

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
AUGUST 17 2023

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for August 17, 2023. The Chairman stated this meeting is being held in conformance with the Sunshine Law Requirements having been duly advertised and posted at Borough Hall.

ROLL CALL:

Present: Donza, Veneziano, Brown, Finelli, Reger, Fox, Martinez, Nargiso

Absent: Vath (excused), Roche (excused), Hough, (excused)

Also present: John Barbarula, Board Attorney, Richard Brigliadoro, Covering Board Attorney; Tom Boorady, Board Engineer

CORRESPONDENCE: None

CASES TO BE HEARD:

23-004	Paradise Cannabis Dispensary LLC	Bifurcated Use
	1455 Route 23	
	Block: 54 Lot: 2.05	

Richard Brigliadoro, Esq. acting board attorney

Peter McArthur, Esq. representing the applicant
At this point the Mayor and Councilman stepped down.

Mr. McArthur stated that the proposed cannabis site was 950 ft from the church and 830 ft from the Butler Forest Preserve.

The current convenience store will be broken down to 2200 sq ft for cannabis and 750 sq ft for gas station use.

Raj Patel, Managing Member was sworn in. He testified to the following points.

Conditional license needs municipal support

Hours 7 am - 11 pm; 9 am - 10 pm Sundays

Consumption not permitted

Smoking outside is not permitted

Five employees - Security, 2 Butt Tenders and General Manager. Two shifts throughout the day.

Mr. Dixon requested that his applicant, Expired Robot, be carried to the next meeting, September 21

Mr. Patel continuing:

Security cameras inside and outside

Point of Sale built-in software

Peak hours 5-7 weekdays, Saturday 12-2

3 to 4 deliveries per week. Deliveries by van or sedan

On-line orders customers will be in the store 1—3 minutes

Walk-in Customers 5—10 minutes

Air filtration system will be in place

If security not available, others will fill in

Open to the public:

Johan Kafil, the applicant, testified that there will only be two tenants on the premises, the gas station and the cannabis retail store.

Close the Public Portion: Brown Second: Finelli All in favor

Jasvinder Arjani, Architect, of Bertin Engineering was sworn in.

He testified that there would be no changes to the outside site.

Discussion came up about the breakdown of the 2,950 sq ft building. 2,200 for the cannabis retail and 750 square feet for the gas station. The ordinance requires a minimum of 1,200 square feet for each use.

Chairman took a ten minute recess.

Called back to order at 8:45 pm

It was agreed that the application would be carried to the next meeting on September 21.

A floor plan is to be prepared.

\$10,000 escrow is to be provided before the next meeting.

RESOLUTIONS:

NC23-69 **David & Michelle Hennig**, 21 Ogden Terrace Block: 14.01 Lot: 24.04

Motion to approve: Brown Second: Veneziano Ayes: Donza, Veneziano, Brown, Nargiso

APPROVAL OF MINUTES: July 20, 2023 Regular Meeting

Motion: Brown Second: Veneziano

Ayes: Donza, Veneziano, Brown, Hough, Reger, Vath, Nargiso

June 15, 2023 Regular Meeting

Motion: Brown Second: Veneziano

Ayes: Donza, Veneziano, Brown, Nargiso

APPROVAL OF VOUCHERS - Voucher 23-08

Motion: Donza Second: Veneziano

Ayes: Donza, Veneziano, Brown, Reger, Finelli, Nargiso

ADJOURNMENT: 9:05 pm

Motion: Finelli Second: Veneziano All in Favor

Workshop Meeting September 14, 2023 at 7:30 PM

Next Regular Meeting will be September 21, 2023 at 7:30 PM


Chairman