

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
FEBRUARY 20, 2025

Chairman Veneziano brought the regular meeting of the Butler Planning Board to order for February 20, 2025. 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: Brown, Vath, Hough, Reger, Councilman Piccirillo, Mayor Martinez, Chairman Veneziano
Absent: Roche, Hammaker, Finelli (all excused)
Also present: Richard Briigliodoro, Attorney; Tom Boorady, Engineer

CORRESPONDENCE: None

CASES TO BE HEARD:	24-007	Tara Wier	Single Family Addition
		18 Siek Road	
		Block: 76.06 Lot: 1	

Matthew Bilow, Architect was sworn in and presented his credentials.

Motion to accept Mr. Bilow as an expert witness: Brown Second: Vath All in favor

Tara and Rocco Weir, homeowners, were sworn in as a witnesses.

Mr. Bilow submitted five sheet Exhibit A-1

- Page A. Drawing showing house, proposed addition and changes to site.
B. Two photos showing existing conditions and superimposed changes
C. Two photos comparing 22 Siek Road and 42 Siek Road, both are corner lots, to 18 Siek.
D. Two photos showing the conditions at 8 Siek Road and 293 Boonton Avenue.
E. Two photos showing the front elevation of 18 Siek Road

Applicant is looking to put a two story addition to the side of the house - 15' 7" x 24'. A deck to the rear of the house measuring 14' x 10.5 feet.

Bulk variances required:

1. Front yard setbacks on Siek Road of 32.6 feet and 13 front yard on Dean Avenue side.
2. Deck needs a front yard setback and extending into the Dean Avenue front yard.
3. The fence is to be removed from the borough's right of way. It needs a variance for being a six foot high privacy fence.
4. Variance for the existing shed which is in the front yard.

Meeting open to the public. Seeing no one coming forward, a motion to close the public portion.

Motion to close: Brown Second: Vath All in favor

Mr. Brown asked if the applicants would be willing to scale back the project any, or have they approached an adjoining neighbor to see if anyone would be willing to sell property to eliminate the need for any of the variances.

Chairman called for a recess to allow the applicant to discuss with their professional.

Meeting called back to order.

The applicants did not, nor did they wish to acquire any more property. It would be a hardship to reduce the size of the fence enclosure since they own dogs.

Open to the public.

Closed to the public: Brown

Second: Vath

All in favor

Mayor Martinez made a motion to approve the application as presented:

Second: Reger

Ayes: Brown, Vath, Hough, Reger, Councilman Piccirillo, Mayor Martinez, Chairman Veneziano

RESOLUTIONS:

24-010 Jonathan & Mary Switaj, 24 Cedar Street
Block: 38 Lot: 1002

Motion to approve: Vath

Second: Piccirillo

Ayes: Brown, Vath, Hough, Reger, Councilman Piccirillo, Chairman Veneziano

APPROVAL OF MINUTES: January 16, 2025

Motion to accept: Piccirillo

Second: Brown

All in favor

Motion to Adjourn: Councilman Piccirillo

Second: Vath

All in favor

ADJOURNMENT: 9:10 PM

Workshop Meeting is scheduled for Thursday, March 13, 2025 at 7:30 PM

Regular Meeting is scheduled for Thursday, March 20, 2025 at 7:30 PM