

**MINUTES**  
**REGULAR MEETING OF THE BUTLER PLANNING BOARD**  
**NOVEMBER 17, 2022**

Vice-chairman Jim Brown brought the regular meeting of the Butler Planning Board to order for November 17, 2022. The Vice-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, Brown, Finelli, Marley

Absent: Martinez (excused), Roche (excused), Fox (excused), Vath (excused), Nargiso (excused)

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

**CORRESPONDENCE:** – Professional Agreement with Donohue Engineering for upcoming applications, which will be a conflict for the Board’s engineer.

Approved Motion: Donnelly Second: Veneziano

Ayes: Donnelly, Veneziano, Donza, Brown, Finelli, Morley

Appointment of Richard Briigliodoro, Esq. for upcoming applications, will be a conflict for the Board’s Attorney

Approved Motion: Donnelly Second: Finelli

Ayes: Donnelly, Veneziano, Donza, Brown, Finelli, Morley

**CASES TO BE HEARD:**

*Continuation of the public hearing from October 20, 2022.*

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

Mr. Jim Brown took an oath affirming that he listened to the recording of the previous meeting, October 20.

Joe Paparo, Esq., attorney for the applicant, recalls Engineer Trevor Curtis, applicant’s expert witness.

Mr. Curtis discussed revisions in response to the Board’s concerns. The following exhibits were entered as part of the application:

Exhibit A-4	Sheet C-04	Revised 11/3/22
	C-05	Grading Plan
	C-06	Landscaping & Snow Storage Plan
	C-07	Lighting Plan
	C-08	Vehicle Circulation Plan - firetruck turning improved
	C-09	Detailed Sheet

Open to the public. No one coming forth

Motion to close: Donnelly Second: Finelli All in favor

Jesse Morgan, Operations, 530 Oak Court Drive, Memphis Tennessee, was sworn in.

Mr. Morgan discussed the operations and set –up of the proposed building.

Exhibit A-5 11/17/2022 Colorized version of the Floor Plan

Exhibit A-6 Colorized rendering of the site and building

Anticipated hours of operation 6:00 a.m. till 10:00 p.m., which will require a variance from the ordinance which provides hours of 6:00 a.m. till 8:00 p.m. The total square footage of the proposed building is 69,125 square feet.

Open to public. No one coming forth

Motion to close: Finelli      Second: Veneziano      All in favor

Continuation of the hearing to be carried without further notice to the meeting on December 8, 2022.

Allow applicant eight days before the hearing to supply additional documents to the Board

Motion: Veneziano      Second: Morley      All in favor

**RESOLUTIONS:**

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

Motion to approve resolution: Donnelly      Second: Veneziano

Ayes: Donnelly, Veneziano, Donza

**APPROVAL OF MINUTES:**      October 20, 2022

Motion to approve: Donnelly      Second: Veneziano

Ayes: Donnelly, Donza, Veneziano, Finelli

Abstain: Brown, Morley

**APPROVAL OF VOUCHERS:**      Voucher 22-11

Motion: Donza      Second: Donnelly

Ayes: Donnelly, Donza, Veneziano, Brown, Finelli, Morley

Motion to cancel the December 15 regular meeting and scheduling the December 8 as a regular meeting.

**ADJOURNMENT:**      9:55 pm

Motion: Finelli      Second: Morley      All in Favor

**Next Regular Meeting December 8, 2022, 7:30 PM**

  
Chairman