

Florence Township Council Regular Session 9/3/25

Florence, New Jersey
September 3, 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: 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: Frank Baldorossi

APPROVAL OF MINUTES

- Regular Meeting of July 2, 2025

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

FINANCIAL CORRESPONDENCE

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

Upon roll call, Council voted as follows:

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

REGULAR CORRESPONDENCE

- A. Police Chief's Monthly Report for July 2025
- B. Letter from Judith King requesting permission for the Florence Historical Society to host their Open House at the 3rd Street Firehouse on Saturday, September 27, 2025 from 1:00 p.m. to 4:00 p.m.
- C. Letter from American Legion Post 194 Requesting Early Opening for Sunday Alcohol Sales for a Special Event

Motion of Haas, seconded by Loftin to approve the applications A and B. Voice vote – All ayes.

Motion of Haas, seconded by Loftin to receive and file the letter from the American Legion Post 194 Requesting Early Opening for Sunday Alcohol Sales for a Special Event and carry it into New Business. Voice vote – All ayes.

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APPLICATIONS

- A. Transient Merchant License application for Mr. Softee
- B. Transient Merchant License application for Jarhead Johnny's & Sons Hot Dogs and Catering

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

Upon roll call, Council voted as follows:

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

PUBLIC COMMENT

Motion of Fratinardo, seconded by Haas to open the public comment portion of the meeting. Voice vote – All ayes.

Minister Leonard Thomas, 411 Pigott Drive, offered his appreciation for all that Council does and stated that he has had good experiences in the Township. He is a minister of St. Paul Baptist Church and they are celebrating 115 years of continuous service on September 21st at the Riverton Country Club and he invited Council to participate. He also asked for a proclamation for St. Paul Baptist Church and for Deacon Saul Harris, Sr. He explained that Deacon Saul is 95 years old, was born and raised in Florence Township in 1929 on Seventh Avenue, he attended Roebling and Duffy Schools, attended college in Fayetteville, served in Korea, got married in Philadelphia, came back to Florence Township and built his home on Hamilton Avenue. He also renovated the St. Paul parsonage on Fourth Street, he was the Superintendent of Sunday school and he still teaches Sunday school. He would like to honor with a proclamation to celebrate his life.

Mayor Marter explained to Minister Thomas that he has to reach out to the Municipal Clerk and provide her with the information and she would be happy to put together a proclamation for both.

Fred Heydorn, 2018 Bustleton Road, stated that he and his neighbors had heard rumors that the Burlington Coat Factory warehouse will be expanding to include three new warehouses with one on Bustleton Road and a road for trucks to exit onto Bustleton Road. He also voiced concerns about the trucks traveling on Bustleton Road.

Mayor Marter explained that Burlington Stores came to the Township because the building they currently have there is no longer useful for them and they really need storage for their wares. They explained that they want to take that building down and put up a warehouse for storage. Not like an Amazon warehouse, it would only be used to store their overflow and would actually have less traffic than what was going in and out of the current building there. They are currently leasing space in the Whitesell area. Our initial reaction was “no way,” but if we say no and they knock the building down then we have this piece of land with no improvement on it and all of that tax revenue would be gone. It is appropriately zoned for a warehouse so they have agreed with us that they will build one warehouse and it will exit only onto Route 130. They also own the ground behind that warehouse and that is zoned agricultural and they have agreed to deed restrict it so that will remain agricultural for at least 10 years but we are pushing for 20. They own the property that goes behind Mr. Heydorn's house and all the way around as well and they have agreed to work with us to go to the County to get that farmland preserved. As an agricultural piece of property, they do have the right to build homes, however, our zoning is 1 per 10 acres and that property is under 100 acres

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so it would be maybe 6 homes as it is zoned. Otherwise it would have to be rezoned and we have no interest in doing that.

As soon as that building comes down there will be no tax revenue that comes from it. So they have also agreed that, until the new building gets built they will do a bridge payment in taxes in order to keep us whole while that all happens so it doesn't fall adversely on the tax payers. They have the right to do what they want to do with their property but we want it to have the least amount of impact.

As far as Bustleton Road, it is frustrating because our end has signs for weight restriction but Burlington Township's end does not. So we have been working with Burlington Township and the County to try and get that as well as Burlington-Columbus Road weight restricted. We have done letters of support with Burlington Township and they had done letters of support with the County and it still has to be approved by the New Jersey Department of Transportation.

Mr. Heydorn stated that there was no information on the website stating that anything was talked about the property and that is why they came out. Administrator Sahol explained that the ordinance is posted on the website along with the plan which indicates the intent which basically describes what the Mayor indicated. Council President Frappolli stated that the Mayor and Administrator did a great job of negotiating that whole plan, working out the tax situation, the preserving of the land, no access to the back of the property and the fact that there will be less traffic at this type of warehouse than was previously there.

Administrator Sahol asked that next time they hear rumors and things being discussed to call the office so we can eliminate any of those fears and explained that the Township has been working on getting Bustleton weight restricted for a while now. We implemented the ordinance based on the fact that it touches on the border to the corner of Bustleton and Old York Road but it is really not enforceable. We are working with Burlington County and Burlington Township and other communities like Burlington City and Mansfield as well in an effort regionally to hit some of the other roadways for weight restrictions. Burlington County has to take lead because it is their road so they are going to the NJDOT with all of our requests and backing so they can convince them that this is the appropriate thing to do; to weight restrict from Neck Road to Cedar Lane on Bustleton Road. It has been ongoing but it is a work in progress.

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

RESOLUTIONS

RESOLUTION NO. 2025-171

Current Estimate No. 2 Final and Change Order No. 1 for Hornberger Avenue Pump Station to Mallard Creek Pump Station Sanitary Force Main

RESOLUTION NO. 2025-172

Payment Certificate #3 Final for 2024 NJDOT Trust Fund Resurfacing of Broad St.

RESOLUTION NO. 2025-173

Award Contract 2024 NJDOT Local Freight Impact Fund Improvements to Railroad Avenue

RESOLUTION NO. 2025-174

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

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RESOLUTION NO. 2025-175

**Authorizing Township to Enter into the
New Jersey Cooperative Purchasing Alliance Cooperative Pricing Agreement**

RESOLUTION NO. 2025-176

Current Estimate No. 13 Final and Change Order No. 3 for Hornberger Pump Station

RESOLUTION NO. 2025-177

Approving the Corrective Action Plan in Connection with the Audit Report Year 2024

RESOLUTION NO. 2025-178

**Authorizing a Shared Services Agreement Between Florence Township and
Burlington County Board of Commissioners and Burlington County Department of Public Safety
for Central Communications and 911 Call Services**

RESOLUTION NO. 2025-179

**Authorize the Township Administrator to Develop Plans and Specifications and to
Obtain Bids for Leasing Space for Cellular or Other Communication Tower
on Public Property-Sewer Treatment Plant**

RESOLUTION NO. 2025-180

Canceling Taxes on Property Owned by a Totally Disabled Veteran, Delgado

RESOLUTION NO. 2025-181

Chapter 159, Allergan Settlement Fund

RESOLUTION NO. 2025-182

Chapter 159, Teva Settlement Fund

RESOLUTION NO. 2025-183

Chapter 159, National Opioids Settlement Fund

RESOLUTION NO. 2025-184

Chapter 159, CVS Settlement Fund

Motion of Haas, seconded by Fratinardo to approve Resolution Nos. 2025-171 through 2025-184.

Council Representative Haas asked, in regards to Resolution No. 2025-173, on the paid comparison sheet the awarded contractor had several items that are one set per unit pricing but if they come back with a change order he asked if we are pushing a “no” on that? The Administrator stated that it is not unusual for a contractor to sometimes vary a cost to the different line items so if they can’t get perfect quantities on something they put in a penny per unit. He gave an example of 300 cubic yards of top soil; they either have it, they are not going to charge for it and that is going to give them a leg up, or they are going to be doing it some other way. If they bid 300 cubic yards then that is what they are stuck to. If they go over the 300 cubic yards then they are allowed to get a change order. But that is what you hold them to, you hold them to the standard that they self-apply. It is not unusual to see change orders.

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Council Representative Loftin asked, on Resolution No. 2025-175, if that is going to be for an option to get park equipment? The Administrator explained that when you enter into a co-op you can buy anything you want in that co-op. It just so happens that some of the materials that are on that co-op work towards the development that we are looking at for the Roebling Park and the Railroad Avenue Park. The vendor that has been helping us is on that co-op are also on a few other co-ops but it is the most advantageous when it comes to the pricing. That co-op also has ambulances, police cars, fire trucks and pickup trucks but this gives an opportunity to build on someone else's buying power and hopefully get better pricing.

Regarding Resolution No. 2025-177, Council Representative Loftin asked if the training has been completed for everyone who needed access to the accounting system and, if not, she asked if there is a date as to when that will occur. Administrator Sahol explained that we have not implemented the requisitioning system yet but that everyone is following the guidelines that are already in place. Once the CFO gets back from a purchasing agent's conference in mid-September she is going to try and implement that. They have, however, met with all of the department heads on the new Maverick software, which is employee accountability software, and that is being implemented right now and hoping to get on board within the next two weeks and then jumping into the finance.

Upon roll call, Council voted as follows:

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

ORDINANCES

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
(2nd Reading and Public Hearing)**

Motion of Fratinardo, seconded by Haas to open up the Public Hearing for Ordinance No. 2025-20. Seeing no one wishing to be heard, Motion of Loftin, seconded by Haas to close the Public Hearing.

Motion of Fratinardo, seconded by Loftin to Approve Ordinance No. 2025-20.

Upon roll call, Council voted as follows:

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

ORDINANCE NO. 2025-21

**Adopting a Redevelopment Plan for Parcels within the Route 130 Redevelopment Area
(Block 163.07, Lots 3.01 and 3.07)
(Introduction & 1st Reading) (2nd Reading and Public Hearing October 1, 2025)**

Motion of Fratinardo, seconded by Loftin to Approve Ordinance No. 2025-21.

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Council Representative Haas asked a few questions regarding the ordinance. He asked about the fencing/screening type and height. Solicitor Wright explained that the fencing is not to exceed 8 feet in height in appropriate screening on the property line with Lot 163.01 and Lot 15.02. Council Representative Haas also asked about the driveway and the parking lot, they had mentioned stone last time. Administrator Sahol stated that the applicant said that they would pave and that Council Representative Loftin had indicated an interest in also seeing it go back to the Environmental Commission which could be during site plan, it doesn't necessarily have to be with Council. That is something that if it were important to be done, then it would actually be during site plan but that he believes they are going to pave it.

Council Representative Haas mentioned that residents had major concerns about refrigerated vehicles running compressors and the ordinance mentions electrical hook ups and in the redevelopment plan it talks about electrified vehicle hook ups. Administrator Sahol explained that the resolution came to the Planning Board and the Board made a statement that if refrigerated vehicles were going to happen then they would rather see electrical hook up than a generated compressor. The applicant has already indicated on having refrigerated trailers and he has to look and see if it is in the redevelopment plan but that Planning Board piece is already done. If they do repairs to the refrigerated vehicles, we cannot preclude them from having them over at their repair facility but in this associated parking which is solely for their trucking purposes, it makes sense to say that they can't have that. An amendment to the ordinance can be made now upon introduction and then it can be approved at the public hearing.

Upon roll call, Council voted as follows:

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

Unanimous vote – Motion carried

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter stated that the Town Hall meeting was on August 28, 2025 and unfortunately it was during the first high school football game of the season. That meeting was recorded and posted for anyone who was unable to attend. If any information was not covered or if any member of the public is interested in other topics, they can email the question and we will be sure to get the answers back.

Administrator

Administrator Sahol announced the passing of longtime Police Records Clerk Betty Wargo and shared her arrangements with Council.

He also mentioned that the first amount that we received for the PFAS lawsuit settlement for 3M was \$371,568.22. We had received interest from the settlement escrow fund in the amount of \$151.15 and the payment we just received for the 3M PFAS settlement was \$847,718.03. Therefore there is \$1,219,437.40 in that trust that we will be able to use for the purposes of our PFAS facility with more money to come. We still have Dupont, BASF and a couple of others. So we are benefitting from being in that class action lawsuit.

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He explained that he met with the owner of RiteAid who said that their work is ongoing as far as beautification and clean up and maintaining the basin. They have hired a couple of contractors and they started mowing and cleaning it up. He is dressing it down because he has just changed commercial real estate brokers to help him market the site and he understands not only is our expectation that it look presentable as if it were fully open and operational, but it is in his best interest to market a site that looks decent as well. He did say he has a few meetings with potential commercial tenants and as soon as he knows something it will be presented to Council. He stated that the likelihood of seeing another pharmacy is extraordinarily small because the commercial pharmacies are competing with the online stores and they are not keeping big footprint stores any longer.

Council Representative Haas asked the Administrator about the property next to Town Liquor on Route 130 and stated that it is starting to get overgrown. Administrator Sahol explained that on a property like that it is a question of what standard we apply. Do we apply the mowing and maintenance standard for a lawn or do we allow it go into woodlands again? As a policy call from the property maintenance department, they feel it is better to get it down to a level so that they can maintain it at a height versus trying to get it to a lawn service. The conversation basically is letting it go to a natural state of maintaining distance off of the highway and the frontage along Seventh Street. He stated that in between growth patterns it could be an eyesore but if we get it to a point that it is a grassland it would no longer be.

Council Representative Loftin asked if there will be an increase in Verizon coverage/service to be beneficial to the residents? The Administrator stated that the present cell tower that is nearest to us is closer to 295 and this end of Florence is a dead zone for Verizon. The next tower is across the bridge in Pennsylvania but having one on our doorstep for our Verizon subscribers is giving the service needed that has been lacking in this area. When we develop the specs it will allow for co-location which comes with a fee. There is the initial subscriber and then if one or two other subscribers come on that's when the co-location fee comes in. So the Township stands to get not only monetary benefit but also the benefit of knowing you have better service coverage in the community where Verizon is almost nonexistent.

UNFINISHED BUSINESS

None at this time.

NEW BUSINESS

A. American Legion Post 194 Early Opening for Sunday Alcohol Sales for a Special Event(s)

Administrator Sahol explained that in the past Council has deviated from its ordinance by special motions on something like this where they allowed it. This is done at a meeting and by motion and a roll call. In this case, what they are looking to do is to capture two foreign games played abroad and basically it is to allow them these special time periods. In this case it is only for the Legion and their club license for these two events.

Motion of Fratinardo, seconded by Haas to approve the early opening for Sunday alcohol sales for a special event(s) at the American Legion Post 194.

Upon roll call, Council voted as follows:

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

Unanimous vote – Motion carried

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BOARD OF HEALTH

None at this time.

MISCELLANEOUS

Council Representative Loftin stated that in the engineer's letter it states that the runoff issue on Mr. Steele's property on Potts Mill Road was not caused by the roadway improvements and asked if Mr. Steele has been notified yet. Administrator Sahol stated that he wanted to make sure the Governing Body had the benefit of seeing this first and they are going to be meeting with Mr. Steele in the field. They will spend some time with him and help him through the process. There are 20 years' worth of aerial images that show the progression of the wetlands before his house was built and the progression of the wetlands over time to include before the development was done and before the roadway was improved. Once the weather changes and we start to see some dieback in the foliage then we will be able to find the end of the pipe that he has indicated that he seems to think is causing the issue. Mr. Steele seems to think that one section of the end of the pipe is tipped up and if that is the case then, obviously, we would drop it. As long as the ground elevation in that area is equal to the bottom of the pipe there is going to be positive flow in that area. He explained that there was once a small corner of wetlands that is now dozens of acres of very heavily wooded forest that is wet. It looks like what used to be the water course that the farmer used to maintain that is now houses is plugging up and is not allowing flow.

PUBLIC COMMENTS

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

Leonard Thomas, 411 Pigott Drive, asked for clarification on the PFAS settlement. Administrator Sahol explained PFAS and that the Township entered into a class action lawsuit with roughly 16,000 other people throughout the country and has been prevailing in that regard. The settlements are coming out of that lawsuit and they are starting to pay these different people who have been part of the class action amounts that the court has ordered. The Township is intending to use those funds for the purpose of constructing the new treatment plant that will remove those contaminants from the waters.

Mr. Thomas asked about the use of the RiteAid site and the zoning there. Administrator Sahol stated that it is highway commercial and eateries, grocery stores, pharmacies, etc. would be accepted in that zone. They are looking at more service oriented for that spot.

Blake Dimon, 1059 Florence-Columbus Road, asked if other liquor establishments are allowed exceptions to open early on holidays to make money, why can't the off-premise license holders be entitled to the same opportunities? He asked Council to take this into consideration for a later discussion.

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

ENTER INTO CLOSED SESSION

Resolution 2025-185 Resolution Authorizing the Mayor, Township Council and Support Staff to meet on Closed Session and Authorizing the Exclusion of the Public from that Portion of the Meeting Dealing with Specific Issues Requiring Non-Public Discussions:

- Discussion of litigation related to Affordable Housing, possible acquisition of real property, and matters of attorney client privilege

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It was a Motion of Fratinardo, seconded by Haas to adjourn to Closed Session at 8:14 p.m. where no action will be taken.

Upon roll call, Council voted as follows:

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

Unanimous vote – Motion carried

ADJOURNMENT

Motion of Haas, seconded by Loftin to return to the Regular meeting at 8:34 p.m. Voice vote – All ayes. No action was taken. Motion of Fratinardo seconded by Loftin to adjourn. Voice vote – All ayes. Meeting adjourned at 8:34 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/js