

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
MAY 18, 2023

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for May 18, 2023. 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, Veneziano, Brown, Vath, Hough, Reger, Nargiso

Absent: Roche (excused), Fox (excused), Finelli, (excused), Martinez (excused)

Also present: Richard Briigliodoro, Covering Board Attorney; Tom Donohue, Covering Board Engineer; Tom Behrens, Board Planner

CORRESPONDENCE: – Chairman Nargiso read a note of thank you from Mr. John Donnelly for the tribute of appreciation expressed by the Board at the previous meeting.

CASES TO BE HEARD:

SP22-85

HillviewMed, Inc.

1481 Route 23

Block: 54 Lot: 1.03

Conditional Use for Cannabis

Carried from the April 20 meeting

Thomas Mollica, Esq. appeared on behalf of the applicant.

Mr. Mollica called: Gary Hillen, Executive Vice-president of Badanco, 141 Route 23, Pompton Plains. He was sworn in.

Mr. Hillen described his duties on behalf of the applicant. He was involved in the purchase of Butler Bowl, writes all the leases.

Employee parking limited to one employee.

Deliveries are to be before or after hours.

D.O.T. leases 30 parking spaces on the site in Kinnelon.

Open to Public

With no one coming forward from the public, Motion to close: Brown Second: Veneziano All in favor

Engineer Christopher Szalay was sworn in at the previous meeting.

Referring to the "Overall/Change of Use Plans" dated 10/25/2022, revised 5/5/2023:

Eliminates loading space from fire zone.

12" x 18" sign "Farm & Flower Employee Parking Only.

" " Customer "

2 additional signs which will advise "Absolutely No Parking for Farm & Flower Beyond This Point".

Customer parking restrictions are unenforceable.

Open to public: John Donnelly, 4 Cedar Street, inquired about the no parking signs locations.

Close public portion: Brown Second: Veneziano All in favor

Traffic Expert Craig Peregoy of Dynamic Traffic, 345 Main Street, Chester was sworn in and accepted as an expert witness: Motion: Brown Second: Veneziano All in favor.

Mr. Peregoy presented the different traffic counts for peak and non-peak hours.

After a ten minute recess it was determined that the application will be carried to the next meeting in order to give the Board the opportunity to retain a traffic expert to review the applicant's data. The hearing will be carried to the June 15, 2023 meeting with no further notice being required.

RESOLUTIONS

AP3-22

Emma & Shannon McMasters

Appeal Zoning Officer Decision

65 High Street

Block 13 Lot 1

Motion to approve: Brown Second: Finelli
Ayes: Donza, Veneziano, Brown, Finelli, Vath, Nargiso

APPROVAL OF MINUTES: April 20, 2023 Regular Meeting

Motion: Brown Second: Finelli

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

APPROVAL OF VOUCHERS - Voucher 23-05

Motion: Donza Second: Vath

Ayes: Donza, Veneziano, Brown, Vath, Reger, Hough, Nargiso

ADJOURNMENT: 8:55 pm

Motion: Brown Second: Vath All in Favor

Next Workshop Meeting June 8, 2023, 7:30 PM

Next Regular Meeting will be June 15, 2023 at 7:30 PM

Approved: June 15, 2023


Chairman