

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
OCTOBER 14, 2021

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for October 14, 2021. 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, Donza, Brown, Finelli, Morley, Vath, Fox, Martinez, Nargiso

Absent: Donnelly (excused), Veneziano (excused)

Also present: John Barbarula, Board Attorney; Tom Boorady, Borough Engineer

CORRESPONDENCE: – None

CASES TO BE HEARD:

Mayor Martinez and Councilman Fox recused themselves for the rest of the meeting which is Board of Adjustment.

| | | |
|-----------------|-------------------------|-----------|
| SP21-079 | 6 Carey Avenue LLC | Site Plan |
| | 6 Carey Avenue | |
| | Block: 27.01 Lot: 11.01 | |

Appearing on behalf of the applicant is Richard Clemack, Esq.

Witnesses having been sworn in are:

Robert Cigol, 211 Main Street, Butler— Applicant

Joseph Golden, 22 Angelo Drive, Sparta— Engineer/Planner

Mr. Clemack said that the applicant was looking for a parking variance—16 spaces provided, 33 required. This is the existing condition. A 2.7 foot setback variance in parking area was also required.

Mr. Cigol testified that he was relocating his surveying office from 211 Main Street to this site. He has ten employees with four of them in the field.

He is to put one 500 square foot addition and a 970 square foot addition to the existing building. He removed the structurally compromised canopy over the bank's drive through.

Open to the Public: Brown Second: Finelli All in Favor

Miguel Gonzalez, 54 Fourth Street, Pequannock, owner of the gas station on Robert Street

Mr. Gonzalez wanted to be assured that the existing traffic flow, ingress and egress, within the site would not be changed. The applicant answered in the affirmative.

Closed to the Public: Brown Second: Finelli All in Favor

Joseph Golden of Golden & Morgan Engineering presented his credentials.

Motion to accept Mr. Golden as a professional expert: Brown Second: Finelli All in Favor

Mr. Golden described the overall project, detailing the location of the additions to the parking lots and the need for the setback variances.

Motion to open to the public: Brown Second: Finelli All in favor
Motion to close the public portion: Brown Second: Finelli All in favor

Motion to approve the application as presented incorporating the letter submitted by Mr. Tom Boorady, the Borough Engineer.

Motion: Brown Second: Finelli

Roll Call: Ayes: Donza, Roche, Brown, Finelli, Vath, Fox, Martinez, Nargiso
Nays: None
Abstain: Morley

Resolutions:

NC21-66 Walter Harford, Estate of Certificate of Non-Conformity
98 Arch Street
Block 25 Lot 30

Motion to approve the resolution: Brown Second: Finelli
Ayes: Roche, Donza, Brown, Vath, Finelli, Nargiso
Motion Carried.

21-208V Robert Sova Variance
1546 Route 23
Block 201 Lot 2.21

Motion to approve the resolution: Finelli Second: Vath
Ayes: Donza, Vath, Finelli
Nay: Brown Motion Carried.

21-207V Barbarula Realty Conditional Use
1242 Route 23
Block 76.08 Lot 57.01

Motion to approve the resolution: Finelli Second: Roche
Ayes: Donza, Roche, Vath, Finelli
Nay: Brown
Motion Carried.

Approval of Minutes - September 9, 2021 Workshop Meeting

Motion: Brown Second: Finelli
Ayes: Donza, Brown, Vath, Finelli, Nargiso

- September 16, 2021 Regular Meeting

Motion: Brown Second: Finelli
Ayes: Roche, Donza, Brown, Vath, Finelli, Nargiso

Approval of Vouchers - Resolution PB 21-10

Motion: Donza Second: Vath
Ayes: Donza, Roche, Brown, Vath, Finelli, Fox, Martinez, Nargiso
Absent: Morley

Adjournment 8:23 pm

Motion: Finelli Second: Vath All in Favor

Open the Workshop at 8:24 PM

Motion: Finelli Second: Vath All in favor

Discussed amendments to the Zoning Ordinance.

Close the public portion. Motion: Fox Second: Finelli All in favor

Motion to approve and to forward the document: **Recommended Amendments to the Land Use Ordinance** with item #1 being omitted.

Motion: Brown Second: Finelli All in favor

Adjournment 8:30 pm

Next Meeting: Workshop/Regular Meeting November 18, 2021, 7:30 PM

Approved: October 21, 2021


Chairman