

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
MAY 21, 2026

Chairman Veneziano brought the regular meeting of the Butler Planning Board to order for May 21, 2026. 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: Roche, Hammaker, Brown, Finelli, Vath, Reger, Chairman Veneziano

Absent: Hough, Councilman Piccirillo, Mayor Martinez (all excused)

Also present: Richard Briigliodoro, Esq. ; Tom Boorady, Engineer; Tom Behrens, Planner, Jack Desch, Traffic

CORRESPONDENCE: None

CASES TO BE HEARD:	24-011	38 Lincoln Road, LLC	Use Variance
		28 Lincoln Road	<i>Carried from March 19, 2026</i>
		Block 203 Lot 1.02	

Richard Clemack, Esq. summarized the testimony given previously. Two buildings, one is a 2 family house, the other a commercial building with 2 residential units. Applying for ten units with no commercial. The use is permitted, but a variance is required for the undersized lot.

Nicky Kennedy, Stonefield Professional Engineers, was sworn in and presented his credentials as a licensed Traffic Engineer. Motion to accept: Finelli Second: Roche All in favor
Reviewed the parking and ingress/egress schematics. Demonstrated that the fire truck would be able navigate the turnaround using the template as request by the Board.

Donna Holmqvist was sworn in and presented her credentials as Planner. Having previously been accepted by the Board she advised that her license is still active and in good standing.

Exhibit A-3: 38 Lincoln Road Planned Benefits 11/8/2025. Image taken 3/19/2025

Aerial photo of the neighborhood. Lincoln Road is a 700 foot roadway. The proposed site will have one ingress and one egress.

Exhibit A-2

Traffic volume: 12 vehicles at peak A.M.

Traffic generator 5 trips in or out for the property at peak hour

There are four residences on Lincoln Road as well as a 2000 square foot commercial building.

12 spaces on Lincoln Road at 9' x 18'

Lincoln Road will be widened from 21 feet up to 28 feet.

Exhibit A-4 deals with vehicle turns.

Chairman opened to the public

Al Strumolo, representing his in-laws at 37 Lincoln Road expressed concern about traffic and snow removal.

Chairman closed public portion

Planner Donna Holmqvist presented new exhibits.

A-5 Land Use Existing Conditions— Color

A-6 Base Map 11/10/2025

A-7 Minimum Setback 11/11/2025

Open to the public

Laurie and Al Stirling discussed the parking and snow removal.

Closed public portion

After a brief recess, the applicant agreed to carry to the next meeting to allow for more information on the fire truck.

24-006 Daskal Holdings, LLC Major Site Plan
113-115 Carey Avenue
Block 86 Lot 11.01

Blagoje Petreski, Esq., 85 Newark Pompton Turnpike Riverdale representing the applicant.
Summarized the project as presented previously.

Eric Hough, Engineer of Bertin Engineering was sworn in and his credentials were previously accepted.
A number of C-1 variances will be required. The maximum height is 35 feet, requesting 37+ feet. The use is permitted but the lot is undersized.
Exhibit A-2. Circulation Plan

Chairman opened to the public.
Scott Mefford, 122 High Street. Presented the sewer problems the area has endured and is concerned how the increase in volume will be handled.

Keith Worman, 130 Carey Avenue discussed the possibility of an easement.
Pat McGowan, 144 Ease Belleview Avenue discussed the sewer issue
Closed to the public.

Hearing will be carried to the July 16 meeting.

RESOLUTIONS: 114-116 Terrace Avenue Extension of time.
Motion: Brown Second: Finelli Ayes: Roch, Hammaker, Brown, Finelli, Vath, Reger Chairman Veneziano
13 Spring Street
Motion: Brown Second: Finelli Ayes: Roch, Hammaker, Brown, Finelli, Vath, Reger Chairman Veneziano

APPROVAL OF MINUTES: April 16, 2026
Motion: Brown Second: Finelli Ayes: Roch, Hammaker, Brown, Finelli, Vath, Reger Chairman Veneziano
Ayes: Roche, Hmmaker, Brown, Vath, Hough, Reger, Veneziano
Abstain: Finelli

Motion to Adjourn: Brown Second: Hammaker All in favor

ADJOURNMENT: 10:35 PM

The next Regular Meeting is scheduled for Thursday, June 18, 2026 at 7:30 PM