

**Florence Township Council Reorganization/Regular Session 1/3/24**

Florence, New Jersey  
January 3, 2024

The Council of the Township of Florence met at the **Florence Township Municipal Building**, Florence, New Jersey on the above date for the purpose of organizing for the ensuing year and for the transaction of other business which might properly come before it.

The meeting was called to order by the Township Clerk, Nancy L. Erlston, at 7:00 p.m. She then led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was posted on the municipal bulletin board on December 27, 2023; published in the Burlington County Times on January 8, 2023 and December 31, 2023, placed on the Township website and given to the Trenton Times for information on January 10, 2023.

**OATHS OF OFFICE**

- Mayor – Kristin I. Marter

Senator Troy Singleton administered the Oath of Office for incoming Mayor, Kristan Marter and Kristan’s mother held the Bible for the swearing in.

- Council Member at Large – John Fratinardo

Senator Troy Singleton administered the Oath of Office for Council Member at Large, John Fratinardo and his wife held the Bible for the swearing in.

- Council Member at Large – Talaya Loftin

Senator Troy Singleton administered the Oath of Office for Council Member at Large, Talaya Loftin and her uncle held the Bible for the swearing in.

Senator Singleton congratulated the members sworn in and the returning members. He stated that public service is a noble calling and when individuals decide to put themselves on the line and are willing to serve their community, it is something that all of us in our representative democracy should be proud of. It is important for participation in our democracy and it functions at its finest when we hold each other accountable. The elected officials deliver the services that the community needs. The Senator stated “elections, that is where partisanship happens. But government, when it works best, is where partnership exists. Regardless of the nomenclature behind any of these individuals I know they believe in this community. They believe in it with their heart and soul and that is why they are willing to serve here. And that is really, really important.” He asked the community to help make Florence Township even better than it is, to continue to grow and prosper with support, good wishes and holding them accountable. He wished everyone a Happy New Year.

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**ROLL CALL OF MEMBERS**

Upon roll call the following were found to be present:

Frank K. Baldorossi, Jr.  
John Fratinardo  
Nicholas P. Haas, Jr.  
Talaya Loftin

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

**PRESIDENT OF COUNCIL**

The Township Clerk opened the nominations for President of Council.

It was on the MOTION of Fratinardo to nominate Frank Baldorossi as Council President, seconded by Loftin.

Upon roll call for Baldorossi, the Council voted as follows:

YEAS: Baldorossi, Fratinardo, Haas, Loftin  
NOES: None  
ABSENT: None Unanimous approval.

Township Clerk Erlston asked Council President Baldorossi to take the chair and preside over the meeting.

**VICE PRESIDENT OF COUNCIL**

Council President Baldorossi opened the nominations for Vice President of Council.

It was on the MOTION of Loftin seconded by Baldorossi to nominate John Fratinardo as Vice President of Council.

Upon roll call for Fratinardo, the Council voted as follows:

YEAS: Fratinardo, Haas, Loftin, Baldorossi  
NOES: None  
ABSENT: None Unanimous approval.

**COUNCIL MEMBER APPOINTMENTS**

**Planning Board**

It was a MOTION of Haas, seconded by Fratinardo to appoint John Fratinardo for a one-year term as Council Representative to the Planning Board expiring December 31, 2024.

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**Environmental Commission**

It was a MOTION of Haas, seconded by Fratinaro to appoint Talaya Loftin for a one-year term as Council Representative to the Environmental Commission expiring December 31, 2024.

**Recreation Committee**

It was a MOTION of Haas, seconded by Fratinaro to appoint Frank Baldorossi to a one-year term to the Recreation Committee expiring December 31, 2024.

**Economic Development**

It was a MOTION of Haas, seconded by Fratinaro to appoint Nick Haas to a one-year term to Economic Development expiring December 31, 2024.

**Township Auditor**

It was a MOTION of Haas, seconded by Fratinaro to appoint the firm of Bowman & Company, LLC as the Township Auditor.

**Zoning Board**

It was a MOTION of Haas, seconded by Fratinaro to appoint Charles Wible to the Zoning Board for a four-year term expiring December 31, 2027, Gina Sullivan for a four-year term expiring December 31, 2027 and James Fevola to Alt #1 for a two-year term expiring December 31, 2025.

Upon roll call Council voted as follows:

YEAS: Fratinaro, Haas, Loftin, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

**MAYOR PRESENTS 2024 APPOINTMENTS**

Mayor Marter presented the following Mayoral appointments:

Township Solicitor	Malamut & Associates	12/31/2024
Township Engineer	Remington & Vernick	12/31/2024
Bond Counsel	Malamut & Associates	12/31/2024
Water & Sewer Engineer	Alaimo Associates	12/31/2024
Prosecutor	Andrew Smith, Esq.	12/31/2024
Public Defender	Robert M. Perry, Esq.	12/31/2024
Alternate Prosecutors	Cheryl Cohen, Daniel Gee	12/31/2024
Risk Management Consultants	Christopher Powell, Hardenbergh Insurance Group	12/31/2024
Township Planner	Environmental Resolutions, Inc.	12/31/2024
COAH Planner	Mary Beth Lonergan, Clarke-Caton-Hintz, P.C.	12/31/2024
Special Projects/Conflict Engineers	Pennoni Assoc., Environmental Resolutions, Inc., CME Assoc.	12/31/2024
Continuing Disclosure Agent	Phoenix Advisors, LLC	12/31/2024
Municipal Finance Consultant	Anthony Mannino, Holman Frenia Allison	12/31/2024
Health Insurance Broker	Epic Insurance Brokers and Consultants	12/31/2024

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Special Legal Counsel	Madden & Madden	12/31/2024
Township Administrator	Thomas A. Sahol	12/31/2027
Municipal Alliance Membership, Mayor's Representative	Martin Eckert	12/31/2024
Americans With Disabilities Comm.	Nancy Erlston	12/31/2024
Americans With Disabilities Comm.	James Hoey	12/31/2024
Americans With Disabilities Comm.	Randy Belknap	12/31/2024
CDBG Representative	Ted Lovenduski	12/31/2024
Delaware Estuary Program	Paul Ordog	12/31/2024
Deputy Township Clerk	Jenise Silinsky	12/31/2024
Economic Development	Kate Wittcamp	12/31/2024
Economic Development	Melissa Bond	12/31/2024
Economic Development	Parth Patel	12/31/2024
Economic Development	Tina Lloyd	12/31/2024
Economic Development	Lisa Filippine	12/31/2024
Economic Development	Richard Popso	12/31/2024
Environmental Commission Ward 1	Paul A. Ordog, Jr.	12/31/2026
Environmental Commission Ward 2	David Mudge	12/31/2026
Environmental Commission Ward 3	Melanie Mieczkowski	12/31/2026
Environmental Commission Alt. 2	Saphan Pickett	12/31/2025
Recreation Committee	TJ Lovenduski	12/31/2028
Recreation Committee	Caitlin Motta	12/31/2028
Recreation Committee	Kim Dembowski	12/31/2024
Shade Tree Commission	Jacquie Williams	12/31/2028
Shade Tree Commission	Bernard Isaacson	12/31/2028
Stormwater Management Coord.	Ted Lovenduski	12/31/2024

Mayor Marter held the Planning Board and Historic Preservation appointments until a later date.

It was a MOTION of Loftin, seconded by Fratinardo the approve the appointments.

Upon roll call Council voted as follows:

YEAS: Fratinardo, Haas, Loftin, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

**RESOLUTIONS**

**RESOLUTION NO. 2024-01  
ANNUAL NOTICE AND SCHEDULE OF MEETINGS  
PURSUANT TO CHAPTER 231, P.L. 1975**

**RESOLUTION NO. 2024-02  
TEMPORARY BUDGET APPROPRIATIONS FOR 2024**

**RESOLUTION NO. 2024-03  
DESIGNATING DEPOSITORIES**

**RESOLUTION NO. 2024-04  
ACCOUNTS DEPOSITED AT NEW JERSEY CASH MANAGEMENT FUND**

**RESOLUTION 2024-05  
ACCOUNTS DEPOSITED AT TRUIST BANK**

**RESOLUTION NO. 2024-06  
ESTABLISHING A CHARGE FOR RETURNED CHECKS**

**RESOLUTION NO. 2024-07  
AUTHORIZING PROFESSIONAL SERVICES AGREEMENT  
WITH TOWNSHIP SOLICITOR  
*(Malamut & Associates LLC)***

**RESOLUTION NO. 2024-08  
AUTHORIZING PROFESSIONAL SERVICES AGREEMENT  
WITH TOWNSHIP ENGINEER  
*(Remington & Vernick Engineers)***

**RESOLUTION NO. 2024-09  
AUTHORIZING APPOINTMENT OF BOND COUNSEL  
*(Malamut & Associates LLC)***

**RESOLUTION NO. 2024-10  
AUTHORIZING APPOINTMENT OF TOWNSHIP  
WATER & SEWER ENGINEER  
*(Richard A. Alaimo Association of Engineers)***

**RESOLUTION NO. 2024-11  
AUTHORIZING APPOINTMENT OF PROSECUTOR  
*(Andrew Smith, Esq.)***

**RESOLUTION NO. 2024-12  
AUTHORIZING APPOINTMENT OF PUBLIC DEFENDER  
*(Robert Perry, Esq.)***

**RESOLUTION NO. 2024-13  
APPOINTING TAX SEARCH OFFICER  
*(Christine Swiderski)***

**RESOLUTION NO. 2024-14  
DESIGNATION OF MUNICIPAL ASSESSMENT SEARCH OFFICER  
*(Nancy Erlston)***

**RESOLUTION NO. 2024-15  
APPOINT DEPUTY TOWNSHIP CLERK  
(*Jenise Silinsky*)**

**RESOLUTION NO. 2024-16  
AUTHORIZING APPOINTMENT OF AUDITOR  
(*Bowman & Company, LLP*)**

**RESOLUTION NO. 2024-17  
APPOINTING ANIMAL CONTROL OFFICER  
(*Nicole Bencivengo*)**

**RESOLUTION NO. 2024-18  
A RESOLUTION AUTHORIZING THE DESIGNATION OF ORGANIZATIONS  
TO PROVIDE RECREATIONAL OPPORTUNITIES  
IN THE TOWNSHIP OF FLORENCE**

**RESOLUTION NO. 2024-19  
APPOINTING RECYCLING COORDINATOR  
(*Martin Eckert*)**

**RESOLUTION NO. 2024-20  
APPOINTING ROAD INSPECTOR  
(*Ted Lovenduski*)**

**RESOLUTION NO. 2024-21  
APPOINTING TEMPORARY SUBSTITUTES FOR MUNICIPAL PROSECUTORS  
(*Cheryl Cohen & Daniel Gee*)**

**RESOLUTION 2024-22  
APPOINTMENT OF TOWNSHIP ADMINISTRATOR  
(*Thomas A. Sahol*)**

**RESOLUTION NO. 2024-23  
APPOINTING TOWNSHIP CLERK AS  
PUBLIC AGENCY COMPLIANCE OFFICER  
(*Nancy Erlston*)**

**RESOLUTION NO. 2024-24  
APPOINT THE JOINT INSURANCE FUND COMMISSIONER  
(*Thomas A. Sahol*)**

**RESOLUTION NO. 2024-25  
ADOPTING CASH MANAGEMENT PLAN**

**RESOLUTION NO. 2024-26  
ADOPTION OF A DRUG FREE WORKPLACE POLICY  
IN COMPLIANCE WITH THE DRUG FREE WORKPLACE ACT**

**RESOLUTION NO. 2024-27  
APPROVE MUNICIPAL STORMWATER  
PROGRAM COORDINATOR  
(*Ted Lovenduski*)**

**RESOLUTION NO. 2024-28  
A RESOLUTION FIXING INTEREST RATES AND PENALTIES  
ON DELINQUENT TAXES AND MUNICIPAL CHARGES AND FIXING  
ADDITIONAL SUMS TO BE PAID TO THE HOLDER OF A TAX  
TITLE UPON REDEMPTION**

**RESOLUTION NO. 2024-29  
AUTHORIZING THE TAX ASSESSOR OF THE  
TOWNSHIP OF FLORENCE TO FILE APPEALS, OMITTED AND  
ADDED ASSESSMENT APPEALS, AND ROLL BACK COMPLAINTS WITH  
THE BURLINGTON COUNTY BOARD OF TAXATION**

**RESOLUTION 2024-30  
RISK MANAGEMENT CONSULTANT  
BURLINGTON COUNTY MUNICIPAL JOINT INSURANCE FUND  
(*Christopher Powell*)**

**RESOLUTION NO. 2024-31  
AUTHORIZING APPOINTMENT OF A COAH PLANNER  
FOR COUNCIL ON AFFORDABLE HOUSING  
(*Clarke-Caton-Hintz, P.C.*)**

**RESOLUTION NO. 2024-32  
AUTHORIZING PROFESSIONAL SERVICES AGREEMENT  
WITH CONFLICT/SPECIAL PROJECTS ENGINEER  
(*Pennoni Assoc., Environmental Resolutions, Inc., CME Assoc.*)**

**RESOLUTION NO. 2024-33  
APPOINT CONTINUING DISCLOSURE AGENT AND  
INDEPENDENT REGISTERED MUNICIPAL ADVISOR  
(*Phoenix Advisors, LLC*)**

**RESOLUTION NO. 2024-34  
APPOINT MUNICIPAL FINANCE CONSULTANT  
(*Anthony Mannino*)**

**RESOLUTION NO. 2024-35  
RESOLUTION AUTHORIZING CONTRACTS WITH CERTAIN APPROVED  
STATE CONTRACT VENDORS FOR CONTRACTING UNITS  
PURSUANT TO N.J.S.A. 40A:11-12a**

**RESOLUTION NO. 2024-36  
RESOLUTION AUTHORIZING AN EXCHANGE OF  
CONSTRUCTION CODE SERVICES**

**RESOLUTION NO. 2024-37  
APPOINTING DEPUTY ANIMAL CONTROL OFFICER  
*(George Gareis and Jamie Sosa)***

**RESOLUTION NO. 2024-38  
APPOINT HEALTH INSURANCE BROKER  
*(Epic Insurance Brokers and Consultants)***

**RESOLUTION NO. 2024-39  
APPOINT SPECIAL LEGAL COUNSEL  
*(Michael P. Madden, Esq.)***

**RESOLUTION 2024-40  
APPOINTMENT OF SAFETY AND WELLNESS COORDINATOR  
*(Jessica Brickner)***

**RESOLUTION 2024-41  
AUTHORIZING APPOINTMENT OF MUNICIPAL PLANNER  
*(Environmental Resolutions, Inc.)***

It was a MOTION of Fratinardo, seconded by Haas to approve Resolution Nos. 2024-01 through 2024-41.

Council President Baldorossi abstained on Resolution No. 2024-22 and voted yes on Resolution Nos. 2024-01 through 2024-21 and Nos. 2024-23 through 2024-41.

Upon roll call Council voted as follows:

YEAS: Fratinardo, Haas, Loftin, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

**FINANCIAL CORRESPONDENCE**

None at this time.

**MINUTES**

- Regular Session of December 6, 2023, December 13, 2023, and December 20, 2023
- Closed Session of December 6, 2023



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It was a MOTION of Haas, seconded by Fratinaro to approve the minutes as submitted.

Upon roll call Council voted as follows:

YEAS: Fratinaro, Haas, Loftin, Baldorossi

NOES: None

ABSENT: None

Unanimous approval.

**CORRESPONDENCE**

None at this time.

**APPLICATIONS**

- Social Affair Permit for the Florence Township Civic Association, Night at the Races, January 20, 2024 from 5 p.m. to 12 a.m. at the Florence Township Community Center, 69 Main Street, Roebling, NJ 08554

It was a MOTION of Fratinaro, seconded by Loftin to approve the application. Voice vote – All ayes.

**COMMENTS BY MAYOR AND COUNCIL**

Mayor Marter thanked everyone who allowed them to be in the positions and roles for all of the support. She expressed excitement for the future. She acknowledged and recognized a few of the organizations and people who have done a lot for the town to include Boyd’s Pharmacy who celebrated 100 years of service to the community and Clark and Carolann who were our Grand Marshals for our Patriotic Celebration this year. She mentioned that the Girl Scouts did a lot this year to include a lot of clean ups within the town, they were involved in the tree lighting in Roebling, they presented the town with a check for \$20,000 in order to be able to make the municipal playground ADA compliant and they are involved with making sign language boards for that playground. The Florence Boy Scouts have also done a lot within the community, they are always involved with our community calendar and hand deliver them to residents’ homes. They also work on beautification projects as well as some of the scout projects in the parks. She mentioned that she had the pleasure to attend their Feast in the Woods this year where they cooked an entire Thanksgiving dinner in a box and it was amazing.

Mayor Marter also stated that coach Joe Frappolli celebrated fifty years of coaching this year which was a really big deal for our community as well as for our football team. She acknowledged the Roebling Museum and the Florence and Roebling Historic Societies and the things that they bring to the community and the different types of displays in the historic society buildings. She also commended the Police and Fire Departments, acknowledging a few of the things that they did for our community this year as well. In addition to National Night Out, our Bike Rodeo and the emergency services youth camp, they also taught CPR to the community and hopefully there will be a lot more of these courses available to the residents here in Florence in the future. She acknowledged Florence and Roebling’s American Legions and all the service men and women who have given their time as well as all that they do in our community that goes unnoticed. She mentioned a few events in town, the annual Easter egg hunt, the carnival, Patriotic Day,

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and the Fall Festival held by the Recreation Committee which was a really nice day/event. And also the exercise classes offered to the community at no cost.

Mayor Marter stated that she was overwhelmed, a little scared, a little hopeful with all of the support that she has received in the last four years. She looks forward to serving our community and being able to do whatever she can to bring our town together. She is interested in cooperative government and stated that everyone has been working very closely together, to include the new appointees. She had a panel of representatives to help decide the professionals. She looks forward to having more of the community involved as much as possible and they discussed listening meetings where they all get together and really listen to what the community has to say. She has all types of new ideas, can't wait to get to work and is excited to move forward. She thanked everyone for allowing her to be able to serve.

Council Representative Loftin thanked everyone who voted for her, believed in the vision and came out and showed support throughout the campaign. She enjoyed meeting so many of the residents during the walks and talking to people face to face, learning the real issues and trying to hear and be a voice to the concerns of the people. She is honored to serve, does not take it lightly and plans to be as up front and transparent as she can. She has the courage, integrity and strength and she has the ability to keep us going in the way that we all desire, not just a few.

Council Vice President Fratinardo thanked everyone for attending and for their support stating that it is great to see a lot of people and he hopes it continues throughout the year. He stated that there are a lot of challenges facing Florence Township and it is not going to be easy. There are a lot of things that are not only affecting Florence and we will have to enlist the support of the County, the State and our neighboring communities. We have a big job in front of us and he hopes to achieve all that we want and need to.

Council Representative Haas wished everyone a happy New Year stating that this is his third year on Council and he looks forward to serving the community.

Council President Baldorossi wished everyone a happy New Year and stated that he looks forward to working with the two new Council members and Councilman Haas in the future to make Florence Township and better place to live.

### **PUBLIC COMMENTS**

Council President Baldorossi opened the meeting to the public for comment. Seeing no one wishing to be heard, it was a MOTION of Haas, seconded by Loftin to close the public comment. Voice vote - All ayes.

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**ADJOURNMENT**

It was a MOTION by Haas, seconded by Fratinardo to adjourn at 7:32 p.m. Voice vote - All ayes.

Respectfully submitted,

Nancy L. Erlston, RMC  
Township Clerk  
/js