

**READINGTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES  
REORGANIZATION AND REGULAR MEETING  
January 19, 2023**

The Meeting was called to order by Attorney Warner at 7:30 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

**SWEARING IN OF NEW MEMBERS**

Attorney Warner swore in the new Board members as follows:

Diana Hendry (Regular Member)  
Christopher Roglieri (Regular Member)  
Andrew Saad (Alt#1)

**ROLL CALL**

Bola, E.  
Hendry, D.  
Kirk, T.  
Mittleman, K.  
Maurer, C.  
Nees, S.  
Roglieri, C.  
Saad, A.

**Board Members Absent:**

Coates, E.

Ms. Hendry moved, and Ms. Kirk seconded, a motion to excuse the absence of Board Member Coates. The motion carried unanimously.

**Others Present:**

Board Attorney Steven Warner, Esq., and Board Secretary Ann Marie Lehberger

**NOMINATION AND ELECTION**

**Nomination of Board Chair**

Ms. Hendry moved, and Mr. Nees seconded, a motion to appoint Karen Mittleman as the Board Chair for 2023. The roll call vote follows:

Bola: Yes  
Hendry: Yes  
Kirk: Yes  
Mittleman: Yes  
Maurer: Yes  
Nees: Yes  
Roglieri: Yes

Chair Mittleman took over the meeting.

### **Nomination of Board Vice Chair**

Ms. Kirk moved, and Ms. Hendry seconded, a motion to appoint Steve Nees as the Board Vice Chair for 2023. The roll call vote follows:

Bola: Yes  
Hendry: Yes  
Kirk: Yes  
Mittleman: Yes  
Maurer: Yes  
Nees: Yes  
Roglieri: Yes

### **Nomination of Board Secretary**

Ms. Kirk moved, and Mr. Roglieri seconded, a motion to appoint Ann Marie Lehberger as the Board Secretary for 2023. The roll call vote follows:

Bola: Yes  
Hendry: Yes  
Kirk: Yes  
Mittleman: Yes  
Maurer: Yes  
Nees: Yes  
Roglieri: Yes

### **SELECTION OF BOARD PROFESSIONALS**

Board Attorney - Steven K. Warner, Esq. Ventura, Miesowitz, Keough & Warner, P.C.  
Board Planner - Michael Sullivan, Clarke Caton Hintz  
Board Engineer - Robert S. O'Brien, Van Cleef Engineering Associates  
Traffic Engineer - Jay Troutman, McDonough & Rea Associates  
Environmental Consultants - Princeton Hydro

Mr. Maurer moved, and Ms. Kirk seconded, a motion to approve the Board Professionals for 2023. The roll call vote follows:

Bola: Yes  
Hendry: Yes  
Kirk: Yes  
Mittleman: Yes  
Maurer: Yes  
Nees: Yes  
Roglieri: Yes

### **APPROVAL OF CALENDAR FOR 2023**

It was decided that the December meeting would be moved to December 14<sup>th</sup>.

Ms. Hendry moved, and Ms. Kirk seconded, a motion to approve the 2023 calendar as amended. The roll call vote follows:

Bola: Yes  
Hendry: Yes  
Kirk: Yes  
Mittleman: Yes  
Maurer: Yes  
Nees: Yes  
Roglieri: Yes

#### **SELECTION OF TECHNICAL REVIEW COMMITTEE**

Chair Mittleman stated that as a new Chair she would like to be on the Technical Review Committee.

Mr. Saad and Mr. Roglieri also volunteered for the 2023 Technical Review Committee. It was noted that an alternate would be appointed at a later date.

#### **SELECTION OF NEWSPAPERS FOR PUBLICATION**

Hunterdon County Democrat  
Courier News  
Star Ledger

Mr. Nees moved, and Mr. Maurer seconded, a motion to approve the newspapers for 2023. The roll call vote follows:

Bola: Yes  
Hendry: Yes  
Kirk: Yes  
Mittleman: Yes  
Maurer: Yes  
Nees: Yes  
Roglieri: Yes

#### **ADOPT 20223 BYLAWS**

Ms. Mittleman noted some minor typographical errors.

Ms. Hendry moved, and Mr. Maurer seconded, a motion adopt the 2023 Bylaws as amended. The roll call vote follows:

Bola: Yes  
Hendry: Yes  
Kirk: Yes  
Mittleman: Yes  
Maurer: Yes  
Nees: Yes  
Roglieri: Yes

#### **APPROVAL OF MINUTES**

Mr. Maurer, Mr. Bola, and Mr. Saad abstained

Ms. Kirk moved, and Mr. Roglieri seconded, a motion to approve the December 15, 2022 minutes. The motion carried unanimously.

### **RESOLUTIONS**

There were no resolutions presented for Board consideration.

### **PUBLIC HEARINGS**

Joy & Clarke Hedrick  
Appl# ZB22-015- Variance- Deck Expansion  
Block 51.02 Lot 38- 6 Springtown Road

***\*At the request of the applicant this application will not be heard this evening. It will be carried to the meeting on February 16, 2023 at 7:30 p.m. No further notice will be provided.***

A draft of the 2022 annual report was distributed. It was determined that it would be added to the February agenda for further discussion.

### **ADJOURNMENT**

Ms. Hendry moved, and Ms. Kirk seconded, a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:00 p.m.

Respectfully submitted,  
Ann Marie Lehberger  
Zoning Board Secretary