

MINUTES OF:
DATE OF MEETING:
TIME OF MEETING:
PAGE NO.

WORKSHOP
DECEMBER 2, 2025
7:00 PM
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The Workshop Meeting of the Borough of Butler Mayor and Council was opened by Council President Verdonik who indicated that the meeting was being held in compliance with the Open Public Meetings Act having been duly advertised and posted in Borough Hall and on the Borough website.

ROLL CALL

PRESENT: Councilman Guzman, Councilman Meier, Councilwoman Orcutt, Councilman Piccirillo, Council President Verdonik.

ALSO PRESENT: Matthew Guilder, Borough Administrator; Brandi Greco, Borough Clerk; Robert Oostdyk, Borough Attorney.

Motion to excuse the absence of Martinez and Calvi by Piccirillo, second by Meier and all in favor.

APPROVAL OF MINUTES

September 2, 2025 (Piccirillo absent)

Moved: Guzman Second: Orcutt

All in favor except Piccirillo who abstains

September 16, 2025 (Calvi Absent)

Moved: Piccirillo Second: Orcutt

All in favor

RESOLUTION(S)

R 2025-153 Resolution Authorizing Approval of November Bill List

Moved: Verdonik Second: Piccirillo

Voted Aye: Guzman, Meier, Orcutt, Piccirillo, Verdonik

Voted Nay: None

Absent: Calvi

DISCUSSION

Matthew Guilder said he would like to follow up on the presented idea of two bills lists per month. Council President Verdonik said he is okay with trying it out to see how it goes.

Clerk Greco announced BFD Chief Finelli would like to move Austin Maher from Auxiliary member to BFD Regular FF.
All approved

Borough Towers – Clerk Greco said she received 3 applications. She also received a call from one applicant requesting we change the ordinance to just 2 towers. Clerk Greco said a memo from the BPD Chief stated all three were reliable and responsive this last year. Council agreed to continue monitoring the 3 approved towers and report their feedback.

Salaries – Matthew Guilder passed out the salary guide for 2026. He wanted to follow up on a previous discussion when salary increase would occur. He wanted to wait until the budget was passed but Council said it would be in January as it always has been. Matthew stated one employee has a substantial increase as well as a stipend being added for work she does for the library – he stated that is his recommendation as he feels she is underpaid. He asked Council to review and let him know their thoughts.

INVITATION FOR DISCUSSION FROM THE PUBLIC

Council President Verdonik opened the meeting to the public.

Seeing no one come forward a motion was made to close public comment.

Moved: Orcutt Second: Guzman

All in favor

CLOSED SESSION: R 2025-154 Resolution for Motion to meet in Executive Session – Personnel Matter

Moved: Guzman Second: Orcutt

Voted Aye: Guzman, Meier, Orcutt, Piccirillo, Verdonik

Voted Nay: None

Absent: Calvi

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Council returned to Open Session at 7:41 pm by a Motion from Orcutt, Second by Guzman and all in favor.

Add On Resolutions: R 2025-155 Resolution Authorizing Refund of Planning and Zoning Board Escrow Funds

Moved: Verdonik Second: Piccirillo
Voted Aye: Guzman, Meier, Orcutt, Piccirillo, Verdonik
Voted Nay: None
Absent: Calvi

R 2025-156 Transfer Resolution

Moved: Verdonik Second: Guzman
All in favor

INVITATION FOR DISCUSSION FROM THE PUBLIC

Zoning officer Bill Budesheim approached with Mr. Brinster, a property owner on Rt. 23 adjacent to the DOT and the 7-11 lots. He's recommending that we consider a zoning change since his property is zoned as R1 but a home could never be built on the lot. He would like the Borough to consider Highway Commercial in order to open it up to other possibilities. Borough Attorney said it should go through the Planning Board first and once Council gets their OK, we can then proceed with a new ordinance.

Seeing no one else come forward a motion was made to close public comment.

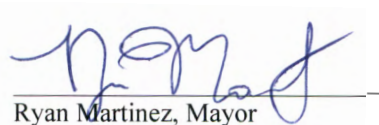
Moved: Piccirillo Second: Guzman
All in favor

Council President Verdonik thanked Britni Orcutt for her tremendous work and contributions to the Borough throughout her terms as Councilwoman. He and Mr. Piccirillo said she will be greatly missed. All Councilmen and Clerk Greco said it was a pleasure working with her as she was always so proactive and involved. Ms. Orcutt thanked everyone and said this was the greatest job she has ever had and will certainly miss it.

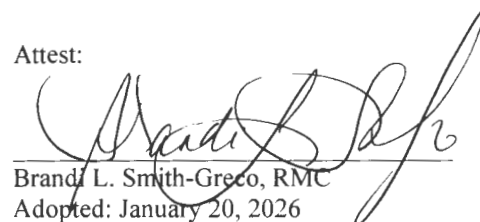
MOTION TO ADJOURN THE MEETING

Moved: Orcutt Second: Piccirillo
All in favor

Adjournment: 7:51 pm


Ryan Martinez, Mayor

Attest:


Brandi L. Smith-Greco, RMC
Adopted: January 20, 2026

BOROUGH OF BUTLER
RESOLUTION R 2025-153

AUTHORIZATION FOR PAYMENT OF NOVEMBER'S BILLS

RESOLUTION THAT THE BILLS AS ATTACHED AND PRESENTED BY THE FINANCE OFFICER
AND APPROVED BY THE FINANCE COMMITTEE BE AUTHORIZED FOR PAYMENT

Name	Moved	Second	Aye	Nay	Absent	Abstain
A. Calvi					✓	
J. Guzman			✓			
R. Meier			✓			
B. Orcutt			✓			
M. Piccirillo		✓	✓			
R. Verdonik	✓		✓			


Ryan Martinez, Mayor

Attest:


Brandi Smith-Greco, RMC

Dated: December 2, 2025

BOROUGH OF BUTLER
RESOLUTION NO. 2025-154
MOTION FOR EXECUTIVE SESSION

BE IT RESOLVED by the Borough Council of the Borough of Butler in the County of Morris, State of New Jersey, on the 2nd day of December, 2025, that:

1. Prior to conclusion of the business meeting, the Borough Council shall meet in Executive Session, from which the public shall be excluded, to discuss matters as permitted pursuant to N.J.S.A. 10:4-12, sub-section (s):

- () B. (1) Confidential or excluded matters, by express provision of Federal law or State statute or rule of court.
- () B. (2) A matter in which the release of information would impair a right to receive funds from the Government of the United States.
- () B. (3) A matter the disclosure of which constitutes an unwarranted invasion of individual privacy.
- () B. (4) A collective bargaining agreement including negotiations.
- () B. (5) Purchase, lease or acquisition of real property, setting of banking rates or investment of public funds, where it could adversely affect the public interest if disclosed.
- () B. (6) Tactics and techniques utilized in protecting the safety and property of the public, if disclosure would impact such protection. Investigation of violations of the law.
- () B. (7) Pending or anticipated litigation or contract negotiations other than in Subsection b. (4) herein or matters falling within the attorney-client privilege
- (X) B. (8) Personnel matters.
- () B. (9) Deliberations after a public hearing that may result in penalties.

2. The time when the matter(s) discussed pursuant to Paragraph 1 hereof can be disclosed to the public is as soon as practicable after final resolution of the aforesaid matter(s).

Date: December 2, 2025

Moved: *guyman*

Second: *Orcutt*

Roll Call: *guyman, meier, Orcutt, Piccinillo, Vendmitt*

Absent: *Calvi*

Brandi L. Smith-Greco
Brandi L. Smith-Greco, RMC

Ryan Martinez
Ryan Martinez, Mayor

BOROUGH OF BUTLER
RESOLUTION R 2025-155
RESOLUTION AUTHORIZING REFUND OF PLANNING AND ZONING BOARD
ESCROW FUNDS

WHEREAS, applicants appearing before the Borough of Butler Planning Board and Zoning Board of Adjustment are required to post escrow deposits to cover the costs of professional services, including engineering, planning, legal, and other review and inspection fees, pursuant to N.J.S.A. 40:55D-53.1 et seq.; and

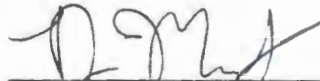
WHEREAS, upon completion, withdrawal, or denial of an application, there may remain a balance in the applicant's escrow account after all authorized professional charges have been paid; and

WHEREAS, the Borough and appropriate professionals have reviewed the final charges and confirmed that the remaining escrow balance for the applicant(s) listed below is no longer required and may be refunded in accordance with applicable law; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Butler, that the Chief Financial Officer is hereby authorized and directed to issue refunds of the escrow balances as follows:

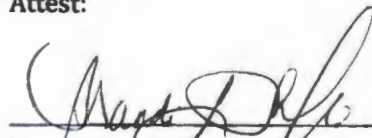
Applicant Name	Application / Block & Lot	Board	Refund Amount
John T Seyka	Block # 00062.	Lot # 00010.	\$1000.00 plus any accrued interest
Angry Ostrich	Block #37.01	Lot #21	\$1,840.00 plus any accrued interest
Kim Higgins	Block # 00074.	Lot # 00030	\$300.00 plus any accrued interest
RL Real Estate	Block #00204	Lot #2.01	\$27,206.98 plus any accrued interest

Approved:



Ryan Martinez, Mayor

Attest:



Brandi Smith-Greco, RMC

Dated: December 2, 2025

**BOROUGH OF BUTLER
COUNTY OF MORRIS
TRANSFER RESOLUTION 2025-156**

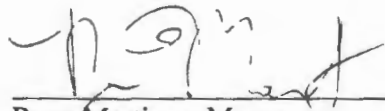
WHEREAS, transfers are permitted between budget appropriations during the last two months of the fiscal year:

BE IT RESOLVED by the Borough Council of the Borough of Butler in The County of Morris, New Jersey, that transfers between 2025 Budget Appropriations be made as follows:

Current Fund

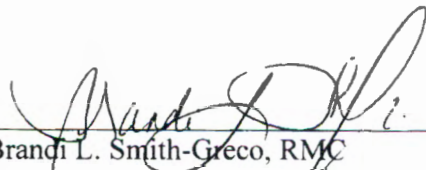
<u>Title</u>	<u>From</u>	<u>To</u>
Tax Assessor O&E	\$6,000.00	
Fire S&W	\$2,000.00	
Streets & Roads S&W	\$15,000.00	
Natural Gas	\$8,000.00	
Gasoline	\$8,000.00	
Amin. & Exec. S&W		\$5,000.00
Admin & Exec. O&E		\$3,000.00
Clerk S&W		\$2,000.00
Finance O&E		\$10,000.00
Fire O&E		\$6,000.00
Buildings & Grounds O&E		\$11,000.00
Recreation OE		\$1,000.00
Public Events		\$1,000.00
Total Current Fund Transfers	\$39,000.00	\$39,000.00

Approved:



Ryan Martinez, Mayor

Attest:



Brandi L. Smith-Greco, RMC

Dated: December 2, 2025