

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT MINUTES  
REORGANIZATION AND REGULAR MEETING  
January 30, 2025**

The Meeting was called to order by Attorney Tauriello 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 Tauriello swore in new members as follows:

- Emanuel Bola (Regular Member)
- Joseph Giallorenzo (Regular Member)
- Kathleen Guerriero (Regular Member)
- Clay Mason (Alt#1)
- Denise Pascale (Alt#2)

**ROLL CALL**

Board Members in Attendance:

- Barton
- Bola
- Giallorenzo
- Guerriero
- Nees
- Roglieri
- Saad
- Mason
- Pascale

Others Present

Board Attorney Joseph Tauriello and Board Secretary Ann Marie Lehberger.

**NOMINATION AND ELECTION**

Nomination of Board Chair

Mr. Saad nominated Steve Nees as the Board Chair for 2025

Mr. Saad moved, and Mr. Roglieri seconded a motion to appoint Steve Nees as the Board Chair for 2025. The roll call vote follows.

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

Steve Nees was appointed as Chair for 2025 and took over the meeting.

**Nomination of Board Vice Chair**

Mr. Saad nominated Chris Roglieri as the Board Vice Chair for 2025

Mr. Saad moved, and Mr. Barton seconded a motion to appoint Chris Roglieri as the Board Chair for 2025. The roll call vote follows.

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

Chris Roglieri was appointed as Vice Chair for 2025.

**Nomination of Board Secretary**

Mr. Saad moved, and Mr. Nees seconded a motion to appoint Ann Marie Lehberger as the Board Secretary for 2025. The roll call vote follows.

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

**SELECTION OF BOARD PROFESSIONALS FOR 2025**

Board Attorney – Joseph Tauriello Esq./Stickel Koenig Sullivan & Drill, LLC.

Board Planner - Michael Sullivan /Clarke Caton Hintz

Board Engineer - Robert O'Brien/Van Cleef Engineering

Traffic Engineer - Jay Troutman/McDonough & Rea Associates

Environmental Consultants - Sean Walsh/Princeton Hydro

Mr. Roglieri moved, and Mr. Saad seconded a motion to approve the list of Board Professionals for 2025. The roll call vote follows.

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

**APPROVAL OF CALENDAR OF MEETING DATES FOR 2025**

- February 20
- March 20
- April 17
- May 15
- June 19
- July 17
- August 21
- September 18
- October 16
- November 20
- December 11

Mr. Bola moved, and Mr. Roglieri seconded a motion to approve the 2025 meeting dates.  
 The roll call vote follows:

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

**SELECTION OF TECHNICAL REVIEW COMMITTEE**

Chair Nees appointed Mr. Roglieri, Mr. Barton and Mr. Giallorenzo to be on the TRC (Technical Review Committee) for 2025 with Ms. Guerriero as an alternate member.

**SELECTION OF NEWSPAPERS FOR PUBLICATION**

Courier News  
 Star Ledger

Mr. Saad moved, and Mr. Barton seconded a motion to approve the newspapers for 2025.  
 The roll call vote follows:

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

**APPROVAL OF RULES AND REGULATIONS FOR 2025**

Mr. Roglieri moved, and Mr. Barton seconded a motion to adopt the rules and regulations for 2025. The roll call vote follows:

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

**APPROVAL OF MINUTES**

Mr. Giallorenzo, Ms. Guerriero, Mr. Mason and Ms. Pascale abstained.

Mr. Bola moved, and Mr. Saad seconded, a motion to approve the October 17, 2024, minutes. The motion carried unanimously.

Mr. Barton, Ms. Guerriero, Mr. Mason and Ms. Pascale abstained.

Mr. Bola moved, and Mr. Saad seconded, a motion to approve the December 12, 2024, minutes. The motion carried unanimously.

**ADOPTION OF RESOLUTIONS**

There were none

**ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS**

There were none

**PUBLIC HEARINGS**

There were no public hearings.

**NEW BUSINESS**

Attorney Tauriello stated that the request for extension for Whitehouse Mall (Starbucks) will be carried to the February 20<sup>th</sup> meeting and explained eligibility for voting.

The Board discussed and agreed to change the start time for the February 20<sup>th</sup> meeting to 7:00 pm to allow time for an executive session.

**ADJOURNMENT**

Mr. Saad moved, and Mr. Barton 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  
Planning Board Secretary