

**MINUTES**  
**REGULAR MEETING OF THE BUTLER PLANNING BOARD**  
**OCTOBER 20, 2022**

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for October 20, 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: Donnelly, Donza, Veneziano, Martinez, Finelli, Vath, Nargiso

Absent: Brown (excused), Roche (excused), Fox (excused), Morley (excused)

Also Present: Board Attorney John Barbarula, Board Engineer Tom Boorady, Traffic Engineer Joseph Maiella

**CORRESPONDENCE:** – None

**CASES TO BE HEARD:**

*The expert witness, Matthew Seckler, was tied up at another meeting and will be late. Dell-Kinnelon Butler Lots application was scheduled to be heard first. Their attorney, Mr. McArthur agreed to yield his time to PSI Atlantic Butler until 8:30 pm or when Mr. Seckler arrives, whichever is later.*

SP22-82	PSI Atlantic Butler	Site Plan
	1414 Route 23	
	Block 51	Lot 9

Mayor Martinez stepped down because this is a Board of Adjustment application.

Joseph Paparo, Esq. appeared on behalf of applicant. He described this as a Conditional Use; D-1 variance because of the split zone between HC/Residential R-3. requesting waivers for their site plan.

Project Engineer Trevor Curtis was reminded that he was still under oath from previous meeting.

The following exhibits were submitted:

A-1 10202022	Google Street View
A-2 10202022	Google Aerial Image
A-3 10202022	Colorized Site Plan—1 sheet

Mr. Curtis outlined the variances being requested. He presented the building design and use, stormwater design and lighting for the site.

This testimony was open to the public.

Jonathan Jorda, 27 Western Avenue asked questions about the wall and buffer.

Closed Public Portion: Donnelly Second: Veneziano All in favor

9:04 Recess

9:16 Re-open Meeting.

Due to the time constraint, PSI Atlantic Butler is carried to the November 17 meeting.

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

Mayor Martinez returns to the dais

Mr. Finelli and Mr. Vath stepped down due to conflicts.

Mr. Donnelly stated under oath that he did listen to the recording of the previous meeting.

Peter McArthur, Esq. appearing on behalf of applicant

Matthew Seckler, Stonefield Engineering and Design, addressed the line of sight issues created by parking spaces located on ETD site.

Exhibits:

A-4 Site Triangle b/w

A-5 Site Distance Curb Line

Issues raised by Mr. Boorady and Mr. Maiella were addressed and completed.

Open to public.

No one from the public coming forward, Motion to Close: Donnelly Second: Veneziano All in favor

Motion to approve the application. Mr. Barbarula will provide the conditions attached to the motion as part of the resolution.

Motion to approve: Martinez Second: Veneziano

Ayes: Donnelly, Donza, Veneziano, Martinez, Nargiso

**RESOLUTIONS:** None

**APPROVAL OF MINUTES:** September 15, 2022

Motion to approve: Veneziano Second: Martinez

Ayes: Donza, Veneziano, Martinez, Nargiso

**APPROVAL OF VOUCHERS:** Voucher 22-10

Motion: Donnelly Second: Donza

Ayes: Donnelly, Donza, Veneziano, Martinez, Nargiso

**ADJOURNMENT:** 9:53 pm

Motion: Donnelly Second: Veneziano All in Favor

Next Meeting: Regular Meeting November 17, 2022, 7:30 PM

  
Chairman