

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
JULY 17, 2025

Chairman Veneziano brought the regular meeting of the Butler Planning Board to order for July 17, 2025. 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: Brown, Hough, Vath, Roche, Hammaker, Finelli, Councilman Piccirillo, Chairman Veneziano
Absent: Reger, Mayor Martinez (both excused)
Also present: Richard Brigliadoro, Attorney; Tom Boorady, Board Engineer

CORRESPONDENCE: None

CASES TO BE HEARD: 24-005 Wendy Caughey Subdivision
 114 - 116 Terrace Avenue
 Block: 106 Lot: 5.03

Frank Scangarella, Esq. introduced himself as the attorney representing the applicant
The applicant is looking for a subdivision with bulk variances due to existing structures. Two exhibits were presented:

Exhibit A. Proposed Minor Subdivision Plan prepared by DMC Associates 7/3/2025
Exhibit B Driveway and Utility Improvements prepared by Golden & Moran Engineering 7/3/2025

114 Terrace Avenue has the larger of the two structures, a single family house with garage, built in early 1940s
116 Terrace Avenue has the smaller of the two structures, a single family house 500 square feet, built in 1948.

1 existing bulk variance. 3 bulk variances created by the proposed subdivision.

Bob Cigol was accepted and sworn in as professional surveyor and engineer.

Motion: Brown Second: Finelli All in favor

Mr. Cigol pointed out the sewer lateral coming in from Terrace Avenue that would service both structures.

- Property is located in the R-3 Zone
- The front lot, 114 Terrace Avenue, would have a new lot number: 5.031
- The rear lot, 116 Terrace Avenue, would have a new lot number: 5.032
- The site has available sewer, gas, water and electric services
- Front lot requires a rear yard and side yard setbacks.
- Rear lot requires variances for road frontage, lot depth and front yard setback.
- Rear lot will connect to the sewer with separate water lines and will continue to use electric heat.
- 114 Terrace will remove the existing garage.

Open to the public. Since no one came forward, public portion was closed.

Motion: Brown Second: Finelli All in favor

The hearing will be carried to the August 21 meeting. No further notice required.

RESOLUTIONS: 24-008 Joseph LaPlaca, 84 Arch Street
Block: 25 Lot: 36

Motion to approve: Brown Second: Vath
Ayes: Brown, Vath, Reger, Finelli, Chairman Veneziano

Application 24-009 for Mr. LaPlaca. 86 Arch Street was withdrawn.

APPROVAL OF MINUTES:

ADJOURNMENT: 8:32 PM

Motion to Adjourn: Roche Second: Brown All in favor

Workshop Meeting is scheduled for Thursday, August 14, 2025 at 7:30 PM

Regular Meeting is scheduled for Thursday, August 21. 2025 at 7:30 PM