

Franklin Township Zoning Board of Adjustment Minutes  
February 7, 2023

The Chairman called the meeting to order at 7:00 pm and stated the following “Notice of this meeting has been given as required by the Open Public Meetings Act in the Annual Notice of Meetings. A copy was posted on the Township Website and notice of this meeting was sent to the Sentinel and a copy was posted at the Franklin Township Municipal Building”.

The board stood for the pledge of allegiance.

Roll Call:

Members Present: John Gravenor, Chairman, D. Rich Iglesias, Member, Anthony Gaetano, Member, Jim Ketchum, Member, Dana DeCesari, Member, Andrew Hammel, Alt. Member

Members excused: Russell Leo, Member,  
Mike Garofalo, Member  
Justin Falisi, Alt. Member

Professionals present:

Michael Borelli, Attorney, Rosemary Flaherty, Zoning Officer, Edward D’Armiento, PE, CME, CFM, Christopher Dochney, PP, AICP

Memorialization of Resolutions

None Currently

Minutes Approval

1/3/2023

Rich Iglesias motioned to approve; Dana DeCesari seconded that motion. Roll Call: All in favor.

Public Hearing Applications

- Charlotte Investments LLC, Block 7202 Lots 22 and 23, 1720 Harding Hwy, Use Variance
- The applicant is applying for a use variance to allow for the use of a landscaping business at this property. The use is not permitted in the LM (light manufacturing) Zone. The owner Mr. Rahn had attorney Kevin Diduch, esq. from KD Law group and Mr. Cassaboon from Sickels & Associates presenting his documents. There was a presentation of a topography plan showing the property and how they intend to use it for storage of equipment and trucks for a landscaping/concrete business.
- Dana DeCesari made a motion to open public portion, Anthony Gaetano seconded.
- Jason Brandt and Ralph Travaglione got up during the public portion and spoke against the proposed use of the property.
- Dana Decesari made a motion to close the public portion, Anthony Gaetano seconded.

- The board had a discussion and decided to vote with the condition that a site plan is provided within 90 calendar days.
- Dana Decesari made a motion to approve with the condition of the site plan D. Rich Iglesias seconded. All in favor- was approved with the 90 day site plan condition.

#### Reports/Communication

- Land Use Report- Dana Decesari motioned to approve report, Mike Garofolo seconded. All in favor

#### Adjourn

With no further business this evening, Dana DeCesari motioned to end this meeting, Mike Garofalo seconded.

These minutes are a brief summary of the proceeding and should not be taken as verbatim testimony.

Respectfully submitted,  
Jennifer Cerino