

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
SEPTEMBER 15, 2022

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for September 15, 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, Veneziano, Martinez, Brown, Finelli, Roche, Morley, Nargiso

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

Also Present: Board Attorney John Barbarula, Board Engineer Alexander Petreski, Gary Anderson, Traffic Engineer

CORRESPONDENCE: – None

CASES TO BE HEARD:

SP22-82	PSI Atlantic Butler	Request for a checklist waiver
	1414 Route 23	
	Block 51	Lot 9

Joseph Paparo, Esq. appeared on behalf of applicant requesting waivers for their site plan.

Called the project engineer to present their request: Trevor Curtis, 66 Grand Av., Englewood, NJ was sworn in.

Accepted as an expert witness. Motion: Brown Second: Finelli All in favor

Waivers requested:

All structures within 100' of subject property. The full building of Lakeland Bank should be shown on the plans.

Notice because of insufficient information

Monuments will be put if discovered.

Topographic contour lines fail to extend 50' beyond the property lines. Contour lines to be included in the northeast parking area.

Lakeland Bank's shall provide consent to the plans as approved.

Open to the Public.

No one from the public coming forward, Motion to close: Brown Second: Finelli All in favor

Motion to grant waivers: Martinez Second: Brown

Ayes: Donza, Veneziano, Martinez, Brown, Finelli, Roche, Morley, Nargiso

SP21-80	Dell-Kinnelon Butler Lots, LLC	Site Plan
	1515 Route 23	
	Block: 203.01	Lot: 4

Peter McArthur, Esq. appearing on behalf of applicant

Frank Hall, Architect

Accepted as an expert witness. Motion: Brown Second: Roche All in favor

Mr. Hall provided a description and features of the proposed building, a prototype of Advanced Auto Parts.

Exhibit A1 9/15 Colorized version of the elevations of the store.

Open to the public. No one comes forward: Motion to close: Brown Second: Roche All in favor

Matthew Seckler, Stonefield Engineering and Design, 92 Park Avenue, Rutherford, NJ

Motion to accept as an expert witness as a Civil Engineer, Traffic Engineer, Planner: Brown Second: Roche All in favor

Exhibit A-2 9/15 Aerial photograph of the site

Mr. Seckler described the design regarding stormwater, drainage, utilities, lighting requiring variances, trees and shrubs, trash enclosure, hours of operation, deliveries, pick-ups, retaining wall, building design and sidewalks, parking, traffic

Mr. Barbarula asked which town would be providing sewer service.

Mr. Seckler believes it is the PRBRSA. It is to be confirmed before final approval is given.

The traffic study was done in October 2011 including the higher traffic counts pre-Covid, adding to the count to take into consideration the subsequent opening of Butler Plaza.

Borough's Traffic Engineer Gary Anderson responded to the testimony, questioning the stop sign and the line of site provided, the provided pylon sign location for line of sight.

Open to public.

No one comes forward.

Close: Brown Second: Morley All in favor

Mr. Secklar provided testimony regarding parking and traffic.

Open to public.

No one comes forward.

Close: Brown Second: Morley All in favor

Per Attorney John Barbarula, items still outstanding:

Walls over four feet high - engineering required

Letters of intent

Drainage and soil calculations

Parking spaces to be removed

Parking space on adjacent property and site triangle

Highlands exemption letter

Modified plans showing all of the changes to be made

Application to be carried to the meeting of October 20, 2022.

RESOLUTIONS: None

APPROVAL OF MINUTES: August 11, 2022

Motion to approve: Brown Second: Donza Ayes: Donza, Brown, Finelli, Morley, Nargiso

Abstain: Roche, Martinez, Veneziano

APPROVAL OF VOUCHERS: Voucher 22-09

Motion: Donza Second: Veneziano

Ayes: Donza, Veneziano, Martinez, Brown, Roche, Finelli, Morley, Nargiso

ADJOURNMENT: 10:00 pm

Motion: Brown Second: Roche All in Favor


Chairman

Next Meeting: Regular Meeting October 20, 2022, 7:30 PM