**Chairman Nargiso brought the meeting of the Butler Planning Board to order for June 18, 2020 the meeting is being held telephonically and has met all the requirements of the Sunshine Law Requirements having been duly advertised and posted at Borough Hall.**

**ROLL CALL:**

Present: Roche, Veneziano, Donza, Brown, Finelli, Piccirillo, Vath, Nargiso

Absent: Donnelly (excused), Alviene (excused), Fox (excused)

**PROFESSIONALS:**

John Barbarula, Esq...

Tom Boorady, Eng.

**CORRESPONDENCE** – none presented

**CASES TO BE HEARD:**

SP18-75 Butler Plaza

1510 Route 23

Block 201 Lots 1 & 2.01

**NOTICE IS IN ORDER AND APPLICANT CAN PROCEED**

Peter McArthur, Esq. appearing on behalf of the applicant

Mr. McArthur stated the applicant is before the board for satisfaction of resolution requirements and to modify the existing site plan

Tom Pugsley – Engineer

Accepted as an expert witness by motion

Mr. Pugsley testified to the following

* DOT Regulations
* Driveway adjustments
* Southern most driveway
* Angles of curb line
* Norther most driveway to be closed – installed with curbing and grass
* Trash enclosure moved to the backside of the building on the east side
* 2 additional spaces added
* Changes in application in no way affects the safety of pedestrians or vehicles

Board questioned the witness on various aspects of his testimony

Public portion opened by motion

Public portion closed by motion

Mathew Seckler – Engineer

Accepted as an expert witness by motion

Mr. Seckler testified to the following:

* Signage size
* Stripping and markings
* Do not block the box – DOT approval

Board question the witness on various aspects of his testimony

Public Portion opened by motion

Public Portion closed by motion

Motion to approve application with conditions

* Retaining wall modifications shall be subject to the Board’s engineer review and approval
* The north access to the building containing three stores to have added signage, as recommended by the Board engineer with a minimum of two “No Exit” signs being installed at the entrance to these stores in a location to be selected by the Board engineer
* Shall install guide rails along wall north of Sherwin Williams where necessary
* Shall provide landscaping plan for area north of Sherwin Williams keeping in mind conflicts with underground utilities such as gas, storm, etc.
* Shall install signage near southwest corner of Anthony Franco’s to indicate “no trucks” and “no exit”
* Shall “do not enter” signage on Rt. 23 prohibiting access thru emergency driveway
* Shall ensure grass paver construction detail can withstand truck traffic loads for firetrucks and snow trucks
* The need for breakaway barrier along the Route 23 emergency access driveway shall be coordinated with the Borough Engineer, the construction details and location of which, if found to be required shall be satisfactory to the emergency responders (EMS, Fire and Police Department) and satisfactory to the NJDOT
* Install at Kiel Ave/Decker intersection “do not block the box” details for striping signage and ordinance language to amend Borough Ordinances. To be coordinated with NJDPT, Morris County, Butler Police Department, Borough Engineer and Borough Attorney
* Submit plans to conform overland parking lot flow which runs north from the parking in front of Anthony Franco’s toward Sherwin William is directed and captured instead of cascading over retaining wall and or ponding in front of Sherwin Williams. Possible install inlet and connect to reconstructed drainage structure in landscaped are north of Sherwin Williams?

Motion: Brown

Second: Vath

Voted Aye: Veneziano, Brown, Piccirillo, Vath, Nargiso

Voted Nay: None

Abstain: Roche, Donza, Finelli

**APPROAL OF VOUCHER** – None Presented

**APPROVAL OF MINUTES** – None Presented

Motion to adjourn:

Motion: Brown

Second: Roche

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Chairman – Planning Board

ADOPTED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_