

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
MAY 19, 2022

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for May 19, 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, Morley, Nargiso

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

Also present: John Barbarula, Board Attorney; Tom Boorady, Board Engineer; Gary Anderson, Traffic Engineer

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.

Traffic Engineer Connor Hughes, Dynamic Traffic LLC, 245 Main Street, Chester was sworn in and presented his credentials to the Board.

Accepting him as a traffic expert: Brown Second: Finelli All in favor

Per the Board's request Mr. Hughes had presented his report ten days prior to the meeting. He then discussed the report. Trip generations 6 total in the AM rush hour and 8 total in the PM rush hour.

Based on the current tenants the traffic use is greater than what the proposed use will generate per Table III on page 3 of his report.

Table IV on page 4 indicates that the proposed use will account for only 1% of the traffic on Main Street.

He answered the JDA report prepared by Mr. Gary Anderson:

#9 Garbage removal. He addressed the concerns the Board had regarding the ability of the garbage contractor to be able to adequately empty the dumpster with the proposed design.

#14 Site Triangle. 200 feet required.

#16 Proposed Signage. The warning signs for the public to be aware of exiting vehicles will be provided to the satisfaction of the Board Engineer.

The 2018 study shows the traffic counts to be higher than they are today - post Covid.

Architect Scott Monro suggested restrict designated parking to the front part of the garage and designate visitor parking to the rear and possibly putting in curbs to protect pedestrians.

Open to the public. No one came forward.

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

Kimberly Sedlacek, owner, 103 Arch Street, Butler, was sworn in.

She gave a history of the building and her family's involvement in it since 2003. She loves the history of the old movie theater and was hoping for a use that would maintain its architectural history.

Currently they have a number of commercial/self-storage tenants in the building. There is no on-site parking for the commercial or the three residential tenants currently in the building.

It is very difficult to conform to the CBD zone requirements when located on a residential street.

Open to the public. No one came forward.

Motion to close public portion: Brown Second: Finelli All in favor

Mr. Clemack summarized the application during his closing comments.

Among the variances required are:

Use variance

Acknowledging the pre-existing, non-conforming bulk variances.

F.A.R. variance

Letter dated 2/11/2022 from Board Engineer Tom Boorady

Fire Official to review the safety of fire control in the area between the building and the next door residential building.

Motion to approve includes the above conditions: Brown Second: Finelli

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

RESOLUTIONS:

21-209V 6 Carey Avenue LLC Site Plan
6 Carey Avenue
Block 27.01 Lots: 11.01 & 12.02

Motion to approve: Vath Second: Finelli

Ayes: Donza, Veneziano, Finelli, Vath

Abstain: Roche, Morley, Brown, Nargiso

APPROVAL OF MINUTES: April 14, 2022 Workshop

Motion to approve: Brown Second: Vath

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

Abstain: Roche, Morley

April 21, 2022 Regular

Motion to approve: Vath Second: Veneziano

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

Abstain: Morley

APPROVAL OF VOUCHERS: - Voucher 22-05

Motion to approve: Donza Second: Brown

Ayes: Donza, Roche, Veneziano, Brown, Finelli, Vath, Morely, Nargiso

ADJOURNMENT: 8:48 pm

Motion: Finelli Second: Brown All in Favor

Next Meeting: Regular Meeting June 16, 2022, 7:30 PM

Approved: June 16, 2022


Chairman