

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
April 17, 2025**

The Meeting was called to order by Chair Steve Nees at 7:52 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:

- Joseph Giallorenzo
- Steve Nees
- Chris Roglieri
- Clay Mason

Board Members Absent:

- Scott Barton
- Emanuel Bola
- Kathy Guerriero
- Andrew Saad
- Denise Pascale

Others Present:

Board Attorney Joseph Tauriello, Board Planner Eric Harris, Board Engineer Rob O'Brien, and Board Secretary Sherri Russo.

Mr. Roglieri moved, and Mr. Giallorenzo seconded a motion to excuse the Board Members Barton, Bola, Guerriero, Saad and Pascale who were not in attendance. The motion carried unanimously.

APPROVAL OF MINUTES

Mr. Roglieri moved, and Mr. Nees seconded a motion to approve the February 20, 2025 minutes as amended. The motion carried unanimously.

APPOINTMENT OF BOARD SECRETARY

Mr. Roglieri moved, and Mr. Giallorenzo seconded a motion to appoint Sherri Russo as Board of Adjustment Secretary. The roll call vote follows.

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton						X		
Bola						X		
Giallorenzo		X	X					
Guerriero						X		
Nees			X					
Roglieri	X		X					
Saad						X		
Mason			X					
Pascale						X		

ADOPTION OF RESOLUTIONS

There were none.

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

Hayden's House of Healing

Application: ZB25-001 – Preliminary & Final Site Plan with “D” Variance – Retreat Center
Block 57, Lot 7.11 – Forty Oaks Road

Chair Nees announced that this application will not be heard this evening and will be carried to the meeting on May 15, 2025 at 7:30 pm. No further notice will be provided.

PUBLIC HEARINGS

Myrelis Aguilar

Application: ZB25-001 – Variance Application for an Inground Pool
Block 73.02, Lot 1 – 5 Quaker Road

The following people were present on behalf of the applicant and sworn:

Dixon Munds, applicant's pool contractor
Myrelis Aguilar, applicant and homeowner
Jose Bustillo, homeowner

Eric Harris, Township Planner and Robert O'Brien, Township Engineer were also sworn.

Ms. Aguilar provided an overview of their plans to install an inground pool.

The Board questioned how long they have lived at their current residence. Ms. Aguilar stated they have been residents in New Jersey for six years and have lived in Readington Township for the last three years.

The Board questioned Ms. Aguilar about the two structures that have setback issues that were nonconforming and if past variances were granted. Ms. Aguilar answered that they are seeking variances for the structures that existed when they purchased the home.

The Board questioned the increase in impervious coverage and the fencing. Ms. Aguilar stated that the plan shows the fence placement, and they chose one of the four that were permitted.

The Board questioned what the fence looked like as there were no pictures provided. Ms. Aguilar stated it would be a double slat privacy fence.

Board Engineer, Robert O'Brien referenced the sheet two of two with a detail for the fence. It showed 54.5" high.

The Board questioned the applicant about the landscaping, trees, and privacy measures along the backyard. Ms. Aguilar stated that there are large mature pines on the left side and smaller pines on the right side. She also noted that there are some ornamental pear trees on the right side of the house and that no fence exists currently.

The Board noted that the edge of the pool is conforming, and the installation of the patio causes the rear yard setback variance.

The Board questioned Board Engineer, Rob O'Brien about the site. Mr. O'Brien stated the yard was relatively flat and there was going to be a dry well installed.

Ms. Aguilar spoke to some of the Engineer's comments regarding the overflow. She stated if their overflow plan is not acceptable to the Township Engineer, they would be willing to work with him to come up with an acceptable system to accommodate any concerns.

Mr. O'Brien stated the applicant's engineer suggested a grate on one of the manhole covers in the drywell to act as the overflow mechanism and confirmed that this would be acceptable.

Mr. O'Brien did not have questions for the applicant, but he and The Board had some for their professional about the drywell design.

The Board questioned what type of maintenance is associated with the proposed system. Dixon Mund, the applicant's pool contractor, stated the most important thing would be to make sure the dry well is not filling up with debris. He noted that all will have their own inspection cover and two are proposed to be open grate. Mr. Mund further explained the proposed system and how it would work.

Township Engineer, Rob O'Brien stated that there looks to be two proposed open grates, but it should be clarified on the plan. He stated there is soil testing that has to be done to ensure perk and noted that he confirmed with the applicant's engineer that they would do that during construction and the Township Engineer's office would have to witness that it is perking to design. He stated this could be a condition of approval to get the project moving.

The Board inquired where the pool equipment would be located on the property. Mr. Mund stated it would be on the south side of the house.

The Board questioned what type of filter would be used. Mr. Mund stated it would be a cartridge filter with no backwashing.

The Board questioned what they were proposing when lowering the water level of the pool and how that would be completed. They wanted clarification if it would be plumbed into the dry well or drained by hose. Mr. Mund stated it was via garden hose with a valve, so water drains more slowly. He stated it could be dropped into the drain closest to the equipment.

The Board questioned if there could be a potential condition to plumb that to the drain. Township Engineer, Rob O'Brien advised against that stating that it could be pumped into the road with a collapsable hose. He questioned what type of chemicals would be used. Mr. Mund advised it was a salt system.

The Board questioned if it was drained below the skimmer and if there was a main drain. They expressed concern if there was an already saturated ground, where would the water be draining to and how it would impact neighboring properties.

Board Engineer Rob O'Brien stated it would be best to drain water to the street, so it does not impact on neighboring grounds/properties. He also questioned the pitch on the concrete deck. Mr. Mund explained the pitch.

The Board questioned the infrastructure of the piping system to the dry well and if any trees would be removed. Ms. Aguilar stated two trees had already been removed.

Chair Nees opened the public portion of the meeting to the public for any questions.

Pierce Hubbard, neighbor, stated he had questions that the Board addressed such as water drainage and impact on trees on his property. He questioned if there would be any trimming of trees. His concern was for privacy if trees are cut/trimmed.

Mr. Bustillo stated that they want to limit the impact on surrounding properties and do not wish to cut down any trees but if needed, they will trim trees but plan to do so sparingly. Mr. Bustillo also stated that he plans to have a fence on his property.

Township Planner, Eric Harris, noted a required update to the plan.

Township Attorney Tauriello asked the applicant if they agreed that the design and proposal is done to provide adequate light, air and open space and promote a desirable visual environment through creative development techniques and good civic design and arrangement and that there is nothing in the plan that would be a substantial detriment to the Master Plan of Readington Township. The applicants agreed to the statements.

Chair Nees opened the meeting to public comment.

Robert Colburn, Chair of the Board of Health, stated that he just wanted to make the Board aware of detriments to septic systems and with dry wells and water run-off.

Dixon Mund questioned when the Township would allow them to commence work.

Township Attorney Joseph Tauriello reviewed the conditions if approved as set forth in the Planners Report sections 2.4 and 2.8, that the applicant will abide by the tree ordinance, that there will be an open grate on at least one of the dry wells, there will be a soil perk test and the hydraulic impact on the ground water table must be assessed per the NJ DEP BNP manual.

Mr. Roglieri moved, and Mr. Giallorenzo seconded a motion to approve the application for Myrelis Aquilar with the conditions as discussed. The roll call vote follows.

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton						X		
Bola						X		
Giallorenzo		X	X					
Guerriero						X		
Nees			X					
Roglieri	X		X					
Saad						X		
Mason			X					
Pascale						X		

Chair Nees discussed Board attendance and the fact that a quorum is a necessity and the importance of making the Board Secretary aware in advance if you are not able to attend a scheduled meeting. Going forward, the Board Secretary will confirm attendance two weeks prior to a scheduled meeting to ensure a quorum.

ADJOURNMENT

Mr. Nees moved, and Mr. Giallorenzo seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:45 p.m.

Respectfully submitted,

Sherri Russo
 Board Secretary