

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
APRIL 17, 2025

Chairman Veneziano brought the regular meeting of the Butler Planning Board to order for April 17, 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, Roche, Hammaker, Finelli, Chairman Veneziano
Absent: Councilman Piccirillo, Mayor Martinez, (both excused)
Also present: Richard Briigliodoro, Attorney

CORRESPONDENCE: None

CASES TO BE HEARD:	NC25-070	Kenneth & Dawn Zaremba 116 Maple Lake Road Block: 204 Lot: 5.06	Certificate of Non-conformity 2 Family
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Kenneth Zaremba was sworn in.
He presented his understanding of the 2-Family history of the property.
The Tax Assessor cards from the 1980s and 1969 show the property to be a 2 Family.
Tax Collector provided proof that the second electric meter was installed on May 1, 1956.
On 10/1/2001 a CCO was issued by the Construction Code Official Joseph Montemarano indicating it was a 2-family

Mr. Brown recollected that as a member of the Board some 30+ years this same issued was before the Board and he agreed that legally it was a 2-family house.

Mr. Finelli asked if there were two of all utility meters, and that there was no indication that it ever ceased being a two-family. Mr. Zaremba confirmed that there were two electric meters, no gas service; and it has always been used as a 2-family.

Meeting open to the public. Seeing no one coming forward, a motion to close the public portion.
Motion to close: Brown Second: Finelli All in favor

Mr. Briigliodoro explained the nature of the certificate of non-conformity. It was verified that the legal notice obligation was satisfied by the applicant.

A motion to approve the application as presented was made by Mr. Reger and seconded by Mr. Hough.
Ayes: Brown, Vath, Hough, Reger, Roche, Hammaker, Finelli, Chairman Veneziano

Application:	23-002	Gunit Masters 250 Hamburg Turnpike Block: 309 Lot: 1	Site Plan
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No action has been taken on this application for nearly two years.
A motion was made to declare the application is incomplete and to dismiss the application without prejudice.
Motion: Vath Second: Brown
Ayes: Roche, Hammaker, Brown, Finelli, Vath, Hough, Reger, Chairman Veneziano

RESOLUTIONS: 24-007 Tara Weir, 18 Siek Road
Block: 76.06 Lot: 1

Motion to approve the Resolution: Brown Second: Vath
Ayes: Brown, Vath, Hough, Reger, Chairman Veneziano
Absent: Councilman Piccirillo

APPROVAL OF MINUTES: February 20, 2025
Motion to accept: Brown Second: Vath All in favor

Motion to Adjourn: Finelli Second: Vath All in favor

ADJOURNMENT: 8:59 PM

Workshop Meeting is scheduled for Thursday, May 8, 2025 at 7:30 PM

Regular Meeting is scheduled for Thursday, May 15, 2025 at 7:30 PM