

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
JUNE 18, 2026

Chairman Veneziano brought the regular meeting of the Butler Planning Board to order for June 18, 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, Vath, Hough, Reger, Chairman Veneziano

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

Also present: Richard Brigliadoro, Esq; Tom Boorady, Engineer; Tom Behrens, Planner; Jack Desch, Traffic Eng

CORRESPONDENCE: None

CASES TO BE HEARD:	24-011	38 Lincoln Road, LLC 28 Lincoln Road Block 203 Lot 1.02	Use Variance <i>Carried from March 19, 2026</i>
	24-006	Daskal Holdings, LLC 113-115 Carey Avenue Block 86 Lot 120—1.21	Major Site Plan <i>Carried from March 19, 2026</i> <i>Carried to the July 16, 2026 meeting</i>
	25-003	James Coscia 1610 Route 23 Block 101 Lot 5.04	Certificate of Non-Conformity <i>Carried from March 19, 2026</i> <i>Carried to the July 16, 2026 meeting</i>

Richard Clemack, Esq. summarized the testimony given previously.

Nicky Kennedy, Stonefield Professional Engineers, was sworn in.

Demonstrated again that the fire truck would be able to navigate the turnaround using the template as requested by the Board.

Mr. Desch, Board's Traffic Engineer, stated that he is satisfied with Traffic Engineer Kennedy's presentation.

Chairman Opened to public.

Al Strumolo, representing his in-laws at 37 Lincoln Road , reiterated his concern with the snow removal, parking and fire hydrant covered with snow.

Chairman Closed Public portion.

Mr. Clemack presented

- ◆ the before and after renderings of the site
- ◆ 18 parking spaces required, providing 24
- ◆ The need for a fire truck is improved for the entire neighborhood
- ◆ No significant increase in traffic
- ◆ Street being made wider
- ◆ Visual enhancement
- ◆ If required would be willing to comply with COAH

Chairman asked for a motion to either approve or deny. Board Attorney explained why five affirmative votes are required for passage.

Mr. Brown made the motion to deny the application based on the need for variances as presented at the original hearing. Before the meeting Mr. Brown handed this list to the secretary to be used later in the meeting.

- ◆ Minimum lot area: 5 acres required. 0.513 acres provided
- ◆ Minimum setback: Public street 20 feet (existing) in lieu of required 50 feet.
- ◆ Maximum density coverage 12 units per acre however applicant is seeking 19.5 units per acre.
- ◆ Maximum Building Coverage: 23.2 % in lieu permitted 20%.
- ◆ Unit distribution: All 10 dwelling units to be 2 bedroom units in lieu of permitted maximum of 20%
- ◆ Minimum Distance between building: 12.4 feet in lieu of required 26 feet.
- ◆ Minimum Driveway Width: 12.4 feet in lieu of required 26 feet.
- ◆ Minimum feet to dumpster: 6 feet in lieu of required 26 feet.
- ◆ Minimum Open Space: 20.4% in lieu of required 30%.
- ◆ Parking in front of building: in lieu of required parking in rear of building.
- ◆ Minimum Buffer Width: 1 foot in lieu of 50 feet.
- ◆ Minimum distance to right of way 0 feet: 50 feet required.
- ◆ Minimum setback of 20 feet from public street; 50 feet required.
- ◆ Minimum setback from property line 25.3 feet: 75 feet required.
- ◆ Minimum building coverage: 23.2%: maximum allowed 20%.
- ◆ Maximum impervious coverage 43%: 25% permitted.

Motion seconded by Mr. Roche.

Board Attorney explained that a “yes” vote will deny the application

Ayes: Roche, Hammaker, Brown, Hough, Reger, Veneziano

Nays: None

Abstain: Vath

RESOLUTIONS: None

APPROVAL OF MINUTES: May 21, 2026

Motion: Brown Second: Vath

Ayes: Roch, Hammaker, Brown, Vath, Reger Chairman Veneziano

Motion to Adjourn: Brown

Second: Vath

All in favor

ADJOURNMENT: 8:20 PM

The next Regular Meeting is scheduled for Thursday, July 16, 2026 at 7:30 PM