

MINUTES
WORKSHOP MEETING OF THE BUTLER PLANNING BOARD
MARCH 10, 2022

Chairman Nargiso brought the workshop meeting of the Butler Planning Board to order for March 10, 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.

ROLL CALL:

Present: Donnelly, Roche, Donza, Veneziano, Brown, Finelli, Vath, Morley, Martinez, Fox, Nargiso
Absent: Martinez (excused)
Also present: John Barbarula, Board Attorney

CORRESPONDENCE: – None

DISCUSSION:

Land Use issues

1. Various Changes to the Land Use Ordinance

A. §143-150 Added: The amount to be deposited in escrow for one- and two-family properties is not to exceed two billable hours based on the current contractual fee for the Borough Engineer. If circumstances necessitate additional time, the Planning Board must first approve the additional billing. For all other applications the initial escrow deposit shall be \$1,000.

2. Review of Municipal Court Procedures

A. Focused on the failure of a defendant to show up in court. The court, in the example provided, failed to show up four times after which the summons are filed in Failure to Appear folder waiting for the defendant to call for a new date. Otherwise there is no other enforcement available to the local officials.

B. Revocation of CCOs for two businesses that are in clear violation of the law and/or site plan approval. To enforce these revocations, the Borough would have to take them to Superior Court in Morristown to get a court order to enforce them.

3. Zone Change Recommendation.

A. There is R-1 Zone at the Butler's border with Kinnelon and West Milford. This is the highest level of all residential zones. It is discouraging proper development since the bulk of this zone is located on Route 23. It was suggested to give to the Planner for review and his recommendations.

4. Revise Planning Board Application number system

A. In order to streamline and avoid confusion it is agreed that we would, as part of a trial run, using the numbering system similar to the Governing Body's method of numbering ordinances.

5. Review Single Family Bulk Variance Requirements

A. To shorten the time to get on the agenda and to simplify bulk variance applications, single and two family properties will be using a simplified application and a minimal check list.

B. As in the past a to scale survey on legal size paper will be allowed, along with supporting documentation.

6. Requiring Digital Copies of All Applications

A. Due to the ever decreasing amount of storage space, we are looking for ways to retain bulky applications in a more manageable format. Paper copies will be required, but the need to maintain duplicate copies of all plans would be eliminated.

B. The applicant would have the option of emailing the files, putting them on a CD or a thumb drive as long as it is compatible with the Borough's technology.

PROFESSIONAL RETAINER:

JDA, 28 Newark Pompton Turnpike, Riverdale for the applicant:
Dell-Kinnelon Butler Lots, LLC, 1515 Route 23
Block: 203.01 Lot: 4

Estimate of services is to be between \$4,200 and \$4,800 and will not exceed a budget estimate of \$4,800. Attendance at additional Board meetings, if requested, will be invoiced at a flat rate of \$600 per meeting.

Motion to approve: Fox Second: Brown
Ayes: Donnelly, Brown, Finelli, Roche, Donza, Vath, Fox, Morley, Veneziano, Nargiso
Nays: None

ADJOURNMENT: 8:50 pm Motion: Brown Second: Fox All in Favor

Next Meeting: Regular Meeting March 17, 2022, 7:30 PM
Applicant: Butler Public Self Storage, 103 Arch Street

Approved: April 21, 2022


Chairman