

**MINUTES**  
**REGULAR MEETING OF THE BUTLER PLANNING BOARD**  
**DECEMBER 8, 2022**

Chairman Jim Nargiso brought the regular meeting of the Butler Planning Board to order for December 8, 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, Brown, Roche, Finelli, Morley, Nargiso

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

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

**CORRESPONDENCE:** None

**CASES TO BE HEARD:**

*Continuation of the public hearing from November 17, 2022.*

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

Mr. Nagiso, Mr. Roche and Ms. Morley took an oath affirming that they listened to the recording of the previous meetings, October 20 and/or November 17.

Joe Paparo, Esq., attorney for the applicant, gave a recap of the previous testimonies  
Jesse Morgan, Operations, was previously sworn in summarizing the general operations of the proposed use.  
Exhibit A7 Colorized Site Plan Rendering.

In response to concerns expressed by the Board, the front of the building was reduced 20 feet increasing the setback to the front property line to a minimum of 31.38 feet. The new building is 5000 square feet smaller than the original proposal for a new total of 65,300 square feet.

Two attached sign one on each of the building sides. 97.6 square feet on each side of the building. [32'3" x 4']

Open to the public. No one coming forth

Motion to close: Brown                      Second: Finelli                      All in favor

Paul Phillips of Phillips & Price, 70 Hudson Street, Hoboken, was sworn in.

Motion to accept Mr. Phillips as Planner: Brown                      Second: Finelli                      All in favor

Mr. Phillips numerated all the variances, their impact and the appropriateness of granting variances.  
Demolish the diner, construct the self-storage building. The 4.81 acre lot is in two zones, R-3 and HC. The application is a permitted conditional use.

D1 use variance for the R3 Zone. There will be no development in the section of the property.

D3 variances are required for not meeting all the conditions required per the ordinance.

Out of 14 conditions required, five require variances.

1. Lot width 127.49 feet /150 feet required.
2. FAR maximum of 40%, propose 42.41%
3. Metal finishing facing residences
4. Hours of operation 8 am to 10 pm; required 8-8
5. Parking

Open to the public. No one coming forth.

Motion to close: Brown      Second: Finelli      All in favor

Resolution to approve will contain the following conditions:

1. Conditional Use D-3 variance
2. D-1 Use variance
3. Absolutely no outdoor storage permitted
4. Dumpster permitted
5. If excessive noise because of the extended hours applicant agrees to come back to the Board to address the issue.
6. Bulk variances
7. Lot Width
8. F.A.R.
9. Metal finishing facing residences
10. Hours of operation
11. Parking
12. Stormwater plan to be filed with the county.
13. Developer's Agreement to be in place

Motion to approve: Brown      Second: Finelli

Ayes: Donnelly, Roche, Veneziano, Donza, Brown, Finelli, Morley and Nargiso

**RESOLUTIONS:**                      **None**

**APPROVAL OF MINUTES:**      November 17, 2022

Motion to approve: Donnelly      Second: Morley

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

Abstain: Roche, Nargiso

**APPROVAL OF VOUCHERS:**      Voucher 22-12

Motion: Donza                      Second: Donnelly

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

**ADJOURNMENT:**      8:48 pm

Motion: Finelli                      Second: Veneziano                      All in Favor

**Reorganization Meeting Thursday, January 12, 2023 at 7:00 PM followed by  
a workshop meeting.**

  
Chairman