

**MINUTES**  
**REGULAR MEETING OF THE BUTLER PLANNING BOARD**  
**MARCH 17, 2022**

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for March 17, 2022. 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: Donnelly, Donza, Roche, Veneziano, Brown, Finelli, Vath, Morley, Nargiso

Absent: Martinez (excused), Fox (excused),

Also present: John Barbarula, Board Attorney; Tom Boorady, Board Engineer; Tom Behrens, Board Planner

**CORRESPONDENCE:** – None

**CASES TO BE HEARD:**

21-209V                      6 Carey Avenue LLC                                      Site Plan  
6 Carey Avenue  
Block 27.01    Lots: 11.01 & 12.02

Due to the likelihood of not getting heard this evening the applicant has requested that this application be carried to the April 21, 2022 meeting. No further notice necessary.

19-202V                      Butler Public Self-Storage                                      Use Variance and Site Plan  
103 Arch Street  
Block 16              Lot 16.01

Richard Clemack, Esq. resumed the presentation from the previous meeting for the applicant.

George Scott Monro, 170 Kinnelon Road, Kinnelon presented his credentials as an architect.  
Accepting Mr. Munro as architect. Motion: Brown              Second: Donnelly              All in favor.

Mr. Monro offered the following exhibits:

- Exhibit A-1      A-2R revised architectural drawing
- A-2              A-2R
- A-3              Lighting Specs
- A-4              Electric Car Charging Specs
- A-5              Owner's Exhibit - Photos and Computer Generated Finished

Revisions to the plans reflecting the concerns expressed by the Board at the previous meeting.

1. The parking variance is no longer needed as the parking is contained totally within the structure and the required number of spaces is satisfied.
2. Mail and packages facility is now provided within the lobby.
3. An elevator meeting the construction code will be installed.
4. Bike Racks are also provided.
5. The two way entrance to the garage is 20 feet wide, four feet short of the ordinance requirement.
6. After approximately 10 feet the two way driveway widens to 22 feet and then to 28 feet wide.
7. The 5% slope of the ramp in the garage will not be a hindrance to the safe operation of the vehicles. The 5% is less than the typical wheelchair handicap ramp.

Finelli Moved to Open to the Public, Seconded by Donnelly. All in favor

Joseph Saccomanno, 24 Main Street came forward to ask questions. Advised that the question should be asked of the engineer, who is not in attendance.

Brown Moved to Close the Public portion, Seconded by Finelli. All in favor.

Donna Holmqvist, Preferred Planning Group, 110 Chestnut Ridge Road, Montvale presented her qualifications as Planner. Ms. Holmqvist was accepted as Planner, Motion by Brown, Seconded Finelli. All in favor

Ms. Holmqvist presented the following exhibits:

- Exhibit A-6 Aerial View
- A-7 Land Use
- A-8 Zoning Use
- A-9 Non-conforming Residential Use
- A-10 Main Street Viewpoints
- A-11 3D Model
- A-12 Arch Street Viewpoints

The applicant is requesting a:

- D-1 Use Variance for the fifteen residential apartments in the CBD Zone
- D-4 F.A.R. Variance. The Floor Area Ratio is allowed to be 100% in the CBD Zone. Proposal is 158%.
- C-2 Sign 52 square feet  
Rear Yard Setback

- APPROVAL OF MINUTES:**
- February 10, 2022 Workshop Motion to approve: Donnelly Second: Donza  
Ayes: Donnelly, Donza, Brown, Morley, Finelli, Nargiso
  - February 17, 2022 Regular Motion to approve: Brown Second: Finelli  
Ayes: Donnelly, Donza, Veneziano, Brown, Morley, Finelli, Vath, Nargiso

- APPROVAL OF VOUCHERS:**
- Voucher 22-03 Motion to approve: Donza Second: Donnelly  
Ayes: Donnelly, Donza, Roche, Veneziano, Brown, Morley, Finelli, Vath, Nargiso

**ADJOURNMENT: 10:40 pm**

Motion: Brown Second: Finelli All in Favor

Next Meeting: Workshop Meeting April 14, 2022, 7:30 PM

Approved: April \_\_\_\_, 2022

  
Chairman