

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
MAY 16, 2024

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for May 16, 2024. 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: Reger, Veneziano, Finelli, Brown, Vath, Nargiso

Absent: Donza, Roche, Hough, Piccirillo, Matinez, (all excused)

Also present: Richard Briigliodoro, Attorney; Tom Boorady, Engineer; Tom Behrens, Planner; Gary Anderson, Traffic Eng.

CORRESPONDENCE: None

CASES TO BE HEARD:

SP22-83	QQR, LLC	Site Plan
B.O.A.	1558 Route 23	
	Block: 201	Lot: 2.04

Carleton Kempf, Esq., 6 Hampshire Court, Springfield, NJ represents the applicant. The project will consist of two principle uses, Auto Zone and Sparks Car Wash on 1.9 acres.

Mr. Kempf introduced the first witness:

Paul Mutch, Stonefield Engineering, Rutherford, NJ, presented his credentials.

Accepted as a witness. Motion: Finelli Second: Vath All in favor

Mr. Mutch presented Exhibit A-1 Aerial Exhibit 4/17/2024. Observed was the remnants of the old Hess Gas Station.

Exhibit A-2 Color Version of Site Plan 4/16/2024

Auto Zone is to be 6,826 square feet; Sparks Car Wash is 4,848 square feet.

Mr. Mutch gave a detailed description of the development of the site, focusing on the Sparks Car Wash. Mr. Mutch answered the questions of the Board members.

Open to the public.

John Kaplan, Esq of Herold Law representing Echelon Car Wash Ventures LLC asked the attorney for the applicant to confirm that the car wash is a conditional use.

Mr. Kaplan then proceeded to cross examine the applicant's engineer.

John Donnelly, 4 Cedar street has a few questions of the applicant, most of which were answered during the cross examination.

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

Matt Canale operations manager for Sparks Car Wash, 30 Maple Avenue Summit, was sworn in. Mr. Canale is responsible for 5 Spark Car Wash operations.

Butler facility expected to have 3 to 4 employees on each shift.

3-5 cars in a tunnel, machine dry

100 cars can be processed per hour. 90 to 120 seconds to wash a car.
21 vacuums for the customers to use to clean the interiors.
Open to the public

John Kaplan, Esq. cross examined the witness.

John Donnelly asked a question.

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

Because of time constraints the testimony must cease. The application will be carried without further notice to the June 20 meeting.

RESOLUTIONS: None

APPROVAL OF MINUTES: April 18, 2024

Motion to approve: Reger Second: Brown

Ayes: Reger, Brown, Vath, Nargiso

APPROVAL OF VOUCHERS - Voucher 24-05

Motion to approve: Veneziano Second: Vath

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

ADJOURNMENT: 9:58 pm.

Motion: Finelli Second: Vath All in favor


Chairman

Workshop Meeting June 13, 2024 at 7:30 PM
Next Regular Meeting June 20, 2024 at 7:30 PM