development. Mayor Marter added that the location of Florence Township is ideal for warehousing because the turnpike, 295, Route 130 are between the ports of New York and Delaware, although it is not the ideal scenario for us. Council President Frappolli stated that this administration is currently in court fighting three warehouses. Mayor Marter explained that this is the two farms on Florence-Columbus Road right before you get to 295 on both sides of the road. We have been fighting a huge developer and we have been winning so far. We went to court, we won. We appealed, we won. They then tried to get it certified, we won. Now it is at the Supreme Court.

Ms. Farquhar asked Council for help regarding safety in the village with electric scooters and people speeding. She asked Council what can be done about the people racing through the village. She mentioned speedbumps and asked if there is funding for that and is it possible to lower the speed limit and post that lower speed limit?

Administrator Sahol stated that he and the Chief had a conversation about the scooters because they have been seeing them in the parks as well. The Chief explained to him that the State has put out a pretty extensive document about what is required based on the type of scooters, etc. and our officers have been training on that. He is going to talk to the Chief about law enforcement on the scooter issue, especially about helmets.

With regard to the question on the perception of speed and the carelessness in the village, the Administrator explained that he recently worked with the police on doing a survey of a street in Roebling because there was a perception of a speeding issue and the speeding device that logs the speed did not show a speeding issue. There is a perception on the narrow streets, sight, sound, a lot of those things play on the human psyche and it appears that there is actually a much greater speed than what is occurring. He will ask the Chief about doing another survey on one of the avenues and capture a week of data and see what the speeds are and he will share that with her. He said that he is under the impression that the minimum speed in the State of New Jersey under the Statue's Title 39 is 25 mph. He cannot speak to how some areas have a 15 mph speed limit, but he has never been told that you can lower the State's statutory minimum on a roadway. But he will get that official answer to her and Council.

Ms. Farquhar also asked if there is anything being done to encourage or entice small business owners to come into Roebling. She stated that there are a lot of empty storefronts and was wondering if there was anything in the works for these buildings. Mayor Marter stated that the biggest challenge is supporting them and keeping them alive. If all of Roebling is not supporting a small business there then it doesn't make it. She has tried to stop commercial storefronts from becoming residential properties which has been happening for quite a few years which is why we have lost so many of the small corner stores, etc. There were a couple of properties just this year that they were trying to change from commercial storefronts to apartments and we did stop that from happening. Administrator Sahol explained that there are a couple on the horizon that are working with our zoning officer on Main Street in Roebling between 4th and 5th Avenues. They have been working with them trying to remove many obstacles. We refer them to the county to see if there are any business development grant funds that they can get, and we communicate directly with the county to try to help them along. Mayor Marter explained that we also participated in the 30 Mayors, 30 Developers which is like a reverse tradeshow where we as a Township set up a table and the developers that are interested in doing the projects come to us.

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The smaller businesses are harder to fill because a lot of the buildings are old so it is expensive to try to bring them up to code.

Council Representative Haas stated that a lot of those buildings that are empty are owned. About a year and a half ago the Economic Committee sent letters to all of those owners of those businesses asking them if they are looking to sell, if they have any future plans, and only a handful responded. If someone owns the properties and they are still paying their taxes, we can't just take it over.

Daniel Keane, 41 Cathy Lane, asked what is going to happen to enforce and stop the trucks on Cathy Lane. He said he was contacted by Ted Lovenduski of the Township to have a meeting with the Administrator and he brought an attorney but they wouldn't speak to him and he asked what that meeting was about. Administrator Sahol explained that they wanted to meet with him to address some of the questions and concerns that he had with regard to the procedure that the municipality is following with that application. He explained to Mr. Keane that the township was unaware the Mr. Keane was bringing his attorney. The township did not have their solicitor present and that is why we were unable to hold the meeting. We were going to describe the rights that the person has due to the fact that they have a current application before the Zoning Board.

Mr. Keane asked if, because they have an open application, does that mean that they can keep running their trucking company? The Administrator stated that, with regard to the application, there was a stay on any of the actions that were being taken by the municipality until such time as they were given the opportunity to pursue either the variances through the Zoning Board or the redevelopment opportunity through the municipality at which point in time then if they violated either of the two documents then the municipality can move and take action. Mr. Keane stated that they have been running the trucking company for two years and what they are applying for, they are and have been doing. He would like to know what is going to happen. He said that they are supposed to be getting a \$1,000/day fine for operating without the usage of what it is supposed to be intended for and that isn't happening. This has been an ongoing issue and there seems to be no end to this and he is at a loss. He stated that most of the trucks that are traveling in excess of 25 mph at all hours of the day. Even if they did get the variance for the trucking company it is not supposed to be all hours of the day.

Mayor Marter explained that the timeframes are not related to what is happening now because the redevelopment plan was denied so they are not working within those timeframes because it wasn't approved. Mr. Keane offered to share videos with Council of trucks coming and going all hours of the day.

Council Representative Loftin asked if, because the redevelopment plan was denied and Council does not have a document to hold them accountable does that mean we don't have any controls over them that the redevelopment plan would have enforced? Administrator Sahol explained that they are in limbo between the Board and Council and the best opportunity that we have and had to control them is through a redevelopment plan where they are obligated to abide by certain things and the municipality can remove those things. You have the ability to craft certain features in a redevelopment plan that the Zoning Board cannot do. They have to listen to it and judge it on its merits and take testimony and different things but Council can limit their actions and enforce certain things to occur on a redevelopment. The Zoning Board can't make designs and they can't enforce certain things that Council has the ability to do under redevelopment. He wanted to discuss this with Council because it is an ongoing conversation with the property owner and he is going to give a report to the Governing Body under the administration portion of the meeting a little later. He also invited Mr. Keane in to speak with him and other members of staff to discuss the process.

Veronica Keane, 41 Cathy Lane, stated that they are running trucks all night long and the police have been called. They are unloading big tractor trailers at 4:00 a.m. Her daughter's bedroom is on that side of the house

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and she is not sleeping at night because of the noise. She also claimed that there are people living in the building that is supposed to be an office building, they have seen toys and things outside the building.

Holly Carley, 14 4th Avenue, asked if Project Freedom is going to be the developer for the VFW site and asked if they would only do it if it is the whole 36-units? Can some of the forest be saved if they can put some of that somewhere else, maybe even in the field across the street or in Veteran's Park where the Township owns property? The Administrator explained that all of those woods are not disappearing, it would essentially be the frontage but we do not know exactly to the extent at this time. We won't have the full depth and those types of things until they come up with a design. As discussed earlier, there is really no other location and when they develop, they develop it so that there is central management. To put one building in one spot and another across the street they would not be centralizing their offerings so it is not looked favorably upon them through their application through the funding process. He stated that he appreciates what she is doing and that she is doing exactly what the Governing Body had done, they had grasped at every straw.

Mayor Marter explained that we have not even gotten to the point in the process where we have negotiated amounts yet, but we had to have these things in place by June 30th to show that we have a plan. Holly Carley asked that it is then conceivable that we can somehow still preserve some of that forest? Mayor Marter stated that the intention is to try and preserve as much of that as possible. Council Representative Loftin explained that her intention is that whatever we build there, she wants to see it replaced with as much native landscaping that we can.

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

Review of the 2024 Audit

Council President Frappolli explained that the review of the 2024 Audit is being postponed until the next meeting on August 13, 2025. The resolution that goes with that, 2025-151, was to approve the Audit and will be removed from the list of resolutions that will be acted on this evening. The Auditor will be present at the August 13th meeting.

RESOLUTIONS

RESOLUTION NO. 2025-149

Authorizing Refund of Certain Overpayment Water and Sewer Dept.

RESOLUTION NO. 2025-150

Authorize Hiring Anthony Joseph Wilk as Police Officer Recruit

RESOLUTION NO. 2025-151

**Certification of the 2024 Audit
(Held until 8/13/25 Council Meeting)**

RESOLUTION NO. 2025-152

Approve Change Order No. 1 for Public Works Fuel Station

RESOLUTION NO. 2025-153

Approve Request for Bond Release, Project Freedom

RESOLUTION NO. 2025-154

Chapter 159, 2024 Local Recreation Improvement Grant

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RESOLUTION NO. 2025-155

Refund Permit Fee

RESOLUTION NO. 2025-156

**Authorize Twp. Administrator to Develop Plans and Specifications and to Obtain Bids
for Leasing Space for Cellular or Other Communication**

RESOLUTION NO. 2025-157

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

RESOLUTION NO. 2025-158

**Award Contract for LTPF 2023 Railroad Ave., Peace St., Amboy Ave. Roadway
and Pedestrian Improvements**

RESOLUTION NO. 2025-159

Authorize Refund of Housing Inspection Fee

RESOLUTION NO. 2025-160

**Authorize Water & Sewer Director to sign an Application for NJDEP Treatment Works
Application Permit for the Proposed Sewer Extension of the Tall Pines Development**

Motion of Baldorossi, seconded by Haas to approve Resolution Nos. 2025-149, 2025-150 and 2025-152 through 2025-160.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Haas, Loftin, Frappolli
 - NOES: None
 - ABSENT: Fratinardo
- 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)**

Motion of Loftin, seconded by Haas to open the Public Hearing for Ordinance No. 2025-19.

Heather Farquhar, 132 7th Avenue, asked what this ordinance is for. Administrator Sahol explained that this ordinance authorizes the municipality to move forward with developing for the reuse of their property. At the present time they have a corporate office there which is underutilized and nearly vacant. Post-Covid there is no staff, they are moving most of their staff into remote locations if they are in person and then obviously a lot of telework. They are going to be razing that building and constructing their own warehouse facility for their purposes. It will be between 550,000-750,000 square feet which is not as big as some of the warehouses in the community.

Mayor Marter further explained that behind this they own farmland and that farmland is going to be deed restricted for, they said 10 years but we are fighting for 20 years, so that nothing can be built there. It is agriculturally zoned so the only thing that could be built there is 1 house per 10 acres. Across the street

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from that on the other side of Bustleton is a huge piece of land that they own and they are going to work with us to go to the county to get that preserved. And, as far as traffic is concerned. The impact from the corporate center from a traffic standpoint was greater than what it is going to be. This is not going to be a distribution center like on Cedar Lane, it is just for Burlington Stores.

Mayor Marter stated that we were also able to negotiate with them on the tax revenue coming in during the building. That building is on a PILOT and as soon as that building goes away, there will be no tax revenue coming in from that PILOT because it is based on the value of what is there. So what they were also willing to do is give us a bridge payment so that we don't have to come to the taxpayers to get us through that loss in revenue. There was a lot of negotiating to make sure that what it is isn't going to impact any more than what was there.

Seeing no one else wishing to be heard, motion of Baldorossi, seconded by Haas to close the Public Hearing. Motion of Baldorossi, seconded by Loftin to approve Ordinance No. 2025-19.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Loftin, Frappolli
 - NOES: Haas
 - ABSENT: Fratinardo
- Majority vote – Motion carried

ORDINANCE NO. 2025-20

Amending Chapter 134 of the Florence Township Code to Establish One-Way Traffic and Parking Restrictions on Roland Street, and Parking Restrictions on a Portion of Alden Avenue and to Establish a Stop Intersection for Roland Street and Norman Avenue (Intro. and 1st Reading) (2nd Reading and Public Hearing 9/3/25)

Motion of Baldorossi, seconded by Haas to approve Ordinance No. 2025-20.

Upon roll call, Council voted as follows:

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

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter mentioned that on Thursday, August 7^h, there is an organization called South Jersey SEWA, which is a great volunteer organization of young people and they are having their day of service after the Gentle Yoga class at the Community Center at 11am, at 12:30 pm they are having a Paint A Bag workshop for seniors. They have canvas shopping bags and paints and they can paint a bag. They are also looking to partner with Florence as well as Amazon on a couple of other projects in the community.

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Mayor Marter also explained that the League of Municipalities is resurrecting the Mayor's Wellness Committee which is geared more toward mental health and that started Monday, August 4th. It is called Breathe, Release and Reconnect and that training is every Monday at 7 pm until the end of the year and they are going to poll people to see if they like it. She also mentioned that Marty is also working on a couple of different grants to be able to provide more of these types of community activities.

Administrator

Administrator Sahol explained that in the Council packet there was a letter from the Chief of Police to the County Engineer regarding concerns raised about the corner of Burlington-Columbus Road and Old York Road and the request for a traffic signal. The Chief did a nice job emphasizing the safety needs, what is taking place in that location and why it needs to be examined further. Council has been pursuing Burlington County to install a full blown traffic signal there to better control the cross movement especially where there is a blind hillside. It hasn't been done yet. Council has been pushing it and the Chief just wrote another letter in light of 3 accidents in one day. He stated that Council Representative Haas brought up a good point that maybe we not only reiterate the Chief's concerns with a letter from Council but also indicate that, based on the Housing Element Fair Share Plan that Springfield Township has put forward, they are going to be locating greater than 80+ houses very near that intersection which is going to add traffic to the area. If Council is in agreement, he recommended penning a letter to the County Engineer and re-emphasize the Chief's points. We have provided them each year with traffic data regarding accidents each year.

He also explained that with regard to the ordinance for 61 Cathy Lane, even though it did not advance, the interest from the applicant has not waned. He is still very interested in working with the municipality and trying to put the restrictions and limitations that would make the Governing Body feel comfortable and hopefully satisfy a lot of the concerns of the residents. He has an escrow account and he has been working with our professional planner on making some of those revisions, asking that they continue to revise the plan, and see if it is something that, after grabbing all of the Planning Board's comments, all of the comments that were made during the public portion and trying to address some of the public's comments, if they all can be incorporated in the redevelopment plan would Council consider revisiting that. If Council is in agreement, we can put an ordinance in place and send it back to the Planning Board with the understanding that the controls that come with a redevelopment plan are far greater than you can implement than you will get during the Zoning or Planning Board typical application process. There are far more controls with a redevelopment plan and then we can force them to do everything in the plan because we have a written agreement.

Council Representative Haas commented that in "good faith" the businessowner should be taking into account the things that have been brought up. If Mr. Keane has 20-30 videos showing that they are working all hours of the night, he should already be following the hours of operation set forth in the redevelopment plan. He also asked to have someone look into these additional buildings or structures that they have up. Administrator Sahol explained that they have been investigated and none of what Mr. Keane has said has fallen on deaf ears. Ted Lovenduski monitors the location and visits frequently and they observed a small splash pad outside of the building that was hooked up to a hose that apparently is being used while people are there. There is no evidence that they are living in the facility. He said he would be very happy to have any videos that Mr. Keane has to review those and to verify whether or not it is actually this person versus some of the assumptions that are being made. He stated that Mr. Keane did show up for a meeting with Counsel but he was not comfortable meeting with him at the time and he respectfully asked him that if he would like to do it again casually we would do that. If he must have an attorney present than he wants the Township to be represented as well.

Council President Frappolli asked the Administrator to have the revised document to include all of the recommendations and changes and everything that Council and the Planning Board has said and get that

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back to Council. Administrator Shaol explained that it will include the buffering for the Keane family, backing vehicles away from that, reducing the number of vehicles on the furthest east portion of the property, the expansion of Cathy Lane at the end so that you can get onto to Route 130 easily and the cul-de-sac. He said he will work with the attorney and have the ordinance to Council for introduction and then it has to go back to the Planning Board.

Administrator Sahol mentioned that he pulled together a bunch of ordinances from other municipalities on keeping chickens and shared those with Council. This is only for properties of less than one acre. Our current code allows properties of an acre or greater to have a certain number of chickens. Solicitor Wright explained that in every town that he has worked with that adopted a chicken ordinance there had been extensive discussion on whether to do it or not and then after that there were absolutely no discussions and no problems. All of the problems that are generally forecasted do not materialize. Evesham Township has had a chicken ordinance for 3 or 4 years now and when he asked how it was going and if there were any complaints they stated that there were no complaints at all. He believes they are very lenient compared to other towns, he thinks they allow chickens in lots that are less than $\frac{1}{4}$ acre and it might be down to $\frac{1}{5}$ of an acre or less now. They have setbacks and a ratio of the number of chickens permitted per acre so if you have a very small lot you may only be allowed to have 2 chickens and if you have $\frac{3}{4}$ to an acre of land you could have up to 5 or 6 chickens.

The Administrator asked Council for their feedback on the ordinance. Council recommended that something is put together for an upcoming meeting.

UNFINISHED BUSINESS

Council Representative Loftin reported an update on the police building. She stated that they had a meeting with the planners and they requested that the bells and whistles come off of the latest plan and that there be some additional modifications for a sallyport but everything is going back to await a new design and then they will move forward from there. She does not believe they have the funds to get it done this year but they are in meetings and trying to do what is right so that they get a fully operational and functional building.

Administrator Sahol explained that right before the meeting he received a pdf of the revision that is needed to bring the sallyport area back up to two areas so there can be an impounded vehicle as well as a prisoner transport area and the sergeant's office has been made such that it can hold all four sergeants versus sharing smaller office spaces. He agreed to get Council the updated cost estimate.

Council Representative Haas asked for the final budget on PFAS, he stated that last time they spoke the Administrator said he was going to have a cost estimate. Administrator Sahol stated that he does not have that estimate yet but he will ask for an update to see what they can give us. He stated that they were doing some investigation work and confirming piping locations and things so that they could get that building closer to full design and then they will be able to give us an estimate.

Council Representative Haas also asked for an update on the status of the guardrail repair on Cedar Lane. Administrator Sahol said that he does not have an update but he does have a new government affairs representative from the Turnpike Authority who said that he would help to be a liaison between the agency and the municipality. He stated that there is a lot of attention being given to the whirly bird and the Florence exit on Route 130 in the very near future, well before they even look at the bridge and all of the other improvements. He was happy to know that they are going to be throwing some engineering and funding toward this.

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Council Representative Haas asked for a status on the Route 130 interchange and the bypass on Daniels Way. Administrator Sahol explained that when the County acquires the additional land on Daniels Way, we will probably be the first to know. And there is nothing new to report on Route 130.

NEW BUSINESS

A. Housing Authority Term Expiration

- Letter from Housing Authority Chairman recommending reappointment of Kimberley Mattson

Motion of Loftin, seconded by Haas to appoint Kimberley Mattson to the Housing Authority.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Haas, Loftin, Frappolli
- NOES: None
- ABSENT: Fratinardo

Unanimous vote – Motion carried

B. 2026 Meeting Dates for Review

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

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

Council President Frappolli stated that there are still areas where there are piles of leaves and yard waste and he is concerned that residents are not aware of the schedule. Administrator Sahol explained that Public Works has a door knocker that they can hang on the door. The Council President feels as though we have to educate our residents on the policies of the town. Council Representative Haas mentioned maybe putting out a mass mailing in the fall about leaves or maybe in the tax bills. Administrator Sahol explained that we have a Stormwater Management letter that goes out with the tax bill and we can add our leaf collection season language to the back of that letter.

PUBLIC COMMENTS

Motion of Haas, seconded by Loftin to open the meeting up to the public at this time.

Kim Aubry, 930 Hamilton Avenue, stated that one mailer that they always keep is the recycle schedule so maybe add it to that piece. She also stated that she is fan of chickens and a fan of a resilient community. A lot of food is unhealthy because of all of the things that they put it in so she believes allowing chickens is a big deal for residents and she is in favor of allowing residents to have chickens.

Anthony Nutter, 231 Norman Avenue, suggested that the township host a town hall every quarter or every month and get all the department heads together and invite the residents to come out and ask the questions.

Seeing no one else wishing to be heard, it was a motion of Haas, seconded by Baldorossi to close the public comment portion of the meeting. Voice vote – All ayes.

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ADJOURNMENT

Motion of Loftin seconded by Haas to adjourn. Voice vote – All ayes. Meeting adjourned at 9:29 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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