

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
FEBRUARY 17, 2022

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for February 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.

Borough Attorney John Barbarula swore in reappointed Board member **Robert Donza**

ROLL CALL:

Present: Donnelly, Donza, Veneziano, Brown, Finelli, Vath, Morley, Martinez, Nargiso

Absent: Roche (excused), Fox (excused),

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

CORRESPONDENCE: – None

CASES TO BE HEARD:

Courtesy	Butler Board of Education	Review Artificial Turf
	38 Bartholdi Avenue	
	Block 76.02 Lot 88	

Witnesses for the Applicant:

Dan Johnson, Superintendent

Anthony Gianforcaro - Licensed Engineer & Licensed Architect

Matthew Gianforcaro - Licensed Engineer

- The project located at the Charles Hempstead Complex—Memorial Field
- The State requires Planning Board review of any school project disturbing 5000 square feet or more.
- No change in lighting
- 14 inches of crushed stone under the field will store rain water. Engineer Tom Boorady agreed that the crushed stone has a greater capacity of water storage.
- Hope to begin work within a month with a completion date in time for the first football game in September
- Superintendent Johnson explained that the funding for the project was to come out of the Capital Reserve funds

Open to Public Motion: Brown Second: Martinez All in favor No member of the public came forward

Close Public Session: Motion: Brown Second: Donnelly All in favor

Attorney Barbarula advised that in place of a resolution a letter will be written indicating that the Board reviewed the application and endorsed it.

Support of project with the understanding that it is in keeping with the Master Plan.

Motion: Brown Second: Donnelly

Ayes: Donnelly, Donza, Veneziano, Brown, Finelli, Vath, Morley, Martinez, Nargiso

Nays: None

19-202V

Butler Public Self-Storage
103 Arch Street
Block 16 Lot 16.01

Use Variance and Site Plan

Richard Clemack, Esq. gave an overview of the proposed application.

John Sedlacek, owner was sworn in to testify. Currently the building, built as a movie theater in 1926, has three apartments, two offices and self-storage warehousing. Intention is to rehab the building while retaining as much as its original character possible. The self-storage business has been impacted by the large providers on the highways. Their occupancy went from 90% down to 20%. With no off-street parking it has become very difficult to maximize use of the building.

Open to the public. Motion: Brown Second: Finelli All in favor

Joe Saccomanno, 34 Main Street had a question dealing with engineering/architecture. Advised he will have to wait until they have testified.

Close to the public. Motion: Brown Second: Finelli All in favor

Due to the inadequacy of the size of the drawings it was determined to carry the application until the next meeting on March 17, 2022.

RESOLUTIONS:

NC21-67 211 Main Street LLC
211 Main Street
Block 72 Lot 40.01

Motion: Brown Second: Donnelly

Ayes: Donnelly, Veneziano, Brown, Vath, Morley, Finelli, Nargison

APPROVAL OF MINUTES - January 13, 2022

Motion: Veneziano Second: Donnelly

Ayes: Donnelly, Veneziano, Brown, Vath, Finelli, Nargiso

APPROVAL OF VOUCHERS - Voucher 22-02

Motion: Donza Second: Brown

Ayes: Donnelly, Donza, Veneziano, Brown, Finelli, Morley, Vath, Brown, Nargiso

Zoning Officer brought the Board up to date with the vehicle storage at 250 Hamburg Turnpike. Court hearing was held recently and 5 out of 6 charges were dropped with the defense attorney requesting a minimum fine for the one remaining summons. The judge gave us a month to work out an agreement on the fine.

Adjournment 9:46 pm

Motion: Brown

Second: Finelli

All in Favor


Chairman