# READINGTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES REGULAR MEETING March 21, 2024

The Meeting was called to order by Chair Mittleman 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.

#### **ROLL CALL**

### **Board Members in Attendance:**

Bola

Kirk

Maurer

Mittleman

Nees

Roglieri

Saad

Barton

#### **Board Members Absent:**

Hendry

Mr. Nees moved, and Mr. Maurer seconded a motion to excuse the absence of Board Member Hendry. The motion carried unanimously.

#### **Others Present:**

Board Attorney Joseph Tauriello, Board Planner James Clavelli, Board Engineer Rob O'Brien, and Board Secretary Ann Marie Lehberger

## **APPROVAL OF MINUTES**

Mr. Maurer and Mr. Saad abstained.

Ms. Kirk moved, and Mr. Roglieri seconded a motion to approve the February 15, 2024, minutes. The motion carried unanimously.

#### RESOLUTIONS

There were no resolutions presented for Board consideration.

## ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

There were none.

### **PUBLIC HEARINGS**

#### Ira Sumkin

Appl# ZB22-010- "D" Variance- Addition Block 18 Lot 19 – 58 Old Highway 28

Peter Morgan, the applicant's architect was present on behalf on the applicant. The applicant, Ira Sumkin, was not present.

Board Attorney Tauriello explained that since the applicant was not present, his architect could not speak for him.

The Board secretary confirmed that she received a signed extension of time for the Board to act on the application from the applicant through May 31, 2024.

The Board discussed and agreed not to hear the testimony of the architect but rather postpone the application until the applicant was present so they could hear all testimony at the same time.

Mr. Maurer moved, and Mr. Saad seconded, a motion to postpone the full hearing of the application for Ira Sumkin until the next meeting on April 18, 2024 without further notice. The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not	Recused
							Eligible	
Bola			X					
Hendry						X		
Kirk			X					
Mittleman			X					
Nees			X					
Maurer	X		X					
Roglieri			X					
Saad (Alt #1)		X	X					
Barton (Alt #2)							X	

## **OTHER BUSINESS**

Adoption of 2023 Annual Report

The Board reviewed the 2023 Annual Report.

The Board discussed amending the title of the new recommendation regarding pools in front yards to be as follows "pool installation on lots with more than one front yard".

It was also discussed that for the second recommendation that the word "attached" be added before accessory apartments.

Mr. Nees moved, and Mr. Maurer seconded, a motion to adopt the 2023 Annual Report as amended. The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Hendry						X		
Kirk			X					
Mittleman			X					
Nees	X		X					
Maurer		X	X					
Roglieri			X					
Saad (Alt #1)			X					
Barton (Alt #2)							X	

The Board secretary noted that the report will be sent to the Planning Board and Township Committee for their review.

#### **EXECUTIVE SESSION**

# ZONING BOARD TOWNSHIP OF READINGTON

#### RESOLUTION

Open Public Meetings Act – Executive Session

**WHEREAS**, N.J.S.A. 10:4-12, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist;

**NOW, THEREFORE, BE IT RESOLVED**, by the Zoning Board of the Township of Readington County of Hunterdon, State of New Jersey, as follows:

- 1. The public shall be excluded from the discussion of the hereinafter specified subject matters.
- 2. The general nature of the subject matters to be discussed is as follows: Attorney Client Privileged legal advice on general procedural matters.
- 3. It is anticipated that the above-stated subject matters discussed in closed session may be disclosed to the public upon the determination of the Board that the public interest will no longer be served by such confidentiality.
- 4. This Resolution shall take effect immediately.

Ms. Kirk moved, and Mr. Maurer seconded, to adopt this resolution. The motion carried unanimously.

Ms. Kirk moved, and Mr. Maurer seconded a motion to come out of closed session. The motion carried unanimously.

#### **ADJOURNMENT**

Ms. Kirk moved, and Mr. Maurer seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:15 p.m.

Respectfully submitted, Ann Marie Lehberger Zoning Board Secretary