

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
DECEMBER 11, 2025

Chairman Veneziano brought the regular meeting of the Butler Planning Board to order for December 11, 2025. 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: Hammaker, Brown, Finelli, Vath, Hough, Reger, Councilman Piccirillo,

Absent: Roche, Mayor Martinez (both excused)

Also present: Steven R. Tombalakian, Esq. was sitting in place of Richard Brigliadoro, Attorney; Tom Boorady, Board Engineer

CORRESPONDENCE: None

CASES TO BE HEARD:	24-006	Damjan Daskaloski	Major Site Plan
		113 & 115 Carey Avenue	
		Block: 86 Lot: 120 & 121	

Blagoje Petreski, Esq., attorney for the applicant, presented an overview of the project.

R-2 Zone. The site is 3 acres where 5 acres are required.

“c” variances are required. Driveway width is one foot shorter than required. Number of parking spaces is short.

Fence height requires a variance.

Shan-Pei Fanchiang, P.E. of Bectin Engineering was sworn in as a engineer qualified to testify. His credentials were Accepted by the Board. Motion: Brown Second: Finelli All in favor

The actual size of the site is 2.96 acres when 5 are required.

Steep slope is 22%

16 townhouse units in two buildings

3 bedroom units require 2.4 parking spaces per RSIS for 38.4 spaces. Borough ordinance requires 39 spaces.

Main retaining wall is from 20’ to 30’ in height.

3 underground basins for stormwater management

All utilities are available for connection.

Lighting and circulation plans described

Applicant Damjan Daskaloski was sworn in. He described the intended use of the project.

Drawings will be revised for the next meeting to address Mr. Boorady’s recommendations.

Open to the public.

Marco Guinta, Overlook Avenue, Riverdale

Keith Worman, Carey Avenue, Riverdale

Fred Janicke, Bellevue Avenue, Butler

Questions were asked of the engineer about the threat of water drainage from the site

Close the public portion: Motion: Brown Second: Finelli All in favor

Application carried to the January 15, 2026 meeting . No further notice required.

RESOLUTIONS: None

APPROVAL OF MINUTES:

November 13, 2025

Motion: Piccirillo

Second: Hough

Ayes: Vath, Hough, Piccirillo

November 20, 2025

Motion: Brown

Second: Reger

Ayes: Hammaker, Brown, Finelli, Vath, Hough, Reger

Motion to Adjourn: Brown

Second: Hough

All in favor

ADJOURNMENT: 9:25 PM

Next Meeting will be the Reorganization Meeting on Thursday, January 8, 2026 at 7:00 PM