

Florence Township Council Regular Session 9/10/25

Florence, New Jersey
September 10, 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; Thomas J. Hastie, Jr., Esq., Township Solicitor; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Township Clerk

Absent: Frank Baldorossi

APPROVAL OF MINUTES

- Closed Session of September 5, 2025
- Regular Session of August 6, 2025

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

FINANCIAL CORRESPONDENCE

- Township Clerk's Monthly Report for August 2025

Motion of Haas, seconded by Fratinardo 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: Fratinardo, Haas, Loftin, Frappolli
- NOES: None
- ABSENT: Baldorossi

Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

None at this time.

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APPLICATIONS

- A. Social Affair Permit for Kiwanis Club of Burlington for a Casino Night fundraiser at the Florence Township Community Center, 69 Main Street, Roebling on October 4, 2025 from 6:00 p.m. to 11:00 p.m.
- B. Block Party Application request to block Tall Timber Lane from house number 13 to house number 22 on Saturday, September 20, 2025 from 12 noon to 8:00 p.m.

Motion of Fratinardo, seconded by Loftin 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.

Leonard Thomas, 411 Pigott Drive, thanked Council and Clerk Erlston for their help with the proclamations for Deacon Saul Harris and the St. Paul Baptist Church 115th Anniversary. He also thanked Council President Frappolli for supporting the event and stated that they are quite excited.

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. 2025-186
Approving Interlocal Services Agreement Between
Burlington County Soil Conservation District and Florence Township
for Stormwater Management Facility Inspection and Other Related Services

RESOLUTION NO. 2025-187
Authorizing Refunds of Certain Tax Overpayments

RESOLUTION NO. 2025-188
Authorizing Refund of Tax Payments

RESOLUTION NO. 2025-189
Authorizing Professional Service Agreement with Special Projects Engineer

RESOLUTION NO. 2025-190
Authorizing Placement of Municipal Liens for Failing to Address Property Maintenance Violations

Motion of Fratinardo, seconded by Loftin to approve Resolution Nos. 2025-186 through 2025-190.

On Resolution No. 2025-186, Council Representative Loftin stated that the total amount was from \$7,500 from October to December and asked if we intend to spend all of that money? Administrator Sahol explained that we could not predict how many inspections they will be able to do in a four month period so he used a number that is less than the quote threshold. This is their area of expertise and they are a recognized agency by the NJDEP to perform inspections like this. They do this for several other

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communities in the area and we have resisted for quite some time but with the amount of work that is involved in doing these stormwater inspections, we need the professionalism that they can bring and the product that they put forward and that is why we chose to start this with them this year.

Regarding Resolution No. 2025-189, Council Representative Loftin asked the Administrator if he feels like we are going to encumber the majority of those funds and does he think we are going to use the full \$15,000? Administrator Sahol explained that the funds are already as a receivable in the audit, so they are either here, owed to us or we have already created projects. Right now it is a matter of them going out and chasing down the grant portions to decide if we can realize the funds, physically take the cash or if it is a bond ordinance, whether or not we pay the project and cancel the bond ordinance which reduces your further debt. So there are three different ways to approach these. There is a lot of legwork for a dozen years of history that they will have to go through and 32 different file projects so he thinks we will get close to using the full \$15,000. This engineering firm was involved from day one of the project, whether it was the Maser's or Collier's side of that company so they have all of that history and background knowledge of all of the projects whereas if we were to do it with somebody else they would have to get brought up to speed and do all of the reviews. This just makes the most sense.

He explained that engineers close out grants, especially at the state level. Engineers also guide the Governing Body decisions on how to spend monies on bonds and projects and things of that nature. We could muddle through it and take the dozens of boxes and we would have to decide what the entities are that we have to approach. Since 2014 the auditor has noted all of these receivables each year, and it comes to a point where you need to take all of these receivables and get these off of the books. We need to either realize them, cancel them or go out and chase the funds. This is a periodic thing that has been done in the past but the engineer could have been doing it all along. We made a change a year and a half ago and it could have been done in 2022 or 2023, but again it was not necessary. The financial advisor back then did not come back and recommend breaking these off. This special projects engineer will take care of all of that and they will recognize everything that needs to be done and come back and do a bunch of cancellations, whether we do them by resolution or some formal action depends on the scenario. We will cancel certain things, start recognizing monies and take actions necessary.

Moving forward, there are two policies that we discussed creating. One is the debt policy and the other policy has to do with current fund utilization. You may only do a debt issuance for 10 years but you don't really have to do anything with a lot of these things until you're ready to issue. Administrator Sahol offered to have Anthony Mannino come to a future meeting to explain. There is a big pool of money that you pull from on a constant basis and these are draining on some of that pool and you need to decide whether or not you are going to take those monies and keep them in the pool and keep them permanently, or cancel them out. These things are left over from those 32 different projects and some may be completed and the money that is sitting in there we may want to cancel.

Solicitor Hastie explained that on the capital side, you may have \$150,000 for two police command vehicles and when you buy them off of the state contract and you're done and everything is paid, it may cost \$146,050. Somewhere in Michelle's capital account under that line item for that bond ordinance there is the remainder \$4,500 sitting there that never gets spent. Maybe it was borrowed or maybe it wasn't. If it was not borrowed, you can just cancel it off. If it was borrowed, you can gather up all of these little nickels, dimes and pennies over so many bond ordinances and use that. It is not something that you do every year, it is mostly things that happen over the years depending on the CFO and financial advisors .

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Upon roll call, Council voted as follows:

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

ORDINANCES

ORDINANCE NO. 2025-22

Establishing in the Code of the Township of Florence Chapter 62 which shall be Titled “Standards for Keeping Chickens on Residential Properties” (Introduction & 1st Reading) (2nd Reading and Public Hearing 10/1/2025)

Motion of Loftin, seconded by Haas to approve Ordinance No. 2025-22.

Council President Frappolli stated that he would like to research this a little more but is just voting in affirmative to move it along for now. Administrator Sahol stated that during this introduction would be the best time to make the modification otherwise we would have to start over again if you could not do it at adoption. Council Representative Loftin stated that the ordinance prohibits the sale of eggs and asked if people could maybe make donations? He explained that in every town that he researched, he believes the reason for that is under the Department of Agriculture because you don't know how long the eggs are hanging around or how they've been handled.

Council Representative Haas asked if there is any concern about the noise? The Administrator explained that a hen is pretty quiet versus a rooster unless they are scared by a predator and they do not react to the sunlight like a rooster does. There is a provision in the code that speaks to nuisance and if they become a nuisance then that will be addressed. Council Representative Haas asked for a sample design to what a roost looks like so people know what that is.

Council President Frappolli asked if we have gotten many requests for this and what would happen if they are in violation? Administrator Sahol stated that about a half a dozen people have shown interest, not to mention the ones who already have them and are yet to be found. He stated that they will be notified that there is a provision and that they now have to register. Council President Frappolli stated that he tries to make decisions based on what is in the best interest of the people of Florence Township and he is sure there is a portion of the community that this will benefit but on the other hand there is a portion that does not understand why we are entertaining this. Mayor Marter explained that everyone has a chance to speak for or against it at the Public Hearing.

Upon roll call, Council voted as follows:

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

ORDINANCE NO. 2025-23

Amending Chapter 134-38.C. Restricting Certain Activities at Municipal Parking Lots (Introduction & 1st Reading) (2nd Reading & Public Hearing 10/1/2025)

Motion of Fratinardo, seconded by Haas to approve Ordinance No. 2025-23.

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Council Representative Haas asked if this ordinance is for cars out of permit or if someone is physically working on the car as a hobby or a side job and if someone's car happens to break down is there an understanding with the police on that? Administrator Sahol said that this is intended for anyone that is either trying to operate a business or they are doing it as such a hobbyist that there is an intensity that is well beyond the trying to get the car going so they can continue working situation and that the officers have used discretion.

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

Martin Eckert gave an overview of the Recreation Committee and activities that are going on. He explained that the pickleball court project where we are utilizing the 2023 Local Recreation Improvement Grant is moving forward. The area has been marked out by the engineers and the equipment has been ordered. Two of the three quotes received were for asphalt and a large portion of the project is going to take place with in-house labor which is great because it is cost beneficial. These are the types of projects that bring outdoor staff a sense of pride once it is completed, they can look at it and feel good about it. These are also opportunities for them to learn and grow.

There will be two pickleball courts located approximately 10 feet away from the fence line of the existing tennis courts. It will fit appropriately and the net line from the tennis courts to the pickleball courts will be a consistent line so it will have uniformity. It is an exciting project to add to the community and it is something to anticipate for completion this fall. He also looked at the sound buffers in another community and they are not very complicated and they have a few different companies to look at from a pricing standpoint.

Marty also explained that he received the initial design for the Railroad Avenue playground, the first of the two playground grants they received recently. They went out and took some final measurements to confirm that design. He requested 3D imaging of the playground that he will submit to Council so they can have a full view of what the components will look like. He did also ask for other options for those components in addition to what is placed in the layout this way we have some voice in what else could be included before making a final decision. The footprint of the existing playgrounds already have a nice concrete perimeter so we will work within that space. The large center grassy area will remain open, the basketball courts will remain and he and the Administrator discussed the park itself, they want to make that a nice complete job. He is starting to break down some of those additional pieces this way as the project wraps, it will be unveiled and firing on all cylinders. He will forward the 3D imaging to Council and the Recreation Committee as well.

For the Roebling Park project that we were awarded, he stated that they went out and took measurements and he provided some feedback on what was discussed at numerous meetings so they will get a design in 3D as well, and work backwards from there to see what fits and works best for the vision that everyone had for that. Regarding the former Public Works garage, he stated that they met with Remington & Vernick to go over some final questions to allow them to finish the specs that they are going to put together and present to us so we can consider that going out to bid. The first phase of this project was leveling the floor and there is a former locker room that we will be able to utilize to create a handicap accessible restroom facility. He anticipates seeing that within the next week and then he and the Administrator will review those things. We are making positive strides with this project.

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He briefly explained recreation and stated that the fall programs have begun. He said that there are solid recreation numbers for all of the programs and some are up considerably which is great to see. We do have a fall softball program right now which is another opportunity for the kids to be involved. He has seen many people on the tennis courts at different times of the day and stated that just an updated refreshed look added use which is very welcoming and nice to see people using it and they got a lot of positive feedback.

The football program hosts the West Jersey Youth Football League for weigh-ins and we have every bit of a couple of thousand children that participate in that program that are onsite, they are patrons to our local businesses and everyone remarks about the amenities that are provided and that works out really well.

The Mayor's Wellness Committee is a continuous process. It is about providing resources for the benefit of the community whether it is our resource page that provides information of Veteran's resources from state and county for prevention and awareness, suicide hotline phone numbers and all things that fall into that. They actually have a grant opportunity called the 2025 Mental Health Initiative. He spoke to the representative and inquired about our programs that we offer to our community with the yoga, breath work, etc., and would that be something that they would feel would be appropriate to submit a grant for and he took a step further to say we are offering these programs to adults currently but it would be great to have this grant because we would be able to open it a little further and offer these programs to teens and young adults. Obviously mental health is a major topic and it is something that the school district is supportive of so this would be another layer where we would be able to utilize our programs and utilize that grant and it does offset the existing budget that we utilize for these programs already. That grant is either \$5,000, 10,000 or 15,000, it has already been submitted and we will know by the end of October if we are awarded and for how much.

He explained some of the recent postings and how they are also working on leaf and branch collection postings and code enforcement is working on something as well. These are all informational awareness pieces for the community. We have doorhangers that go on the doors and dates can be added to the calendars to better get information out to the public and some of the information that was available during the Town Hall meeting will be consistent with the website and what goes out on social media.

Council President Frappolli stated that he attended the Housing Authority meeting and he said that Council's appointment Carina Escolastico came up with a great idea. She wants residents there to be able to attend different classes/workshops, whether it be on money management or finding credit or finances, and also some healthcare related information and she has resources to help make that happen which he thought was a plus because sometimes that type of assistance is needed.

REPORTS: ADMINISTRATION

Administrator

Administrator Sahol mentioned that AT&T Wireless is potentially acquiring the Dish programs, so one of our potential leases, Dish Network has withdrawn until such time as maybe they are acquired. Therefore we won't be leasing any space on water tower #1 anytime in the near future but we are still pursuing the lease of space for the Verizon antennae at the sewer treatment plant.

UNFINISHED BUSINESS

Council Representative Haas asked for an update from the Turnpike Authority regarding Cedar Lane and the whirlybird. Administrator Sahol said that he and police are meeting Friday, September 12th at 5:00 p.m. with the Burlington County Engineers local representatives on their plan. It is fully designed and roughly a \$2.5 Million project to widen both sides of the whirlybird where the flyover happens. They will be constrained at the bridge and they won't be able to widen there. There is some major concern with regard

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to the work because it is 12 hour days and they want to do it during the daylight but the police are pushing to have them do it in the evening hours. When they do it they are going to be closing Cedar Lane and we are trying to impress upon them that it is not doable with the traffic and that message has already gone out to the traffic engineer for the Turnpike.

Council Representative Haas also asked if Public Works has Riverview Drive scheduled for repaving? Administrator Sahol explained that we are at the mercy of Burlington County because they are doing that paving for us. They indicated late September/October and, as long as we meet the window for 60 degrees and holding or rising, we are good to pour asphalt. Basically at this point we are waiting to hear back, everything is proposed and ready and we have already authorized it.

Council Representative Loftin asked for an update on the police building and if there are any cost estimates yet? The Administrator said that the most recent came in from the third party company that will help us try to find either funding or low interest loans. He spoke to Anthony Mannino of Holman Frenia about the possibility of an authority helping us with the project. There are two ways to do it, you can go out to authorities that are willing to loan you money or you can go out to authorities that are willing to construct a project and then you will lease it back from them as a purchase. Doing it that way does not touch on our bonding capacities.

Council Representative Haas recommended that we should watch out for hidden words and fees. Administrator Sahol stated that there are a few municipal utilities that have done it and one town had actually constructed a municipal building two years ago when they spotlighted their project at the League and it was standing room only and they had to do another session. Solicitor Hastie explained that there are two county improvement authorities, Mercer County Improvement Authority and Gloucester County Improvement Authority and one of their missions has become that they recognize that most towns build a municipal building once every 50-60 years and a police building once every 30 years or so. So they have developed expertise with construction matters and services.

Administrator Sahol further explained that before we get the design and make sure everything is honed in, they will go from schematic into vertical phases and different design drawings and he doesn't see us bidding until probably after budget adoption next year.

Council Representative Loftin asked about the PFAS building. The Administrator said that he had a meeting about the design only. They are getting it as close to Summer Street as possible knowing that we want to keep as much growth away from any of the recreation facilities but it is a very big building and there is a very tall tower of about 45 feet between the outfield of baseball and the backside of this building. There is only so much land available but they are doing the best they can to keep it entirely on the utilities portion of the lot and not into the park portion of the lot line. The most recent conversation was about sliding the building another 30-40 feet to give it a little more space than they were originally shown. There is a lot of pipework that has to happen in these areas as well. And it is also the way you get in and out of these buildings, how close it is to the existing infrastructure, etc. It is still too far out to get any numbers on that, but they do have the vendors they know that will be bidding.

Council President Frappolli asked how we as a Township determine where speed bumps or traffic calming devices go? Administrator Sahol said that we have two cameras that we could mount on a utility pole and conduct a speed study and then they determine enforceability and if there are enforceable issues they will do that. If they see that it is common and it is in an area where it is hard to enforce then that could be a fit for something like a speed table. Council President Frappolli stated that the one area that he knows about is on Spruce Street where Amazon trucks are coming through at 3 or 4 in the morning. Council Representative Loftin mentioned that there is a need on West Fourth Street as well.

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Council Representative Loftin stated that there has been increased truck traffic throughout town and asked the Mayor if she has the authority to go to the warehouses that are right outside of where the water treatment plant is. She stated that she has personally seen about 10 FedEx trucks come out across the double lines and they have narrowly missed people that are coming in the opposite direction. Mayor Marter explained that is the Mitsubishi building and that those FedEx drivers fly through town too, they even took out the no turn sign before. She had gone there thinking that because FedEx typically does routes that it would be same drivers that go there all of the time and she even asked if she could stand on the loading dock and hand out fliers and they were fine with her doing that there.

Administrator Sahol stated that he would look and see if there was a prohibition for trucks and if there is, and they are caught, if it is under Title 39 then it is motor vehicle and they can issue it. If it is a site plan and it is just a physical feature that never had a backing by an ordinance or statute, then we can't physically stop them. Mayor Marter stated that we have a no turn ordinance in place. But the warehouse past the water treatment plant is in Burlington Township and only Burlington can issue those. Mayor Marter said that was something she was pushing because Burlington Township does not have a no turn ordinance for those trucks, just signs with suggestions. That is something that we have been fighting for and until the bypass is put in Burlington Township will not put a no turn ordinance in because they say it will overburden Dulty's Lane. This way the trucks go in and out both directions and, once the bypass is in, that will spread the trucks between Dulty's Lane and the bypass and then they will put that in.

A new warehouse went up in Burlington Township and they made the developer develop the road all the way to the back of their property so that piece in Burlington Township is complete and all that is left is the piece that is up to the Whitesell property. We have sent letters to the county to find out what is happening with that. Once they put that bypass in they can make all of the trucks go out that way.

Council Representative Haas asked if they will automatically deregulate Front and Delaware when the bypass is completed? Mayor Marter said that they want to turn that road over to us but we have to discuss that because that is a long stretch of road to be responsible for. They said that they would do a final pave of the entire thing and turn it over to us but it's a lot of responsibility with snow removal, curbs, sidewalks, etc.

NEW BUSINESS

None at this time.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

Council Representative Haas asked if there is anything being done in town for September 11th? The Administrator stated that there is something more regional, that the SEWA group is hosting something in Chesterfield Township and many other communities will be participating in that but nothing locally that he is aware of. Marty Eckert agreed to reach out to the Fire Department to find out.

PUBLIC COMMENTS

Motion of Haas, seconded by Fratinardo 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 Fratinardo 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 8:08 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/js