Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for September 21, 2107, followed by a Pledge to the Flag. Chairman noted that this meeting is being held in conformance with the Sunshine Law having been duly advertised and posted at Borough Hall.

**ROLL CALL:**

Present: Donnelly, Roche, Hauck, Alviene, Brown, Grygus, Finelli, Vath, Nargiso

Absent: Veneziano (excused), Fox (excused)

**CASES TO BE HEARD:**

17-192V Kris Kemp

 49 Notchwood Road

 Block 72 Lot 44.12

Mr. Kemp stated they are seeking a variance to add an addition to their home. The following variances are required.

* Existing/proposed side yard of 15.4 side yard, where 25 feet is required
* Preexisting front yard setback conditions of 42.3 where 50 is required

Board questioned the witness on various aspects of their testimony

Public portion opened by motion

Public portion closed by motion

Motion to approve application as presented

Motion: Brown

Second: Finelli

Voted Aye: Donnelly, Roche, Hauck, Alviene, Brown, Grygus, Finelli, Vath, Nargiso

Voted Nay: None

Applicants asked the board if they could start the work on their house prior to the resolution being adopted. The chairman stated they don’t advise that and they cannot authorize that because that is not the board’s jurisdiction.

Mr. Barbarula stated he will be stepping down from this application the applicant is purchasing the property from his client. Mr. Bernard Bacchetta will be representing the board on this application.

Mayor Alviene will also be stepping down from this application since it is a Board of Adjustment issue.

17-194V Leitner Properties, LLC

 1426 Route 23 North

 Block 52 Lots 3 & 2.05

Bernard Bacchetta 821 Main Street, Boonton, New Jersey – covering this application for the regular board attorney John Barbarula because of a conflict of interest.

Notices are in order and applicant can proceed

Peter McArthur, Esq from Azrak and Associates, 627 Newark Pompton Turnpike, Pompton Plains, New Jersey on behalf

Exhibits presented

A1 – Preliminary Store renderings

A2 – Freestanding laundromat parking comparison

A3 – Route 23 Signage

A4 – Signage Hillcrest Side

A5 – Pilon Sign Route 23

Mr. McArthur stated the building they are proposing is 3,249 square feet; it is just a hair larger than what is there now. The parking on lot 2.05 is not changing from the prior resolution in 1980. Variances requested are as follows

* Parking – 65 required 24 proposed
* Signs – 3 proposed 2 permitted
* Waivers for parking setback from street right of way 9.8 feet proposed, 25 feet required
* Waiver for parking setback from property line 5 feet proposed 10 required
* Waiver for parking setback to residential district 5 proposed, 50 feet required

Cliff Ross – VP Metro Laundry Machinery Sales

Accepted as an expert wittiness by motion

Mr. Ross testified to the following:

* Exhibit A1 – Preliminary store renderings
* Number of employees
* Hours of operation – 6 AM – 10 PM
* Amenities
* Card operated laundry
* Description of equipment
* Size of equipment
* Environmental impact
* Parking analysis

Exhibit A2 – Freestanding laundromat parking comparison

Board questioned the witness on various aspects of his testimony

Public portion opened up by motion

Steve Drada – 16 Hillside Avenue

Questioned the witness on dryer vents

Bob Norman – 31 Cascade Way

Questions regarding number of employees

Public portion closed by motion

Robert Hamburg – Majestic Sign Company – Teaneck, NJ

Accepted as an expert witness by motion

Mr. Hamburg gave a detailed description of proposed signage

Board questioned the witness on various aspects of his testimony

Public portion opened by motion

Public portion closed by motion

Mark Palus – Professional Engineer/Planner

Accepted as an expert witness by motion

Mr. Palus testified to the following

* Description of site and parking lot
* Square footage of building
* One story building
* HC Zone
* Setback and side yard
* Parking lot will be reconfigured and stripped and signage
* 24 parking spaces and 1 ADA spot
* Dumpster area
* Drainage/seepage pits
* Utilities – water, gas, sewer
* Lighting
* Landscaping
* Floor plan
* Requested waivers – parking, signage, sign size
* Pedestrian circulation
* Ingress & egress
* Impact on surrounding neighborhood

Board questioned the witness on various aspects of his testimony

Public portion opened by motion

Bob Norman – 31 Cascade Way

Questions regarding building entrance, asphalt and roof water

Steve Drada – 16 Hillside Avenue

Questions regarding the increase of traffic on Hillside Avenue and signage

Public portion closed by motion

Joshua Leitner, Manager Member of the Leitner Properties, LLC testified to the following

* Building description
* Equipment that will be placed on the roof and site lines

Board questioned the witness on his testimony

Public portion opened by motion

Public portion closed by motion

Motion to approve with the following conditions:

* Applicant shall obtain NJDEP approval for the proposed pylon sign
* Applicant shall take such action as is required to close the opening in the southwest corner of the property in order to prevent vehicles from accessing adjacent premises, all such closure to be done in conjunction with the Borough Fire Department
* Parking lot lighting shall not be turned on before 5:30 AM and shall not be continued past 10:30 PM
* Lighting of all signage shall not be turned on before 6 AM and shall not be continued past 10:30 PM.
* Applicant shall comply with the terms of the letter report of Darmofalski Engineering dated September 12, 2017 with particular regard to the five comments noted
* Arborvitae trees shall be planted in accordance with the recommendations of the Board Engineer
* A wheel stop shall be installed for parking space #11
* The applicant shall contact Butler Electric with regard to moving the guywire with presently is present at proposed parking space #11

Motion: Brown

Second: Donnelly

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

Voted Nay: None

**APPROVAL OF VOUCHERS** – None Presented

**APPROVAL OF MINUTES** – August 2017

Motion: Brown

Second: Donnelly

Voted Aye: Donnelly, Roche, Hauck, Brown, Grygus, Vath, Nargiso

Abstain: Finelli

Voted Nay: None

**RESOLUTIONS:**

17-193V Robert Piatt

 8 Plane Street

 Block 23 Lot 47

Motion to approve as submitted

Motion: Brown

Second: Donnelly

Voted Aye: Donnelly, Roche, Hauck, Brown, Grygus, Vath, Nargiso

Voted Nay: None

17-190V Curt Thomsen

 133 Decker Road

 Block 53 Lot 30

Motion to approve as submitted

Motion: Donnelly

Second: Hauck

Voted Aye: Donnelly, Roche, Hauck, Grygus, Vath, Nargiso

Voted Nay: None

Motion to adjourn:

Motion: Brown

Second: Donnelly

ALL Ayes

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 Chairman – Planning Board

ATTEST:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Secretary – Planning Board ADOPTED\_\_\_\_\_\_\_\_\_\_\_\_\_