

**Franklin Township Zoning Board of Adjustment Minutes**  
**May 2, 2023**

There was a delay to start as Mr. Borelli was speaking with an attorney representing a resident. The Chairman called the meeting to order 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, Dana DeCesari - Member, D. Rich Iglesias - Member, Mike Garofalo - Member, Jim Ketcham - Member, Russell Leo – Member, Andrew Hammel - Alt. Member

**Professionals present:**

Michael Borelli, Attorney  
David Scheidegg, PE,PP,CME,CPWM,CFM

**Memorialization of Resolutions**

None

**Minutes Approval**

4/4/23

Dana Decesari motioned to approve; M. Garofalo seconded that motion. Roll Call: All in favor.

**Public Hearing Applications**

ZB23-01- HiBlend LLC-Block 7002 Lot 11 Catawba Ave -Use Variance

Louis Magazzu appeared on behalf of the applicant as his attorney and presented testimony of property owner Christopher Previtera, Matthew Randall, CEO of HiBlend LLC and applicant, James Kyle – Professional Planner, Jesse McDonald to address odor mitigation and Casey White via telephone to address security.

Dante Parenti, Esq. and Jeffery Downs, Esq. appeared on behalf of nearby property owners.

The gentleman from HiBlend LLC gave their presentation asking for a use variance to construct a facility for the cultivation and manufacture of cannabis as well as a variance for two uses on one lot that is currently zoned Residential Agricultural. They presented an aerial photograph of the parcel and surrounding area, a concept plan, a video explaining the odor mitigation, testimony regarding security, and testimony to address the positive and negative criteria.

Mr. Parenti and Mr. Downs represented residents in opposition to the application. Both attorney’s cross-examined witnesses and presented argument opposing the application.

**Motion to open public portion** – D. Decesari 2<sup>nd</sup>- M. Garofalo

Leah Vassallo – spoke about beneficial use and the ordinance

Harry Kennedy – spoke about Mr. Gravenor’s experience & poorly written ordinances by the committee

Daisy Robles – spoke about resident’s wells on their properties

Richard Trasferini – stated he strongly opposed

Debbie Morton – concerned about pesticide exposure

Capoferri – questioned guard stations-concerned about retaining pond, criminals coming through his yard, and who follows up the security team

Trisha Trasferini Serad – gave family history and her opposition

Ronald Meyer- talked about engineering aspects of generators and light pollution and woods line

Jason Brandt – spoke about planning aspects

Bill Petravich – spoke about police response time

Christine Vitale – asked the board if they would want to spend the money to send their daughters to a private school near a pot plant

Tracey Ramos – loves and enjoys her home- gave information that she had researched

Barbara Halpern – asked questions about the generator and concerns about generator pollution and waste water

Ryan Scheeny- Spoke about tree barrier and concerns about water build up

Dave Williamson – owner of Newfield Nursery-stated this business has no business being the neighborhood.

Diane Levin- concerned about the effect this would have on OLMA.

**Motion to close public portion** – D. Decesari 2<sup>nd</sup>- M. Garofalo

Dave Scheidegg- went over his engineer reports and ordinance definition

Jeffrey Downs, Esq. – closing argument and addressed points from his cross examination

Dante Parenti, Esq. – closing arguments and addressed points from his cross examination

Louis Magazzu- closing arguments- spoke about ordinance

Mike Borelli – explained the use variance needs 5 affirmative votes to pass. He spoke about the ordinance and how this use variance is needed. Recapped application and presentation for the board.

Motion made to deny application – R. Leo 2<sup>nd</sup> – D. Decesari Roll Call: All in favor.

### Adjourn

With no further business this evening, Dana DeCesari motioned to end this meeting, D. Rich Iglesias seconded. These minutes are a brief summary of the proceeding and should not be taken as verbatim testimony.

Respectfully submitted,

Desiree Hogbin