

**READINGTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
July 18, 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
Mittleman
Nees
Roglieri
Saad
Barton

Board Members Absent:

Maurer

Mr. Saad moved, and Mr. Roglieri seconded a motion to excuse the absence of Board Member Maurer. 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. Bola abstained.

Mr. Nees moved, and Mr. Saad seconded a motion to approve the April 18, 2024, minutes. The motion carried unanimously.

RESOLUTIONS

Appointment of Board Attorney-Joseph Tauriello/ Stickel Koenig Sullivan & Drill, LLC for the remainder of 2024

Mr. Nees moved, and Mr. Saad seconded, a motion to adopt the resolution to appoint Board Attorney Joseph Tauriello for the remainder of 2024. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Mittleman			X					
Nees	X		X					
Maurer						X		
Roglieri			X					
Saad		X	X					
Barton			X					

Rodina Mikhail

Appl# ZB23-009- "D" Use Variance for apartment in existing 2nd building on property Block 17 Lot 19 – 10 Old Highway 28

Mr. Barton moved, and Mr. Saad seconded, a motion to adopt the resolution for Rodina Mikhail. The roll call vote follows:

<i>Member</i>	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Mittleman			X					
Nees							X	
Maurer						X		
Roglieri							X	
Saad		X	X					
Barton	X		X					

JW Congregation Support, Inc

Appl# ZB22-016- Request for Extension of Preliminary & Final Major Site Plan with Conditional Use, Use and Bulk Variance approval for Block 15 Lot 23-3480 Route 22

Mr. Roglieri moved, and Mr. Barton seconded, a motion to adopt the resolution for JW Congregation Support Inc. The roll call vote follows:

<i>Member</i>	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Mittleman			X					
Nees							X	
Maurer						X		
Roglieri	X		X					
Saad			X					
Barton		X	X					

Hunterdon Brewing Company LLC

Appl# ZB17-011- Final Major Site Plan
 Block 36 Lot 44.02- 12 Coddington Road

Mr. Barton moved, and Mr. Saad seconded, a motion to adopt the resolution for Hunterdon Brewing Company LLC. The roll call vote follows:

<i>Member</i>	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola			X					
Mittleman			X					
Nees							X	
Maurer						X		
Roglieri							X	
Saad		X	X					
Barton	X		X					

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

There were none.

PUBLIC HEARINGS

Ira Sumkin

Appl# ZB22-010- Variances- Addition
Block 18 Lot 19 – 58 Old Highway 28

Board Member Barton recused himself from the application and left the meeting.

Peter Morgan, the applicant's architect and Ira Sumkin, the applicant were sworn.
Board Planner James Clavelli and Board Engineer Rob O'Brien were also sworn.

The following exhibit was marked into evidence as follows:

Exhibit A-1 First 2 pages of site plan revised July 16, 2024

Board Planner James Clavelli explained that for the Village Residential (VR) zone there is a provision in the ordinance for undersized lots which allows an increase in the floor area ratio (FAR) inversely in proportion to the differences in lot circles between what is required which is 150 feet and what is existing which in this case is 71.84 feet. He stated that the applicant is permitted a maximum floor area ratio of 25.06% and is proposing 21.68 % therefore complies with the ordinance and does not need a variance.

Peter Morgan, the applicant's architect was accepted by the Board as an expert witness. Mr. Morgan described the existing conditions on the site and stated that the applicant is proposing to renovate the existing two-story dwelling and add an addition with a covered porch and a new concrete patio. Mr. Morgan reviewed the required variances as follows:

- variance from ordinance section 148-18.E(2)(a), which requires a lot size of one (1) acre, to allow a lot size of 8,776 square feet or 0.20 acres
- variance from ordinance section 148-18.E(2)(b), which requires a lot circle of 150 feet, to allow a lot circle of 71.84 feet
- variance from ordinance section 148-18.E(2)(f), which requires a minimum side yard setback of 30 feet, to allow a side yard setback of 8.93 feet
- variance from ordinance section 148-18.H, which requires driveways to be setback a minimum of five (5) feet from property lines, to allow the driveway to be setback 0 feet
- variance from ordinance section 148-18.E(2)(d), which requires a minimum front yard setback of 50 feet, to allow a front yard setback of 8.25 feet

It was noted that, with the exception of the front yard setback variance, all are preexisting conditions that are remaining.

Mr. Morgan stated that the proposed addition will make the house livable by increasing the functionality of the interior space and adding a covered porch to the front which ties into the historic neighborhood with no negative impact.

In response to a question from the Board, Mr. Clavelli confirmed that there is no requirement for impervious coverage in the VR Zone.

The Board questioned if the proposed covered porch that will now run almost the full span of the house is any deeper than the existing small porch. Mr. Morgan confirmed that they are the same footprint with a setback of 8.25 feet.

Board Planner James Clavelli stated that since they are widening the porch, it is considered an intensification and requires a new variance.

Mr. Morgan reviewed the architectural plans explaining that the addition will contain a new dining room, kitchen and pantry on the lower level and a new master bedroom, walk in closet and master bathroom on the upper level.

In response to a question from the Board, Mr. Morgan confirmed that they have not made any changes to the architectural plans since receiving approval from the Historic Preservation Commission.

Mr. Sumkin confirmed that they will preserve the existing stacked stone foundation as requested by the Historic Preservation Commission.

Board Engineer Rob O'Brien asked for clarification on the number of proposed bedrooms. Mr. Morgan stated that they are proposing three bedrooms and a study.

The Board questioned why four bedrooms were not proposed. Mr. O'Brien confirmed that the sewer capacity would accommodate four bedrooms. The applicant agreed to make it a four-bedroom home.

It was noted that the Tax Collector confirmed that the home was connected to sewer.

Mr. Sumkin stated that the property has well water.

Mr. Clavelli stated that the resolution should indicate that the house will have four bedrooms for the record in the event another addition is proposed in the future.

Mr. O'Brien requested that the location of the well be shown on the plan.

In response to a question from Mr. Clavelli, Mr. Morgan stated that the proposed addition increases the aesthetic value of the dwelling and makes the neighborhood more attractive. He further stated that they are bringing it up to current standards and keeping it in line with the existing neighborhood.

The applicant agreed to maintain the two large trees on the property if they are healthy.

The Board discussed how the new foundation would tie into the existing foundation to ensure that it will be preserved.

Mr. O'Brien questioned if there was a basement. Mr. Morgan stated that there was only a small crawl space.

Mr. Clavelli requested that the two required parking spaces be shown on the plan. Mr. Morgan confirmed that they are not proposing any cover for parking.

Mr. O'Brien inquired what the manhole shown on the plan is for. The applicant agreed to investigate the purpose of the manhole and have the construction official sign off on the discovered purpose and any necessary remediation.

Chair Mittleman opened the public portion of the meeting. There were no questions or comments.

The Board began deliberations and discussed the conditions of approval.

Mr. Bola moved, and Mr. Saad seconded, a motion to approve the application for Ira Sumkin with the conditions as discussed. The roll call vote follows:

<i>Member</i>	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola	X		X					
Mittleman			X					
Nees			X					
Maurer						X		
Roglieri			X					
Saad		X	X					
Barton								X

ADJOURNMENT

Mr. Roglieri moved, and Mr. Nees seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,
Ann Marie Lehberger
Zoning Board Secretary