

Florence Township Council Regular Session 8/7/24

Florence, New Jersey
August 7, 2024

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 Baldorossi at 7:00 p.m. Council President Baldorossi 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 7, 2024; published in the Burlington County Times on January 7, 2024, placed on the Township website and given to the Trenton Times for information on January 7, 2024.

ROLL CALL OF MEMBERS

Upon roll call the following were found to be present:

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

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

Absent: None

APPROVAL OF MINUTES

- Closed Session of July 3, 2024
- Executive/Work Session of July 10, 2024

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

FINANCIAL CORRESPONDENCE

Motion of Haas, seconded by Frappolli to receive and file the following correspondence. Voice vote – All ayes.

- Court Administrator's Monthly Report for June 2024
- Tax Collector's Monthly Tax Report for June 2024
- Tax Collector's Monthly Water/Sewer Report for June 2024

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

Upon roll call, Council voted as follows:

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

REGULAR CORRESPONDENCE

A. Police Chief's Monthly Report for June 2024

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

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APPLICATIONS

- A. Transient Merchant License Renewal for Kevin Kinyon (Mister Softee)
- B. Transient Merchant License Renewal for Jarhead Johnny’s & Sons Hot Dogs and Catering LLC
- C. Off-Premise 50/50 for Riverbank Charter School on October 21, 2024 at 2:30 p.m. at 1300 Hornberger Avenue, Roebling

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

PUBLIC COMMENTS

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

RESOLUTIONS

RESOLUTION NO. 2024-161

Approve Payment #6 for Waterworks Playground and Wilkie Park Improvements

RESOLUTION NO. 2024-162

Authorize Refund of Construction Permit Fee

RESOLUTION NO. 2024-163

Authorizing the Public Sale of Township Owned Property (Abandoned Vehicles)

RESOLUTION NO. 2024-164

Authorizing Submission of a Loan Application and Design Documents to the New Jersey Environmental Infrastructure Trust for Inclusion in the 2025 Financing Program

RESOLUTION NO. 2024-165

Authorizing Participation in the Class Action Settlements with TYCO Fire Products, LP and BASF Relating to PFAS and Authorizing Mayor Kristan I. Marter to Complete all Documentation and Execute all Agreements

RESOLUTION NO. 2024-166

Providing for the Insertion of a Special Item of Revenue into the Budget, Chapter 159, for National Opioid Settlement Fund

RESOLUTION NO. 2024-167

Providing for the Insertion of a Special Item of Revenue into the Budget, Chapter 159, for Nationwide Settlement Agreement Opioids

Motion of Fratinardo, seconded by Frappolli to approve Resolution Nos. 2024-161 through 2024-167.

Upon roll call, Council voted as follows:

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

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ORDINANCES

ORDINANCE NO. 2024-10

**An Ordinance Amending Chapter 60 entitled “Cannabis” and Chapter 91 entitled “Land Development” to Conditionally Permit Cannabis Operations in the Township
(2nd Reading, Public Hearing & Adoption)**

Motion of Fratinaro, seconded by Haas to open the Public Hearing.

Cristin Mustillo, 132 6th Avenue, stated that the proposed ordinance states that the township would be allowing cannabis establishments in the highway commercial district. It is her understanding that cannabis establishments are warehouse operations and, where you would not otherwise see a warehouse due to the types of establishments that are currently allowed in the highway commercial zone, she asked if we are opening that area up to warehousing by allowing these establishments in the highway commercial district.

Mayor Marter explained that cannabis cultivation is limited to 150,000 square feet which is a relatively small building and they are not really conducive to high ceilings so we are looking at things that are much smaller than warehousing and possibly in areas where we can even utilize warehouses that are already in existence if they can conform to that. She assured that we are not looking to add any more warehousing in highway commercial because it is not zoned for warehouses. And any of the retail facilities all have to be on the highway and south of the turnpike exchange.

Solicitor Wright explained that all of the restrictions that are on any other establishment within the highway commercial apply to the cannabis establishments as well. There are restrictions on the setbacks basically prohibiting a warehouse from being constructed in a highway commercial with height limitations unless they are specifically modified by this ordinance which generally they are not for any cannabis use. Most of those restrictions are relative to increasing setbacks from sensitive areas, daycares, churches, etc., so he does not think there is any increased probability of a warehouse because cannabis is a conditional use in the highway commercial.

Motion of Frappolli, seconded by Fratinaro to close the Public Hearing. Motion of Loftin, seconded by Fratinaro to adopt Ordinance No. 2024-10.

Upon roll call, Council voted as follows:

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

ORDINANCE NO. 2024-11

**An Ordinance Amending the Township’s Code to Repeal Chapter 79; to Adopt a New Chapter 79; to Adopt Flood Hazard Maps; to Designate a Floodplain Administrator; and Providing for Severability and an Effective Date
(Intro & 1st Read) (2nd Reading, Public Hearing & Adoption 9/4/24)**

Ted Lovenduski explained that this ordinance and Ordinance No. 2024-12 are identifying the rising water levels throughout the state and through different communities and to ensure that things do not get built in

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floodplains, we identify the floodplains and we are aware that the floodplains have changed from the last ordinance. It is basically just an update.

Motion of Frappolli, seconded by Fratinaro to approve Ordinance No. 2024-11.

Upon roll call, Council voted as follows:

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

ORDINANCE NO. 2024-12

**Amending Chapter 91 “Land Development” to Incorporate Stormwater Control Measures
Required by the New Jersey Department of Environmental Protection
(Intro & 1st Read) (2nd Reading, Public Hearing & Adoption 9/4/24)**

Motion of Fratinaro, seconded by Haas to approve Ordinance No. 2024-12.

Upon roll call, Council voted as follows:

- YEAS: Frappolli, Fratinaro, Haas, Loftin, Baldorossi
 - 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 National Night Out was a huge success and we were lucky to have the building and the capability to have it indoors. Many other towns had to cancel. She also reminded Council that next week’s Council meeting is cancelled and the next meeting will be on September 4th.

UNFINISHED BUSINESS

None at this time.

NEW BUSINESS

Council Representative Frappolli stated that he and Council Representative Loftin spoke to some residents in reference to utilizing the summer months to maybe run summer camps, have some events with food trucks or maybe some summer concerts and things that we can do to give back to the community. He is going to meet with Marty Eckert to discuss.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

Council President Baldorossi opened the meeting to the public at this time. Seeing no one wishing to be heard, it was a Motion of Haas, seconded by Frappolli to close public comment.

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ADJOURNMENT

Motion of Frappolli seconded by Fratinardo to adjourn. Voice vote – All ayes. Meeting adjourned at 7:29 p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk
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