

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
APRIL 21, 2022

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for April 21, 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: Donza, Roche, Veneziano, Brown, Finelli, Vath, Nargiso

Absent: Martinez (excused), Fox (excused), Donnelly (excused), Morley (excused)

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

CORRESPONDENCE: – None

CASES TO BE HEARD:

19-202V	Butler Public Self-Storage 103 Arch Street Block 16 Lot 16.01	Use Variance and Site Plan
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Richard Clemack, Esq. resumed the presentation from the previous meeting for the applicant.

Thomas N. Ott, P.E., 6 Hornbeam Lane, Kinnelon was accepted as the engineer

Motion: Finelli Second: Veneziano All in favor

Mr. Ott testified that the questions presented by Mr. Donnelly at the previous meeting have been addressed:

Bollards were removed and replaced with wheel stops

ADA parking space in the street was removed

Tactile strips on sidewalk for pedestrian safety are to be installed

Water seepage pits removed, water piped to inlets in the street

4 Roof leaders existing to be replaced by going underground into the inlet.

Mr. Monro, Architect testified that

All the parking spaces will be pre-wired for electric cars

In order to slow pedestrian crossing there will be increase signage warnings and mirrors.

Elevator though not required by code will satisfy the building code for an elevator.

No variance for a sign will be required for the canopy.

Building will be sprinklered.

Trash door will be self-closing

The gate for the garage door will not be installed at the request of the Board

Open to public

Closed to public - Brown Second: Finelli All in favor

Mr. Brown requested the number of trip generations. Ms. Holmqvist said that she had that a previous meetings but didn't bring the document with her because she thought the issue was closed.

Application is to be carried to the next meeting, May 19, with no further notice in order to get the traffic information as requested by the Board.

21-209V

6 Carey Avenue LLC
6 Carey Avenue
Block 27.01 Lots: 11.01 & 12.02

Site Plan

Steven Schepis, Esq. gave the opening statement

Joseph Golden, Engineer 22 Angelo Drive, Sparta
Accepted: Brown Second: Finelli All in favor

Mr. Golden was sworn in

Robert Cigol, property owner was sworn in

Mr. Golden presented an overview overview of the project submitting Applicant’s Exhibit A-1 Architectural Plans.

Lots are combined requesting a variance for two principal uses.

Mr. Boorady, the Borough Engineer addressed various point addressed in his letter to Mr. Golden:

- Cover on sanitary sewer lateral
- Stop bars and traffic arrows
- 1000 gallon seepage pit
- Water line easement
- Road Opening Permit
- Lighting Details

All items were satisfactorily addressed.

Mr. Cigol presented his request for signs. Exhibit A-2

Engineering Open to the public
Close Public portion: Brown Second: Finelli All in favor

Donna Holmqvist, Planner - Preferred Planning Group, 110 Chestnut Ridge Road, Montvale Ms. Holqvist was sworn in.
Accepted as the applicant’s planner: Brown Second: Finelli All in favor

Ms. Holmqvist testified to the appropriateness of the project in following accepted planning policies She presented three exhibits:

- A-3 Land Use—figure 1
- A-4 Zoning—figure 2
- A-5 Site Suitability

She testified that the request for the parking variance is justified in that the parking is more than adequate for the uses.

Open to public
Close public portion: Brown Second: Finelli All in favor

Mr. Cigol testified to the reasons behind his request for the apartment variance.

Open to public
Close public portion: Brown Second: Finelli All in favor

Mr. Schepis made his closing remarks.

Motion to approve application includes:

Parking variance - 23 provided, 32 required

Use variance - 2 bedroom apartment

February 11, 2022 Letter from Board Engineer Tom Boorady

Motion to approve: Finelli Second: Veneziano

Ayes: Roche, Donza, Veneziano, Finelli, Vath

Nays: Brown, Nargio

5 Ayes, 2 Nays

Motion carried.

APPROVAL OF MINUTES:

Motion to approve: Brown

- March 10, 2022 Workshop

Second: Finelli All in favor

- March 17, 2022 Regular

Motion to approve: Brown

Second: Finelli All in favor

APPROVAL OF VOUCHERS:

Motion to approve: Donza

- Voucher 22-04

Second: Veneziano All in favor

ADJOURNMENT: 10:40 pm

Motion: Brown

Second: Finelli

All in Favor

Next Meeting: Special Meeting May 12, 2022, 7:30 PM

Approved: May 19, 2022