

Florence Township Council Regular Session 11/5/25

Florence, New Jersey
November 5, 2025

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey. The meeting was called to order by Council President Frappolli at 7:00 p.m. Council President Frappolli led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was posted on the municipal bulletin board on January 3, 2025; published in the Burlington County Times on January 12, 2025, placed on the Township website and given to the Courier Post for information.

ROLL CALL OF MEMBERS

Upon roll call the following were found to be present:

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

Also Present: Mayor Kristan I. Marter; Thomas A. Sahol, Township Administrator; Robert Wright, Esq., Township Solicitor; Nancy L. Erlston, Township Clerk; Jenise Silinsky, Deputy Township Clerk

Absent: None

APPROVAL OF MINUTES

- Regular Session of October 15, 2025

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

FINANCIAL CORRESPONDENCE

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

Upon roll call, Council voted as follows:

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

REGULAR CORRESPONDENCE

None at this time.

APPLICATIONS

- Social Affair Permit for Strides for Heroes for a Non-Profit Fundraiser at North View Farm, 2030 Cedar Lane Extension on November 15, 2025 from 2:00 p.m. to 9:00 p.m.
- On-Premise Purse Bingo, On-Premise 50/50 and On-Premise Basket Raffle for Riverbank Charter School of Excellence, 1300 Hornberger Avenue, Roebling on February 21, 2026 from 5:00 p.m. to 11:00 p.m.
- On-Premise 50/50 for Florence Twp. Memorial H.S. Parent Organization, at the Florence Township Community Center, 69 Main Street, Roebling on December 7, 2025 from 8:00 a.m. to 11:00 a.m.

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

Upon roll call, Council voted as follows:

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

PUBLIC COMMENT

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

Keila Bragg, 300 Seyebe Lane, brought some questions to Council from an Estates at Crossroads HOA meeting they had about a month ago. She stated that they had a Lanternfly infestation in the development and about 13 trees were destroyed and removed within the last year by the Township. She asked Council if those trees are going to be replaced and when. Administrator Sahol explained that those trees would have been installed as part of the site plan and the Shade Tree Commission will direct the removal of trees that are dead or dying in such a way that they are going to cause or present a hazard and, if they have been removed, they automatically go on to a known replacement list and then the municipality takes care of those when they can. Unfortunately the town has dedicated a lot more money towards the removal of trees because there are so many that need to be removed than a replacement program. The town will sometimes do a large project on a grant or with Burlington County. The Burlington County Bridge Commission offers trees periodically but the Shade Tree Commission definitely maintains a list of the locations where there is known removals that have to eventually be replaced. He stated that he will double check with Ted Lovenduski, who interfaces with the Shade Tree Commission and will verify what he may know as far as any replacement potential. While he couldn't say exactly when the replacement will take place, it is dear to the town to try and maintain the tree stock.

Ms. Bragg also stated that the streets in the development are cracking. She said that they did patchwork years ago and the crosswalks are faded and some paint is missing and asked if those are going to be taken care of. The Administrator explained that the town does inspect roads and makes the determination of when it is necessary to do crack sealing to prolong the life of the roadway. He stated that an approximately \$30,000 crack sealing project is going to be kicking off this fall and again in the spring and he will find out if any of that includes her development and see where that stands. There is no program for continual replacement of the roads, they are usually done when there is a larger project that is taking place in the area. It is not unusual for an HOA to reach out and ask to have the entire development evaluated to see if there is something that can be done. He asked her to take the information back to the HOA and they can reach out to him anytime they need to and he can answer these types of questions and accommodate any of these requests.

She asked about the leaf pickup schedule and if they have to call if they have leaves on the curb. Administrator Sahol explained that the schedule is posted on the Township website and the Facebook page. Loose leaf pickup in any area is on the schedule. It is easier, quicker and more efficient if leaves are bagged and left at the curb and then call the Clerk's Office and get put on the pickup list. He also mentioned that any bag will work, the leaves are dumped out of the bags and the bags are disposed of. She also asked if there is a schedule for when they come clean the storm drains. The Administrator explained that there are over 1,100 storm inlets in the Township and the municipality tries to clear between 100-150 every year. The state requirement is that we clean roughly 10% annually and so if they get an area of frequent flooding or a concern like that they will go out. But they do have a program that lasts over a 4-5 year cycle where every single one has been hit at least once and then it repeats. He stated that if she has one in particular that she sees that is starting to cause flooding issues to call the office.

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Tennille Williams, 252 Leffler Circle, stated that she built her home 18 years ago and it is becoming extremely hard to maintain the beauty of the investment made because of the increase in property taxes. Taxes were \$10,500 and they have gone up to \$17,000. She understands this can happen over time but looking at how our town is configured it seems as though most of the tax money is coming from certain areas of our town and she thinks it is proportionally unbalanced or not properly assessed to grant homeowners the ability to feel empowered to keep their properties up, etc. Now they are putting more money toward their taxes and they cannot do other things to keep up the value of their homes. She wanted to go on record to raise the alarm that it is becoming increasingly challenging to keep up financially.

Mayor Marter explained that it was discussed at the Town Hall about what had occurred over the course of the last two years. Administrator Sahol shared the 2024 and 2025 tax rates as well as a chart showing where the taxpayers money goes, how much went to the town as opposed to the County, the schools, the fire department, the library, etc. and how much is the municipality piece which is what we have control over. Last year there was a big jump and, unfortunately she explained that for 13 years there was also no increase in the water bills and of course that also went up. We were subsidized by ReadyPac and they were such a big water user that they were able to cover the costs of infrastructure, additional chemicals and things of that nature and when they moved it put us in a position where we were upside down, expenses were higher than the revenues that were coming in. In the utility, when you go to get any kind of capital funding you don't have to come up with a down payment/deposit as long as you are self-funded meaning that you are right side up. Otherwise you have to come up with 5%. So the fact that we were upside down and we were not self-funded, we had to raise our rates in order to be able to be right side up so that we could go and bond for this PFAS plant. Otherwise the quotes that we were getting were anywhere between \$11-22 Million for this plant. That is anywhere between \$750,000 and \$1.2 Million that we would have to come up with out of our pocket.

On the other side, with taxes we were also left in a situation where the previous administration used up our surplus. We had this beautiful park/playground that was done without any grants, we had a \$750,000 bond that was not accounted for so that the surplus was pretty much utilized in order to be able to pay those expenses before this administration came in. That created a big hole that had to be filled in the first year that she came in as Mayor, which was the biggest jump the town has seen ever at 6 cents. But if you really look at the breakdown the piece that goes to the township is relatively small compared to what happened this year with the other parts between our fire department's budget, the school budget and, even though the County didn't go up much, the County library went up which typically it does not. So this was kind of a perfect storm where everyone at once increased their taxes.

Ms. Williams explained that for a homeowner, she imagines that maybe there could be notices or some communication going out to the residents to educate as to why this is happening and then what may be the long-term projections. She wants to know in the next 3-5 years does she expect it to continue to increase? She wants to be more aware of what Council is facing and what decisions are being made because she may decide to move in the future. Mayor Marter explained that for the past two years, in the beginning of the year while doing the budgeting, we bring in our accountants, our Auditor and CFO to explain everything that happens with the taxes. She told Ms. Williams to watch the agendas so when those things happen she can come in and ask them those questions as well. Council Representative Loftin mentioned that Ms. Williams should sign up for the emails that come out every time the website is updated and an agenda is added.

Ms. Williams asked about the PFAS in the drinking water and why it is taking so long to get that addressed. Council Representative Loftin explained that we have talked about this at length and that there is so much information that is already out there on the website and advised her to look at the agenda and watch the discussions. Ms. Williams asked for the year at which Council believes this will be addressed. Administrator Sahol explained that the Township signed administrative consent which basically means that the town and the DEP agreed to the timeline that will be followed. It has taken us 8 months just to get the through the design

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and DEP approval process which was just received Monday. We are almost at two years and, just Monday the DEP authorized our permit application which is about an 18-page document which gives our chosen engineer authorization to proceed with the design, the treatment process and all of the mechanisms that are going to be in place to treat this water. We are going to be finishing up the design and going out to bid in the new year. We then have to go through the bid processes on the street and award the bid. The municipality is going to be very equipped going through what is called the Ibank, infrastructure bank and environmental bank so that we can get state funding to help us. We will be paying back as a debt versus doing it all on our own and not getting help. Mayor Marter added that we also have funds that we have gotten through lawsuits where we sued the companies that produce PFAS. Administrator Sahol stated that we are moving as quickly as the DEP will allow as far the review of our process, how long it will take to do the design, the scope and feasibility. He explained that the running annual average of PFAS content that is required to be recorded is less than what is a trigger. And the well that was the cause of the biggest spike in PFAS that took us above the threshold has been offline and we are no longer running that well. This is an emerging contaminate that no one knew about 6 years ago.

Mayor Marter also stated that New Jersey's requirement is considerably lower than the country's. We are at .014 parts per trillion and the country is .75 which is the difference between 14 and 75 percent. New Jersey already had the lowest PFAS levels allowed. We hit one well, initially it was .015, and we immediately shut that well down. As soon as any well hits whether it's online or offline, the DEP requires us to send those letters with every single quarter until that plant is built. Since we hit that one time, we have to send that letter and we don't have much control as to what is even in that letter. We had to fight to get them to not put in there about drinking bottled water because bottled water is not even tested and we don't know what state it's coming from and could be shipped from another state that doesn't have the New Jersey requirements. We are doing everything in the timeline of the DEP requirements.

Council Representative Haas explained that we did a PILOT project and the engineers came up with a filtration system that was needed to make it work. The DEP said no, we still needed to do an entire building so we're stuck there too because we could have had this done.

Ms. Williams stated that she wanted it on public record that people are watching, people are reading and people are getting informed. She does not feel comfortable with the water and she's paying an astronomical amount of taxes. These things are triggering homeowners and she wanted Council to be aware. She stated that there are companies out there to help accelerate certain activities around assessments and water treatment evaluations and they come out to do some of this heavy lift.

She also stated that she is very concerned about the speed on Florence-Columbus Road. She said that heading towards 295 the speed limit sign says 50 mph and the other direction it is 45 mph and it is conflicting. Council President Frappolli explained that Florence-Columbus Road is a County road and we can only recommend to them. Mayor Marter explained that she was trying to get Front Street dropped down to 25 mph and we were lucky enough that they dropped Hornberger towards town down to 30 mph. When dealing with the County they told us that they didn't think that Delaware Avenue should be 30 mph and they would not drop it any lower. Ms. Williams stated that people are doing 60-70 mph and she thinks we should take some time to monitor this until there is enough technical data to substantiate a reduction of speed or do speed bumps or any number of other things to curtail that speed.

Council President Frappolli asked the Administrator if our Police Department can set up monitors on that road. The Administrator said we can do a speed study but it is to no end. The County does the speed study for their own roadways and they use their data and they don't just make a number change, they go to the State. They need to tell the State that they are doing a reduction on the speed. He stated that he believes what Ms. Williams is seeing is the breakpoint change where it goes into the rural versus where it starts to get closer to the high point of the roadway which is where the homes are which is where he thinks it drops to 45 mph at that point.

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When you head towards 295 it does go to 50 mph which is a normal thing for a rural 600 route roadway on a County road.

Ms. Williams said to have that level speed going over an overpass where there is a blind spot, especially at night... Administrator Sahol agreed but they have engineers that tell us what we are going to accept. She asked Council to take some time, evaluate and assess and come back to say if it is worthy to move forward but she wanted to bring it forward to Council. Mayor Marter explained that residents need to attend the County meetings, that is what will make the difference. She suggested that Ms. Williams and a number of members of her development attend a County meeting, sign in to speak and bring a map or anything to show exactly what she is talking about. She said sometimes the residents have much more of a voice than even Mayor and Council. Ms. Williams thanked Council for their time.

Balvinder Minhas, 236 Leffler Circle, stated that he lived in his home since 2000 and he lived in Mallard Creek previously and this is his 15th year in Florence Township and he loves the town. He is also concerned about the taxes, the last two years his taxes have gone up \$4,000. He stated that he is the highest paying taxpayer in the town and he does not understand why. He claimed that other homeowners around him that have the same kind of property are paying \$4,000-5,000 less than he is. He asked Council why some homeowners with the same size and style houses are paying less than he is.

Solicitor Wright explained that Mr. Minhas could go online and search the State of New Jersey Department of Treasury, Division of Taxation. There is a manual that is a very good resource, which points out the basis per tax assessment in New Jersey. The assessments are done based on what the value of the property is the prior year. The Tax Assessor is not required to reassess the property every year, they are only required to do it about every 10 years. There is something called a ratio so what your assessment is, is not necessarily what your fair market value is. As property values increase and sales increase through a town, the assessed value and your fair market value is going to diverge over time. Assessors are permitted and required to do that about every 10 years when that ratio gets to be under about 75% and most towns in Burlington County are now at 75%. So when you think of assessment you shouldn't be looking at what your yearly taxes are compared to what someone else's taxes are instead you should be looking at what houses like yours have sold for. That would be the basis for determining what the fair market value of your house is. They could be paying a significant amount less but if it is a 3 bedroom house versus a 5 bedroom house, they are really not comparable.

He explained to Mr. Minhas that if he believes that houses comparable to his are assessed at a much lower price, he should talk to the assessor and file an appeal. Most Tax Assessors are willing to work with homeowners, take a look at their property and, anything that is reasonable they are willing to work something out on that appeal. If he is actually showing that his house with the ratio and everything is assessed much higher than comparable houses, they're looking for a fairness throughout the town just as much as the homeowners. The problem is there are over 6,000 taxable units in Florence so the assessor can't know intimately every single house. Mayor Marter recommended he speak to the Tax Assessor and he will go over the reasons why things are what they are or, if an adjustment would have to be made, he would be the one to be able to do that.

Council President Frappolli explained that when he arrived on Council they were faced with some monetary problems, our revenue was depleted, our surplus was gone and if we want to have any kind of capital improvements we have to have money in the bank. We had \$187,000 and now we should be exceeding a million. We can't invent revenue. We can't even borrow if we don't have something behind it. Part of our goal is to try to build up and be fiscally responsible. He stated that Florence Township taxes are the 5th lowest in Burlington County. Mayor Marter explained that is why we pushed for cannabis, it brings revenue that other industries do not. There is also a 2% tax and every time it changes hands, the township makes 2% so that is monies that will come in that is not coming out of homeowners' pockets and can be utilized for some of the

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things that we have to spend money on for the activities that we provide without having to take it out of residents' pockets. We are trying to find other ways to produce revenue, it's just unfortunate that government is not designed to do that. Our real job is to spend your money as effectively and efficiently as we possibly can. It is there to provide you all services and if we're not spending it, we are not providing you the services but we want to make sure to spend it as wisely as we can. Council President Frappolli explained that this is done through road improvements, tree replacement, etc. He explained that you can't eliminate tax dollars with a thousand dollars here and a thousand dollars there, you do that with human resources, positions. But then you cut into your services, police officers, security, public works; you need thousands upon thousands of dollars, and that's what communities face. It's like a vicious cycle. He stated that Council Representative Haas and the Mayor have been tirelessly trying to bring more businesses in but people in town don't frequent them so they can't afford to stay. It's a very difficult process.

Larry Bragg, 300 Seyebe Lane, asked how many warehouses have been brought into the Township within the last five years or so. With the influx of warehouses that have been coming into the area, he would think that would increase some of the tax monies received. Mayor Marter explained that a lot of the warehouses aren't in Florence, they are in Mansfield and Burlington Township and other surrounding areas and we feel the impact because we are the hub, being near Route 130, 295 and the Turnpike. We feel the impact but we don't get the revenue. We haven't added too many in Florence as in the surrounding communities as far as revenue goes but we haven't really had any new PILOTS.

Administrator Sahol stated that warehouses go back 10-20 years on Route 130. Mayor Marter explained that the one thing that the warehouses have really helped us with is our affordable housing because they pay into a trust. Anyone that builds something new pays into a trust and that trust is what we have used to be able to provide property and trust money for affordable housing like Project Freedom where they build a unit that is exclusively for our affordable housing requirement. As opposed to a builder's remedy which is where a builder or contractor will come in and purchase a piece of land and build 300 or more units and give the Township 20% toward affordable housing. And instead of having 76 units at Project Freedom we would have ended up with over 1,000 units which then inundates the school system and then taxes go up on the school side. So the town has been really smart. This is one thing that the previous administration did do, they were really smart in planning so that we own property that we are able to use instead of being at the mercy of a developer coming in and buying a farm and then building over 1,000 houses and giving us 20%. So the warehouses have provided the monies to help us plan and purchase the land to be able to do that and to give to the nonprofit that then meets our requirement for us.

Council Representative Frappolli stated that he thinks Mr. Bragg is asking, with the number of warehouses that have been brought in, what has been negotiated for what we as a community of taxpayers are able to utilize for our services, etc. Administrator Sahol explained that we wouldn't be 5th lowest taxes in the county if we didn't have those commercial enterprises in this community and we would be paying a lot more money in taxes. They are affording us a substantial amount of what is necessary in order for us to operate this budget with the limited funds that we collect from the residents. They contribute substantially and keep us at one of the lowest.

Council President Frappolli asked about the PILOT program and what happens after they come due and the Administrator explained that they go to straight taxation. They work their way up gradually over 10-20 years but can be up to 30 years. Council Representative Haas explained that with the PILOTS the one big thing is that money comes directly to the town whereas if they were like a regular business it would be more money, but then they wouldn't have any incentive to come here. They don't want to come here and spend all the money in taxes, they would rather have a little lower tax rate where we get that PILOT payment directly. It doesn't go to the County, it doesn't go to fire, it doesn't go to the school, it comes right to the town and that is where it helps keep everything going.

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

RESOLUTIONS

RESOLUTION NO. 2025-197

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

RESOLUTION NO. 2025-198

Refund Boat Ramp Fee

RESOLUTION NO. 2025-199

Authorize Refund Zoning Officer's Permit Fee

RESOLUTION NO. 2025-200

Cancel Taxes on Property Owned by a Totally Disabled Veteran

RESOLUTION NO. 2025-201

Canceling Unexpended Balances of Improvement Authorizations in the General Capital Fund

RESOLUTION NO. 2025-202

Canceling Unexpended Balances of Improvement Authorizations in the Utility Capital Fund

RESOLUTION NO. 2025-203

Place Lien on Property, 18-20 West Front Street, Florence

RESOLUTION NO. 2025-204

Canceling Taxes on Property Owned by a Totally Disabled Veteran

Motion of Fratinardo, seconded by Haas to approve Resolution Nos. 2025-197 through 2025-204.

Council President Frappolli asked what the people who are disabled need to do and Administrator Sahol explained that they have to apply to the Assessor and show information from the Veteran's Administration that indicates their disability and that it is a qualifying disability. Once they do that, then the Assessor is able to give Council the recommendation that they are a totally disabled veteran, meeting the standards of the State.

Upon roll call, Council voted as follows:

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

ORDINANCES

ORDINANCE NO. 2025-26

**Prohibiting Short-Term Rentals and Commercial Amenity Rentals in Residential Zones
(2nd Reading & Public Hearing)**

- **Report of the Planning Board Finding Ordinance Consistent with the Master Plan**

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Administrator Sahol explained that this ordinance amends a portion of the code language as such that it has to go to the Planning Board for Master Plan consistency review and comment. The Planning Board sent a letter back indicating that it is consistent and it is ok to move it forward but they also did express a concern and maybe some ambiguity with regard to the ordinance in that it would be a good idea to change the language to “less than 28 days” and not 28 days or greater. Because February has 28 days, if a person owned a property and they wanted to allow someone to rent it as an occupancy for a 28-day period, we would be saying that they could not possibly do that. It makes sense in order to modify it to change the language to such that the short term rentals would be less than 28 days and not 28 days or less so as not to include the 28. That is enough of a change that Council cannot move forward with the actual adoption and the better recommendation would be for Council to reintroduce with the understanding that we are going to change the language to such as it says less than 28 days.

Solicitor Wright explained that a motion to amend and reintroduce is needed. Motion of Loftin, seconded by Fratinardo to Amend Ordinance No. 2025-26 and reintroduce and adopt on December 3, 2025.

Upon roll call, Council voted as follows:

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

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Marter stated that there will be a remembrance at the monument on Front and Broad Streets at 11:00 a.m. on Tuesday, November 11th for Veteran’s Day and a second service in front of the Municipal Building by the monument at 11:30 a.m.

The Mayor also mentioned that Council Representative Haas had asked for an update on the bypass as well as the Rite Aid intersection. She stated that a year ago they met with the County on October 24, 2024 with regards to finishing the bypass. She shared photos of the short distance necessary to finish the bypass. The Administrator had sent an email to the County Engineer and she followed up with the photos asking where we are with that bypass because it has been a year. She read the response for the record: “Mayor Marter and Tom, thank you for reaching out about the status of the Daniels Way extension. We are currently working with Whitesell to finalize site design and will be contracting with an appraiser soon. At the same time we are still waiting for the outstanding fair share contributions from the warehouses in the area to cover the entire cost of construction. We will need to apply the NJDOT’s local freight impact fund so we will be reaching out for a letter of support from the Township. Next steps include securing NJDEP permits, final design, bidding and right-of-way acquisition with construction anticipated to start in the fall of 2027.”

Mayor Marter stated that they have not even appraised this land yet. They met in October of 2024 and at the time in that meeting with Burlington Township and Florence Township, they had agreed to get rid of two roundabouts that the County wanted to put in this development. One where Daniels Way runs into John Galt Way and another one where Neck Road and Dulty’s Lane meet on Neck Road. Both Burlington Township and Florence Township asked why we need to spend all of this money and, to expedite it, skip the roundabouts and get this section of road completed. Whitesell was tickled to death with this because they did not want a roundabout in the middle of their development. We all agreed, we were getting rid of

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that and we were going to negotiate the land and get this thing moving. Burlington Township stepped in and got the developer to build the road as far as it was able to be built and this is the response a year later. They haven't even done the appraisal on the land yet to negotiate with Whitesell. Another year has passed and it is another year that we are going to have to wait for this to be done. She stated that this is unacceptable. Carol Murphy set up an appointment to meet with the County in 2018 where they talked about the Rite Aid intersection and this bypass and here we are in 2025.

Mayor Marter asked Council what their thoughts are. Council Representative Haas stated that who is not to say in two years they say forget it and not do it at all. Council Representative Fratinardo stated that going back five years ago it was in the newspaper what they were going to do. Mayor Marter said that it was in the newspaper back in 2016 and that was what got us all started.

Council Representative Frappolli stated that he knows the Mayor's passion and her history as to why she wants to make a difference with this to rectify the problems and the truck traffic coming through town and he agreed to go with the Mayor to a County meeting to advocate for the town.

The Mayor explained that she texted Phil Murphy and asked where we were with the Rite Aid intersection because back in August she texted him and he put her in touch with the Commissioner for the Department of Transportation as well as his Deputy Chief of Staff. She spoke with them and they were going to look into the Roebling intersection because, at the time that this project was underway, the County said they would do it faster than the Department of Transportation so they would take it on. Last year \$2 million was granted to the County in order to start the design work. This year she found out that those monies were not touched and that the County has no agreement with the State and that they have no idea how this is going to get done and that now it has been taken off of the TIP (Transportation Infrastructure Plan for the State). She asked the Commissioner of the NJDOT if we would be in the que if that had not been pulled off of the TIP. He said yes. So it was removed from the TIP, the County stated that they have 2 years to take that \$2 million or they lose it. She is unsure if they can get an extension or not. As of right now, she is waiting to hear back from Phil Murphy's Deputy Chief of Staff because he is looking into finding out what happened after our meeting in August because the State was going to meet with the County. But, since the election, all of these people will be gone by the end of the year and, we need to somehow get some things in place between now and the end of the year to at least get this carried over. She's frustrated and she's waiting to hear back from the Deputy Chief of Staff.

They took us off of the TIP because the County said that they were going to do the job so there was no reason for us to be on the TIP. But then the County said that they didn't make a commitment or don't have an agreement with NJDOT and this \$2 million is just sitting there to be utilized but has not been accessed because they said they don't have an agreement. So we continue to sit with a failing intersection and this date of 2027 was only in reference to the bypass and that little teeny strip of road will take 2 years. And we have reduced the cost by 2 roundabouts so it is significantly less expensive. The Rite Aid intersection is a much more complicated, much bigger and more expensive project.

Administrator

Administrator Sahol shared with Council that there was a cannabis company that came in with an application and he and the Chief and Zoning Officer reviewed it and they feel very strongly that this application warrants Council's recommendation so they can advance to the Cannabis Commission at the State. It was very well put together and he will put it on for a resolution of support at the next meeting.

He also mentioned that the Railroad and Amboy project is moving along nicely, as well as the larger Railroad Avenue from Delaware to the roundabout. The concrete curbs are done, some inlets have been changed and he thinks they will be milling and paving next week which should take about 3 days and will

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be a substantial improvement. The police have worked with the contractor and they are going to be alternating traffic down Railroad Avenue.

UNFINISHED BUSINESS

None at this time.

NEW BUSINESS

None at this time.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

Council Representative Loftin asked about Resolution 2025-201 and the canceling of unexpended balances of Improvement Authorizations in the General Capital Fund and if it could be done every time before we do the budget so that any funds can be actualized before we have to raise taxes. Administrator Sahol explained that projects can sometimes take two years. We can't continually flush our authorizations, it is something that is periodic. Some authorizations are just paper authorizations where you have been authorized to go back and spend \$180,000 on a project but only \$150,000 is needed. As soon as we realize that, we then go out and borrow the \$150,000 and not the \$180,000 and, at that time when we are borrowing we are canceling the balance. This is where the monies were actually borrowed, realized and came into the pot. And the only account you can move it to is the Capital Account. It does help us when we have to go for the big projects like we are going to have do with the police headquarters because you are not going to have to come up with going to the taxpayers and saying I need \$800,000 as a one-time shot in your budget one year in order to do the 5% down payment. We will look at this every year and we will determine whether or not it is absolutely necessary to cancel any prior balances. But you probably won't see this for another 4-5 years because the ongoing projects are going to last that long.

PUBLIC COMMENTS

Motion of Fratinardo, seconded by Baldorossi to open the meeting up to the public at this time. Voice vote – All ayes.

Gina Sullivan, 147 3rd Avenue, asked how Ordinance No. 2025-26 came about and is it because of bad experiences in town with Air BNBs? Mayor Marter explained that it started with a company called Swimly where people in town were renting out their pools and the concern from an insurance standpoint with something happening to someone. Then that grew into Air BNBs and VRBOs and transient residents and property values and with the World Cup coming and the concern about people renting out their homes within the town. And that is when Council came to the decision that we should not have short-term rentals within the town, particularly things like renting out your backyard, gazebo, pool, etc.

Ms. Sullivan asked if renting out a private room in your home while you are home falls under this ordinance. She elaborated by explaining how you can go on Air BNB and choose to rent a room in someone's house for the evening. Administrator Sahol explained that there have been a few neighboring communities that have experienced some really bad situations where someone rented a home as a short-term rental for the purpose of basically having a rave where a neighborhood was put-upon and hundreds of people showed up and it went out of control. Knowing that the World Cup is coming, we are starting to hear in some of the circles that we travel, that we better have some procedures in place to protect our interests. So this Council discussed it, digested the potential and found that avoiding the threat potential was far greater than any inconvenience that might happen. So Council made an informed decision based on hearing some of the other concerns and considering whether or not it was something we should do in Florence to regulate that.

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Ms. Sullivan shared that she does some solo traveling and it is cheaper sometimes to rent a room in someone's home just to put her head down and leave the next day. She has learned in her experiences that people are staying in those rooms because maybe a hotel is not close and that is the closest thing to a destination. She has rented from a homeowner who had a back issue and had surgery and was on temporary disability and used this as an extra income source to help cover bills and expenses. Another one was a woman who was retired and this was how she met her needs. Her experience is that they like the company and enjoy the interaction with travelers. She wanted Council to understand what some of the consequences could be to including single rooms in this ordinance. She feels that, in Roebling there are plenty of families that have extended family that come to visit and stay at a hotel and she wanted to bring this to Council's attention in case this is something to consider amending in the ordinance. It is a great opportunity for some of our seniors or individuals who are struggling at this time to have that extra source of income.

Council President Frappolli stated that anytime you come up with an ordinance of any sort, no matter how much you go in circles and consider people's input and talk to other communities there are always exceptions. He did not think of one solo person when considering this ordinance, he was thinking of a group of people coming in. Solicitor Wright explained that, upon looking at the ordinance, a "dwelling unit" is defined as any building or portion thereof designed or used for human occupation including a single family detached dwelling, two-family dwelling, townhouse, condominium, apartment or similar residence and it gives specific examples of prohibited activities including but not limited to listing or renting any detached, reattached dwelling unit, apartment room or portion thereof or fewer than. Renting a single room is included in the ordinance as prohibited.

Donald Cammus, 580 East Sixth Street, announced that on December 13, 2025 the Roebling Museum is going to have a hands on workshop for kids. There will be a tree lighting ceremony at 6:00 pm. at the Roebling circle that the Roebling Historical Society is putting on for the fifth year. This year's honorary tree lighter is Albert Jacoby and his wife Lorraine, who are longtime Roebling residents and very active in the firehouse. The Golden Eagle Community Band will be at the Community Center after the tree lighting at 7:00 p.m.

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

ADJOURNMENT

Motion of Fratinardo, seconded by Haas to adjourn. Voice vote – All ayes. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
/js