Chairman Nargiso brought the Regular Meeting for March 21, 2019 to order followed by a Pledge to the Flag. Chairman Nargiso noted that this meeting meets the requirements of the Sunshine Law Requirements having been duly advertised and posted at Borough Hall.

**ROLL CALL:**

Present: Donnelly, Roche, Veneziano, Brown, Finelli, Grygus, Vath, Nargiso

Absent: Hauck

**CORRESPONDENCE:**

**SP18-74** 211 Main Street LLC – carried to April 18, 2018 as requested by Attorney, James LaSala

**Application carried by motion to April 18, 2018 with no further notice being required.**

Motion: Brown

Second: Finelli

Voted Aye: Donnelly, Roche, Veneziano, Brown, Finelli, Grygus, Vath, Nargiso

Voted Nay: None

**SP18-76** NDC Associates – carried to April 18, 2018 as requested by Attorney David Dixon

**Application carried by motion to April 18, 2018 without further notice being required.**

Motion: Brown

Second: Finelli

Voted Aye: Donnelly, Roche, Veneziano, Brown, Finelli, Grygus, Vath, Nargiso

Voted Nay: None

 **18-198V** 141 Kiel Ave

Plans have been received and given to Board Engineer for review

**CASES TO BE HEARD:**

SP18-75 Butler Plaza Partnership LLC

 1510 & 1516 Route 23

 Block 201 Lots 1 & 2.01

Russo & Russo Esq – Anthony Franco

Stating Ted Moustakis, owner of Anthony Franco has withdrawn his objection and is now in support of SP18-75 Butler Plaza Associates

Mr. Peter McArthur, Esq appearing on behalf of the applicant

Thomas Pugsley, Jr. P.E., C.M.E

Previously sworn and accepted as an expert witness

Mr. Pugsley was questioned by the board on his previous testimony

Public portion opened by motion

Mike Yacovelli questioned the witness on customer and employee parking

Bob Norman – 31 Cascade Way

* Number of lost parking spaces
* Distances between gas stations along RT 23
* Parking code requirements
* Number of signs for WaWa
* Fuel Deliveries

PUBLIC PORTION CLOSED BY MOTION

Charles Dietz, Architect

Previously sworn and accepted as an expert witness

Mr. Dietz testified to the following

* Seating at Panera
* Location of Fire Department connection
* Roof top equipment

Public portion opened by motion

Public portion closed by motion

Cerig Rahemkamp – Planner

Previous sworn and accepted as an expert witness

Mr. Rahemkamp testified to the following

* Compliance with highway standards
* Retail sale of fuel
* Limited service station
* Signage
* Description of variances
* Strip centers vs. individual uses
* Existing conditions
* Front yard setbacks
* Rear setback improvements
* Building coverage
* Floor area ratio
* Access
* Parking distance from building
* Number of buildings per lot
* Parking
* Fencing height suggest – 8 feet
* Height variance
* Distance issue
* Non-conformities
* Medici Standards
* Special reasons
* Storm water management improvements
* Traffic flow
* Zone plane
* Signage variance

Board Questions

Public Portion opened by motion

Bob Norman 31 Cascade Way

* Site parking

Public portion closed by motion

Application will be carried to April 18, 2019 with further notice not being required

Motion: Brown

Second: Finelli

Voted Aye: Present: Donnelly, Roche, Veneziano, Brown, Finelli, Grygus, Vath, Nargiso

Voted Nay: none

ADJOURNMENT: 10:31 PM

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 Chairman – Planning Board

ATTEST:

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 Secretary – Planning Board

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