

Florence Township Council Executive Session 07/10/24

Florence, New Jersey
July 10, 2024

The Florence Township Council held an executive meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Baldorossi at 7:00 p.m. Council President Baldorossi led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: This meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice was posted on the township website and published in the Burlington County Times and Trenton Times on January 7, 2024.

ROLL CALL OF MEMBERS

Upon roll call the following were found to be present:

Present: Joseph Frappolli, John Fratinardo (via Zoom @ 7:10pm), Nicholas Haas, Talaya Loftin, Frank Baldorossi

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

FIFTEEN (15) MINUTES OF PUBLIC COMMENT

Council President Baldorossi opened the meeting to the public.

Harprit Singh, 36 Clydesdale Drive, Burlington Township, NJ and Ricky, 744 Morris Court, both explained their disappointment with the decision made regarding the usage of the cricket field and said that the schedule and agreement has not been honored on the part of the other league/team. Mr. Singh also mentioned that there is a lot of alcohol and tobacco trash left out at the field and Council agreed to look into that and get that cleaned up.

Council Representative Loftin said they need to either accept the time slot that was agreed upon in the meeting with the sub-committee or find another field to play on.

Mayor Marter explained that back in March Council had offered to provide a cricket field for them to play on and again a month later it was asked how long it would take to get a field together in which Council was told it would take about a month. But instead now they are just going back and forth battling over one field and they could have had their own field with as many hours to play on as they wanted. Council explained that as it stands now they have the field from 4pm-8pm on Saturdays and, while next year will be different this is what stands for this year.

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

BUSINESS

None at this time.

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ACTION

Minutes

- Regular Session of July 3, 2024

Motion by Loftin, seconded by Fratinardo to approve the Minutes. Voice vote – All ayes.

Financial Reports

- Township Clerk’s Monthly Report for June 2024

Motion by Haas, seconded by Frappolli to approve the report. Voice vote – All ayes.

Applications

- On-Premise 50/50 Raffle for the Florence Twp. HS Marching Band Booster Club at 1050 Cedar Lane, from 6 pm to 9 pm on September 5th, 20th and 27th, October 25th, November 1st and 8th and from 10 am to 4 pm on November 2nd and 9th 2024
- Off-Premise 50/50 for Florence Twp. HS Marching Band Booster Club at 711 Broad Street, at 7 pm on December 6th 2024

Motion by Frappolli, seconded by Fratinardo to approve the applications. Voice vote – All ayes.

Resolutions

- 2024-156, Providing for the Insertion of a Special Item of Revenue in the Budget of the Township of Florence, Burlington County, Pursuant to N.J.S.A. 40A:4-87 chapter 159, P.L. 1948 – Municipal Park Improvement Program
- 2024-157, Authorize Execution of an Agreement between Florence Township and the Florence Township Board of Education to provide School Resource Officer (SRO) for the 2024-2025 School Year
- 2024-158, Award Contract for PFAS Treatment System Engineering and Design to Remington & Vernick Engineers
- Resolution 2024-159, Authorizing the Placement of Liens on Certain Properties for Failing to Address Property maintenance Violations
- Resolution 2024-160, Resolution Authorizing Execution of Developer’s Escrow Agreement

Motion of Frappolli, seconded by Loftin to approve Resolution Nos. 2024-156 through 2024-160.

Upon roll call, Council voted as follows:

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

Ordinances

- 2024-10, An Ordinance Amending Chapter 60 entitled “Cannabis” and Chapter 91 entitled “Land Development” to Conditionally Permit Cannabis Operation in the Township (Intro. & 1st Reading) (2nd Reading, Public Hearing and Adoption 8/7/24)

Administrator Sahol explained a little about the ordinance and the areas where retail stores are permitted and not permitted. He stated that he thinks it is healthy to do one retail license but because there is an

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apparent shortage in the state for New Jersey based growers, we may be missing the curve if we don't allow more than one license in classes 1-4 especially and maybe even class 6 because there are not enough growers in New Jersey.

Council Representative Haas asked to make sure that we go above and beyond what the state regulates as far as anything in a residential area. The Township Solicitor explained that since the standards are established by CREMMA and is state level regulatory, therefore we may be preempted in going above and beyond the state standards. The state has taken control and created standardization throughout New Jersey so if that is true, all of the applicants are going to have to come before this Council for an approval for them to apply to the state. At that time, we can discuss what the concerns are to our residents and the concerns that are specific to the individual location like ReadyPac, which may be a desirable location, and see if they will address them and make the commitments to the Township and to the Board and, in doing that, going above and beyond. It is written in the ordinance that if at any time an odor is detected, we have the ability to shut it down the facility until they fix it. The Township Solicitor clarified that this motion will be to introduce Ordinance No. 2024-10 with amendments to section 11 to limit retail south of the Turnpike and to permit up to three class 1, 2, 3, 4 & 6 licenses and limit retail licenses to 1.

Motion by Loftin, seconded by Fratinardo to approve Ordinance No. 2024-10.

Upon roll call, Council voted as follows:

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

PUBLIC COMMENTS

Council President Baldorossi opened the meeting to the public at this time. Seeing no one wishing to be heard, a Motion was made by Haas, seconded by Frappolli to close the public comment portion. Voice vote – All ayes.

ADJOURNMENT

Motion of Frappolli seconded by Haas to Adjourn. Voice vote – All ayes. Meeting adjourned at 7:53 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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