

# THE ULTIMATE GUIDE

*To Living In*

WE LOVE OUR  
COMMUNITY  
AND I KNOW  
YOU WILL TOO

# FLORENCE *New Jersey*

*Courtesy Of*

*Dennis Mark*

REAL ESTATE



# Knowing

# FLORENCE, NJ

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Florence Township is a quiet, affordable suburban community in northern Burlington County, New Jersey, located along the Delaware River. It offers a family-friendly, small-town atmosphere with convenient access to Philadelphia, Trenton, and Central New Jersey via I-295, Route 130, and the NJ Turnpike. The township is known for reasonable home prices, moderate property taxes, good schools, and a strong sense of community. It's well suited for first-time homebuyers, families, commuters, and retirees who prioritize safety, convenience, and a neighborly environment over nightlife or large-scale commercial development.

# DEMOGRAPHICS

Understanding the demographics of Florence Township can provide valuable insights into the community and its characteristics.



## POPULATION

Approximately ~ 13,247 residents



## MEDIAN AGE

40 years



## GENDER BREAKDOWN



49%



51%



## HOUSEHOLDS 4,837 households



3,240

NON-FAMILY

1,597



## MEDIAN HOUSEHOLD INCOME

~\$104,792



## EDUCATION LEVELS

HIGH-SCHOOL GRADUATE

91%

BACHELOR'S DEGREE OR HIGHER

27%



## RACE AND ETHNICITY

70%

WHITE

13%

HISPANIC OR LATINO

6%

ASIAN

7%

AFRICAN AMERICA

4%

OTHER

# Local **AUTHORITIES**

Florence township is governed by a Mayor and a Township Council . Key contacts include:

## ▶ **MAYOR**



**Kristan I. Marter**

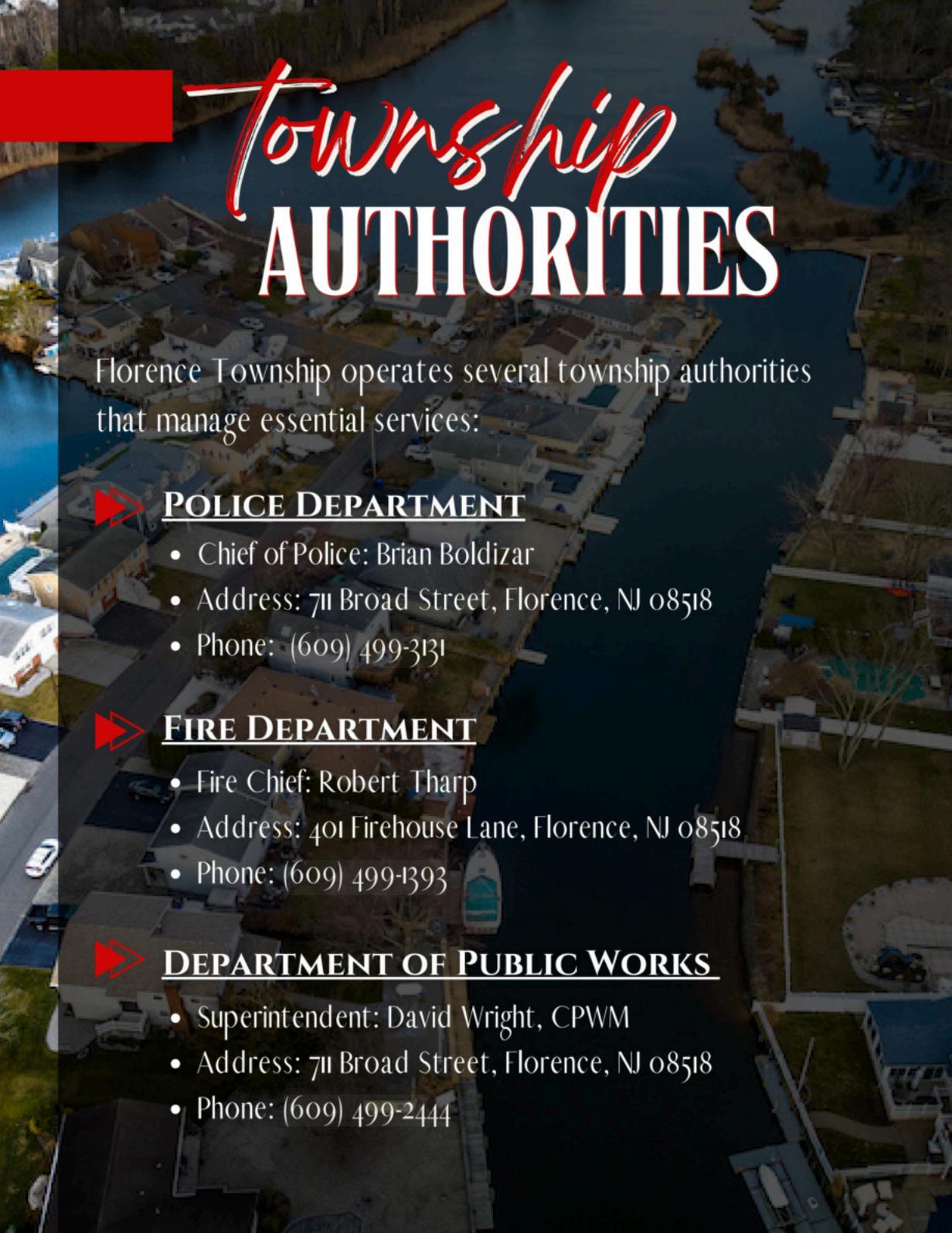
- Office Hours - Monday to Friday: 9:00 AM – 4:30 PM
- Location : 711 Broad Street, Florence, NJ 08518
- Appointments: (609) 499-2525
- Email: [mayor@florence-nj.gov](mailto:mayor@florence-nj.gov)

## ▶ **TOWNSHIP COUNCIL MEMBERS**

- Joseph Frappolli, Sr., John Fratinardo, Talaya Loftin  
Frank Baldorossi, Jr. Nick Haas, Jr. & Joseph Frappolli, Sr.
- Contact: (609) 499-2525
- Office Hours: Monday to Friday 9:00 AM – 4:30 PM

## ▶ **FLORENCE TOWNSHIP MUNICIPAL OFFICE**

- Address: 711 Broad Street, Florence, NJ 08518
- Phone: (609) 499-2525
- Website: <https://www.florence-nj.gov/>



# Township AUTHORITIES

Florence Township operates several township authorities that manage essential services:

## ▶ POLICE DEPARTMENT

- Chief of Police: Brian Boldizar
- Address: 711 Broad Street, Florence, NJ 08518
- Phone: (609) 499-3131

## ▶ FIRE DEPARTMENT

- Fire Chief: Robert Tharp
- Address: 401 Firehouse Lane, Florence, NJ 08518
- Phone: (609) 499-1393

## ▶ DEPARTMENT OF PUBLIC WORKS

- Superintendent: David Wright, CPWM
- Address: 711 Broad Street, Florence, NJ 08518
- Phone: (609) 499-2444

# Local UTILITIES

## ▶ GAS & ELECTRIC

PUBLIC SERVICE ELECTRIC & GAS (PSE&G)

- Website: <https://nj.pseg.com/>
- Phone: 1-800-436-7734

## ▶ WATER & SEWER

FLORENCE TOWNSHIP WATER & SEWER

- Website: <https://www.florence-nj.gov/departments/water-sewer/>
- Phone: (609) 499-2518

## ▶ CABLE/ INTERNET

OPTIMUM

- Website: [www.optimum.com](http://www.optimum.com)
- Phone: 1-866-347-4784

VERIZON FIOS

- Website: [www.verizon.com/fios](http://www.verizon.com/fios)
- Phone: 1-800-837-4966

# Schools in FLORENCE, NJ

Florence Township is served by the Florence Township School District and Florence Township Memorial High School, providing education from elementary through high school.



## ROEBLING ELEMENTARY SCHOOL

Address: 1330 Hornberger Ave, Roebling, NJ 08554

Phone: (609) 499-4640

Grades: Pre-K to 3

Known for: Elementary foundational learning with a focus on early literacy and numeracy.

Rating: ★★★★★★☆☆





## FLORENCE RIVERFRONT SCHOOL

Address: 500 East Front Street, Florence, NJ 08518

Phone: (609) 499-4647

Grades: 4 - 8

Known for: Middle grades offering core subjects, enrichment, and extracurricular activities.

Rating: ★★★★★★☆☆



## FLORENCE TOWNSHIP MEMORIAL HIGH SCHOOL

Address: 1050 Cedar Lane, Florence, NJ 08518

Phone: 732-972-2080

Grades: 9 - 12

Known for: Secondary education with a range of academic courses, athletics (Flashes), and student activities.

Rating: ★★★★★★☆☆



# Neighborhoods in **FLORENCE, NJ**



## **FLORENCE VILLAGE / CENTRAL FLORENCE**

- Rating: 7/10
- Character: Historic and classic township core near downtown and community amenities. Older tree-lined streets and a blend of architectural styles.
- Best for: Families, history lovers, commuters who want walkable access to local services.



## **ROEBLING HISTORIC AREA**

- Rating: 7.5/10
- Character: Former mill village with unique historic homes, river views, and cultural sites (like the Roebling Museum).
- Best for: Those who appreciate historic character and a tight-knit feel.



## **SOUTH OF U.S. 130 / NEWER SUBDIVISIONS**

- Rating: 8/10
- Character: Suburban feel with some of the most recently built homes in Florence Township.
- Best for: Families wanting larger modern homes and yards.



## TOWNHOME / CONDO CLUSTERS (SCATTERED)

- Rating: 7/10
- Character: Areas near Florence-Columbus Road and around busy local corridors where townhouse and condo communities exist.
- Best for: First-time buyers, downsizers, or residents seeking lower maintenance.



## RIVERFRONT / DELAWARE RIVER AREA

- Rating: 8.5/10
- Character: Homes near the riverfront park areas and scenic sections adjacent to the Delaware River.
- Best for: Nature lovers and those who want scenic views and outdoor access.



## WESTERN FLORENCE / NEAR MAJOR ROADS

- Rating: 6.5/10
- Character: Close to major roadways (I-295, U.S. 130) with easy commuting access; homes often slightly more affordable.
- Best for: Commuters and residents who prioritize travel convenience.

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# 55+ Communities

## FLORENCE, NJ



### LEGACY AT MEADOWCROFT

- Rating: 7.5/10
- Homes: ~112 (community built 2007–2014).
- Style: Offers detached single-family ranch and two-story homes with open layouts, garages, and low-maintenance yards ideal for downsizers who still want space.
- HOA: Yes (age-restricted community with maintenance/amenity fees).
- Amenities: The community features well-kept greens, walking sidewalks, and HOA-handled landscaping, with passive social spaces and close access to local parks and the Delaware River.
- Vibe: The atmosphere is quiet and neighborhood-oriented, perfect for residents who want a relaxed lifestyle with subtle opportunities to connect with neighbors rather than a highly social schedule.

# Outdoor Recreation

## FLORENCE, NJ

### Public Parks & Fields



#### JOHN A. ROEBLING PARK

Best for: Picnics, casual outdoor time near historic Roebling area.



#### ERZA MARTER RECREATION COMPLEX

Best for: Team sports, leagues, large-field activities.





## FLORENCE TOWNSHIP DOG PARK

Best for: Dog owners and pets' social exercise.



## RIVERBANK PARK

Best for: Walking, strolling, picnics, & nature viewing



# Golf Courses



## **GOLDEN PHEASANT GOLF CLUB (≈16MI)**

Best for: Traditional golf, varied terrain, good mix of challenges.



## **MERCER OAKS GOLF COURSE (≈7MI)**

Best for: Challenging golf, variety of holes



## **FOUNTAIN GREEN GOLF COURSE (≈22MI)**

Best for: Casual golf, practice rounds



# Lakes, Rivers & Beaches

## DELAWARE RIVER

- The Delaware River runs along Florence Township's western border, offering scenic waterfront views and opportunities for fishing, boating, and kayaking. It plays a major role in the town's history while providing a peaceful natural backdrop for outdoor recreation.

## ROEBLING PARK WATERFRONT

- Roebling Park features open green space and walking paths right along the Delaware River, making it a popular spot for relaxing and enjoying river views. The park is ideal for casual strolls, picnics, and watching boats pass by at sunset.

## H. KENNETH WILKIE MEMORIAL RIVER'S EDGE PARK

- This quiet riverside park offers benches, open space, and direct views of the Delaware River. It's a local favorite for peaceful walks, birdwatching, and enjoying nature close to town.

## BRISTOL WHARF / RIVERFRONT

- While not a traditional swimming beach, this nearby riverfront area offers waterfront views, walking paths, and picnic spots along the Delaware River. It's the closest public river access area for relaxing by the water.

# Annual Festivals

## FLORENCE, NJ



### STEEL MILL STREET FAIR

- A long-running spring street fair celebrating community and traditions, formerly known as the Bordentown Street Fair.



STEEL MILL  
STREET FAIR



### CHRISTMAS TREE LIGHTING

- Annual lighting of the Christmas tree in town with accompanying holiday festivities.

Florence Township

*TREE*  
LIGHTING

Friday, December 5th @ 7PM

Municipal Complex - 711 Broad Street



# Best Places to

## EAT, DRINK & ENTERTAIN

### Restaurants



#### B-UNOS



- Address: 2043 US-130, Suite 8, Florence, NJ
- Phone: (609) 447-0349
- Rating: 9/10
- Best for: “Best Burger”-type reputation + big breakfast/birria-style comfort food
- Signature Dish: burgers, breakfast plates, tacos/burritos



#### ROCCO'S PIZZA & ITALIAN RESTAURANT



- Address: 312 W Front St, Florence, NJ
- Phone: (609) 499-3366
- Rating: 9.2/10
- Best For: long-running local staple; pizza + cheesesteaks
- Signature Dish: pepperoni/extra cheese pizza; cheesesteak-style sandwiches



## BIG RAY'S STEAKS, SUBS & WINGS



- Address: 261 Cedar Ln, Florence, NJ
- Phone: (609) 499-0429
- Rating: 8.4/10
- Best for: no-frills cheesesteaks/subs/wings spot
- Signature Dish: Cheesesteaks; wings

## Cafés



## TURTLE BEANS SPECIALTY COFFEE



- Address: 225 Farnsworth Ave, Bordertown, NJ
- Phone: (609) 853-3029
- Rating: 9.5/10
- Best for: Craft coffee made with care, friendly service, and a cozy community vibe; often cited as one of the best independent coffee shops in the area.



## SMACHNA KAWA

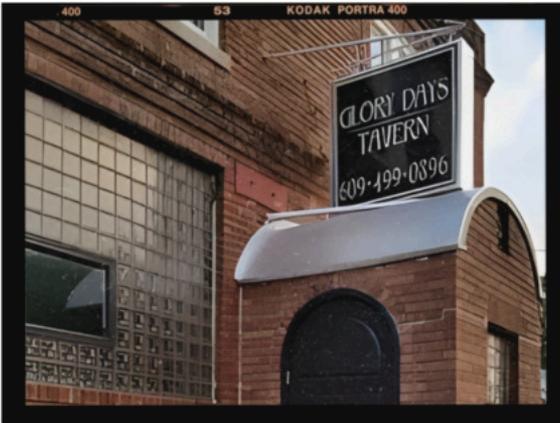


- Address: 154 Farnsworth Ave, Bordertown, NJ
- Phone: (610) 220-9433
- Rating: 8.5/10
- Best for: European-style coffee and relaxed café atmosphere.

# Bars & Pub



## GLORY DAYS TAVERN



- Address: 1200 Hornberger Ave, Roebling, NJ
- Phone: (609) 499-0896
- Rating: 8/10
- Known for: Friendly neighborhood hangout, pool & foosball, craft beer selection, casual bar food.



## OLD TOWN PUB



- Address: 135 Farnsworth Ave, Bordentown, NJ
- Phone: (609) 291-9232
- Rating: 8/10
- Known for: Classic pub with excellent food & beer; often a go-to for casual dinners + drinks.

# Sights & Attractions

## FLORENCE, NJ

Florence Township is rich in natural beauty and offers several attractions for residents and visitors alike.



### Grounds For Sculpture



Rating: ★★★★★★☆☆

Known for: Exhibits about the Roebling family legacy and historic steel mill village, with local industrial history and community events.



# Roebbling Park



Rating: ★★★★★★☆☆

Known for: Its historical walking trails that provide a physical link between the residential village and the remains of the massive steel mill complex.



# River's Edge Park



Rating: ★★★★★ ★★★★★☆

Known for: Its dramatic brownfield restoration. It transformed a former industrial site into a scenic riverfront space with boat launches and some of the best sunset views over the Delaware River.

# Top Places to Bring

## CHILDREN FOR ENTERTAINMENT



### FLORENCE TOWNSHIP PUBLIC LIBRARY

- Address: 1350 Hornberger Ave, Roebling, NJ 08554
- Why kids love it: Rainy-day learning and storytime; great for toddlers and younger children's reading programs.

Rating: ★★★★★★☆☆



### RAILROAD PARK

- Address: Railroad Ave & Hornberger Ave, Roebling, NJ 08554
- Best for: Local kids' playtime with playground equipment and open green space — perfect for quick outdoor visits.

Rating: ★★★★★★☆☆





## ERZA “BUD” MARTER RECREATION COMPLEX

- Address: Old York Road, Florence, NJ 08518
- Why kids love it: It features a large, modern play structure with multiple slides and climbing elements that are more extensive than typical neighborhood parks.

Rating: ★★★★★★★☆☆☆



## BORDENTOWN LIBRARY

- Address: 730 NJ-68, Bordentown, NJ 08505
- Why kids love it: Quiet storytime sessions and children’s events — good for educational family outings.

Rating: ★★★★★★★☆☆☆



## VETERANS PARK

- Address : 300 Campus Drive, Unit H, Morganville, NJ 07751
- Best for: A popular local park featuring playground equipment and fields, making it a go-to spot for younger children and casual family visits.

Rating: ★★★★★★★☆☆☆



# Best Places for

# Date Night & Adult Beverages



## SUBCULTURE ARTISAN ALES



- Intimate craft brewery with rotating small-batch beers in a relaxed taproom.



## GLORY DAYS TAVERN



- Classic neighborhood bar with a welcoming, down-to-earth atmosphere.



## OLD TOWN PUB



- Bustling gastropub combining quality food with an excellent beer list.



## UNDER THE MOON CAFÉ (BYOB)



- Creative, chef-driven restaurant offering bold flavors in a cozy setting.

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# Best-Rated Small Businesses

## FLORENCE, NJ



### GOOD LOOKS BARBER SHOP

Category: Barber Shop & Grooming | Rating: 4.9 ★ (Google)

- Phone: (609) 499-2282
- Address: 316 Broad St, Florence, NJ 08518
- Website: <https://www.facebook.com/pages/Good-Looks-Barber-Shop/11162085557635>
- Overview: A neighborhood barbershop in Florence Township offering classic and modern haircuts in a relaxed, welcoming setting. Known for skilled barbers and consistent service, it's a go-to spot for sharp fades, trims, and traditional grooming.



### FLORENCE FAMILY DENTAL

Category: Dentist | Rating: 4.9 ★ (Google)

- Phone: (609) 499-4915
- Address: 180 E Delaware Ave #1604, Florence, NJ 08518
- Website: <http://www.florencefamilydentalnj.com/>
- Overview: Provides comprehensive dental care for patients of all ages, focusing on comfort and long-term oral health. The practice offers preventive, restorative, and cosmetic services in a friendly, family-oriented environment.



## FLORENCE DENTAL STUDIO

Category: Dentist | Rating: 4.9 ★ (Google) |

- Phone: (609) 499-3800
- Address: 313 Broad St, Florence, NJ 08518
- Website: <https://www.njdentalstudio.com/>
- Overview: A modern dental practice delivering personalized care with an emphasis on advanced techniques and patient comfort. From routine cleanings to cosmetic treatments, the office combines technology with a warm, professional approach.



## FLORENCE WINE & LIQUOR

Category: Retail Beverage Store | Rating: 4.7 ★ (Google) |

- Phone: (732) 536-0450
- Address: 302 Broad St, Florence, NJ 08518
- Website: <https://www.facebook.com/p/Florence-Wine-and-Liquor-100091612133798/>
- Overview: A convenient local store offering a wide selection of wines, spirits, and popular beverages for any occasion. Known for its variety and friendly service, it's a reliable stop for everyday needs and special celebrations.



# What's So Great About

## FLORENCE, NJ

### Peaceful Suburban Living with Small-Town Charm

Florence Township offers a quiet, close-knit community atmosphere that's perfect for those looking to escape the rush of city life. The town is known for its calm neighborhoods, friendly residents, and easygoing pace. It's a place where people still greet their neighbors and local businesses feel personal. This balance makes it especially appealing to families and retirees alike.

### Convenient Location with Easy Commuting

Florence Township is ideally located near major highways like I-295, Route 130, and the NJ Turnpike. This makes commuting to Philadelphia, Trenton, or other parts of New Jersey straightforward and manageable. Residents enjoy suburban comfort without feeling disconnected from major employment hubs. Accessibility is a major draw for professionals and growing families.



## *Strong Sense of Community and Local Pride*

The town hosts seasonal events, community programs, and local activities that bring residents together. There's a genuine sense of pride in supporting local shops, schools, and organizations. Neighbors often know one another, creating a welcoming and inclusive environment. This strong community feel makes Florence Township easy to call home.



## *Outdoor Spaces and Riverside Appeal*

Florence Township is known for its access to parks, walking paths, and scenic areas near the Delaware River. These outdoor spaces offer residents opportunities for relaxation, recreation, and family time. Whether it's a peaceful walk or a weekend outing, nature is always close by. This adds to the town's laid-back and livable vibe.



## *Affordable Housing with Room to Grow*

Compared to many parts of New Jersey, Florence Township offers more affordable housing options. Buyers can find single-family homes, townhouses, and spacious properties at competitive prices. This affordability attracts first-time buyers and those looking to upgrade without overextending their budget. It's a town with strong potential for long-term value and growth.

# I HOPE YOU ENJOYED YOUR TOUR OF *Florence, NJ*

I hope you enjoyed this guide to Florence Township, NJ and found it helpful in getting a true feel for the community. Florence offers a welcoming small-town atmosphere, trusted local businesses, scenic riverfront views, and convenient access to nearby downtowns—all while maintaining a relaxed, residential lifestyle.

Whether you're considering a move or already call Florence home, it's a place where community, character, and everyday convenience come together. If you'd like more personalized insights or help exploring the area further, I'm happy to help.

## DISCLAIMER

This guide is for informational purposes only and reflects the most accurate data available at the time of writing. All prices, services, and community details are subject to change. Readers are advised to conduct their own research, verify all information independently, and consult with local professionals before making any decisions related to moving or purchasing property. We hold no liability for decisions made based on this content.

*Dennis Mark Interdonato*

REALTOR ASSOCIATE

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MOMLS 2025 Selection - Public Relations Committee

MOMLS 2025 Selection - Grievance Committee



# THANK YOU!

*I would love the opportunity to work with you, and I truly look forward to building our relationship together*

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