

**MINUTES**  
**REGULAR MEETING OF THE BUTLER PLANNING BOARD**  
**SEPTEMBER 19, 2024**

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for September 19, 2024. 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: Hough, Veneziano, Finelli, Brown, Reger, Nargiso  
Absent: Roche, Piccirillo, Martinez, Vath, (all excused)  
Also present: Richard Briigliodoro, Attorney; Tom Boorady, Engineer; Tom Behrens, Planner;  
Gary Anderson, Traffic Engineer

**CORRESPONDENCE:** None

**CASES TO BE HEARD:**

24-004	Krzystof Kaminski	Use Variance
B.O.A.	27 High Street	
	Block: 22	Lot: 3

Richard Clemack, Esq gave an overview of the property. The lot is 12,066 square feet. It was built as a three family for many years, though it has recently been used only as a two family.

Apartment 1 is 2 bedrooms, 1,721 square feet

Apartment 2 is 2 bedrooms, 1,150 square feet

Apartment 3 is 1 bedroom, 1,360 square feet and has the use of the basement

Attempting to establish pre-existing, non-conforming use. No building permits on file showing an addition to the original structure.

Krzytof Kaminski, owner of the property, was sworn in.

Mr. Kaminski bought the property in 1992. Was told when he bought the house that he couldn't use the third apartment. Over the years he took the time to refurbish and upgrade all of the apartments. He got the required building permits for all of the work he had done

Donna Holmqvist, founder of Preferred Planning Group, 110 Chestnut Ridge Road, Suite 192, Montvale, was sworn in. She was accepted as an expert witness.

Ms. Holmqvist walked through both of the apartments, which were all in a safe and sanitary condition. The third apartment was in good condition and vacant. The basement was used for storage, no living use.

Exhibits	A-1	27 High Street, Land Use
	A-2	27 High Street, Zoning

She described the existing land use patterns of the surrounding area. A number of multi-family uses.

The property is in the R-5, two family zone.

The proposed three family is consist and compatible with the neighborhood.

Board's Planner Tom Behrens. Only property improvements are the third apartment and the parking area on Central Avenue.

Open to public.

Closed to public: Brown                      Second: Finelli                      All in favor

Motion to approve the three family use and it may not be used until site plan is approved.

Motion: Brown Second: Finelli

Ayes: Veneziano, Brown, Finelli, Hough, Nargiso

The chairman took a short recess at 8:55 p.m.

Reconvened at 9:03 p.m.

SP22-83  
B.O.A.

QQR, LLC  
1558 Route 23  
Block: 201 Lot: 2.04

Site Plan  
Carried from August 15, 2024

Carleton Kempf, Esq. Will present the planner and look for preliminary approval.

He called John McDonough, 101 Gibraltar Drive, Morris Plains, as Planner. Mr. McDonough was sworn in. He presented his credentials Accepted as an expert witness: Brown Second: Finelli All in favor

Exhibit: A-10 Aerial Drone View of the Site - April 17, 2024, consisting of 5 sheets

The preliminary approval will be for a  
D-1 use variance. Dual uses on one property  
D-3 conditional use variance. Pertaining car wash use  
C design, bulk variances

Description of site and adjoining properties.

Board Planner Tom Behrens offered comments on the size of the site, traffic queuing, impact of 2 uses and easement

Open to the public.

John Kaplan, Esq, representing Echelon Car Wash Ventures, LLC, Kinnelon, cross examined the witness.

Closed public portion. Motion: Brown Second: Finelli All in favor.

The application to be carried to the October 17 meeting. No further notice will be given.

**APPROVAL OF MINUTES:** June 20, 2024  
Motion to approve: Veneziano Second: Vath  
Ayes: Veneziano, Brown, Finelli, Vath, Reger, Nargiso

**APPROVAL OF VOUCHERS** - Voucher 24-08 & 09  
Motion to approve: Brown Second: Finelli All in favor

**ADJOURNMENT:** 10:05 pm.  
Motion: Brown Second: Finelli All in favor

**Special Meeting scheduled for October 10, 2024 at 7:30 PM for Flower Shop**  
**Next Regular Meeting October 17, 2024 at 7:30 PM**

  
Chairman