

MINUTES
WORKSHOP MEETING OF THE BUTLER PLANNING BOARD
September 9, 2021

Chairman Nargiso brought the workshop meeting of the Butler Planning Board to order for September 9, 2021. 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, Veneziano, Donza, Brown, Finelli, Vath, Fox, Nargiso

Absent: Roche (excused), Morely (excused), Martinez (excused)

Also present: John Barbarula, Board Attorney

CORRESPONDENCE: – None

DISCUSSION: Review and proposed amendments to the Land Use Ordinance.

1. Recommend to the Mayor and Council that the Master Plan be amended to remove the “Apartments” use from the Central Business District allowed uses. The Land Use Ordinance no longer permits Apartment in the CBD Zone.
2. Section 143-135.1 Decks and Patios
 - A. Within all one and two family residential zones, decks and platforms, whether freestanding or attached to a building, ~~when in a rear or side yard~~, shall meet the following yard setback requirements.
3. Section 143-86F Schedule B Change “Garden Apartments” to just “Apartments”
4. 143-86F Schedule B
Change the requirements for Hair Salon and Barber Shops to One Space for every 150 square feet.
5. 143-118 Schedule D
A minimum First Floor Area of 750 square feet and Gross Area 1500 square feet.
6. 143-119 Purposes
 - F. R-6 Residence District. To provide an area for high-density multiple-family ~~garden~~ apartment units. This ~~are~~ is located adjacent to highway commercial and light industrial districts, thereby providing appropriate ready access to shopping facilities and certain employment opportunities.
7. 143-139 B. Storage sheds shall meet the maximum lot coverage for accessory buildings as specified for each particular zoning district in Schedule D and no individual storage shed exceed an area of 200 square feet. ~~Any structure used as a storage shed greater than 200 square feet shall require a permanent foundation and require site plan approval by the Board. Any such storage shed shall have a sloping roof and shall be designed so as to be compatible with the residential surroundings.~~
8. 143-130. Yards. Every lot must provide front, rear and side yards as required by its zone district. All front yards must face upon a dedicated public street or a private street approved by the Planning Board. ~~On streets with rights of way of less than 50 feet in width, the required front yard shall be increased by 1/2 the difference between the width of the right of way and 50 feet. If a right of way greater than 50 feet is shown on an adopted Master Plan or official map, the required front yard shall be increased by 1/2 the difference between the right of way and said greater width.~~

9. 143-141A. Dog Runs shall be located in rear yard areas only and shall be set back from any lot line at least 10 feet.

Discussed this at length with the Borough's Animal Control Officer. As a result she recommends that the provision as written remains unchanged. I asked her about a "dog house".

10. 143-157.1 **Expansion of existing nonconforming residences.**

Replace existing wording for this entire section with the following:

In all existing residences which encroach upon minimum setback requirements for side and rear yards, second story additions shall be allowed if those setback requirements are reduced by no more than 30% from the requirements in Schedule "D". In addition, such expansion shall not exceed the square feet of the first floor.

11. Planning Board Instruction Sheet

H. You must provide to the Board Secretary at the time of filing:

1 PDF file containing all of the above documents submitted electronically via email or thumb drive.

12. Fees

Fees are to remain the same

13. 143-42C

(5) All other use, ~~yard and bulk~~ variances

Contracts: Traffic Study for 1640 Butler Associates, 1455 Route 23 SP21-78
JDA Engineering, 28 Newark Pompton Turnpike, Riverdale
Motion: Brown Second: Finelli All in Favor

Conflict Attorney for the September 16 meeting.
Richard Brigliadoro of Weiner Law Group, 629 Parsippany Road, Parsippany
Motion: Brown Second: Fox All in Favor

Adjournment: Motion: Brown Second: Donnelly Roll Call: All in Favor

Time: 9:28 PM

James Nargiso, Chairman

Next Meeting: Regular Meeting September 16, 2021, 7:30 PM