Chairman Nargiso brought the regular meeting of the Butler Planning Board for January 17, 2019 to order followed by a Pledge to the Flag. Chairman Nargiso noted that 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, Roche, Veneziano, Hauck, Brown, Grygus, Nargiso

Absent: Alviene (excused), Finelli (excused), Vath (excused), Fox (excused)

**APPLICATION TO BE HEARD:**

SP18-75 Butler Plaza Partnership

 1510 & 1516 Route 23

 Block 201 Lots 1 & 2.01

Notice is in order and applicant can proceed

Peter McArthur, Esq, appearing on behalf of the applicant

Mr. McArthur stated and discussed the following:

* Demolition of the retail and Burger King
* Construction of a drive thru CVS, Wawa and gas station and Panera Café with drive thru as well
* Conditional and use variance
* Variance for wall signage
* Variance for free standing sign
* Clearance variances and design and checklist waivers

Tom Pugsley – Licensed Engineer

Accepted as an expert witness by motion

Exhibit A1 1-4-19

Mr. Pugsley testified to the following:

* Review of existing conditions
* Access to site, Route 23 and Decker Road
* Parking
* Dumpster location
* Drainage
* Storm water
* Public utilities
* Signage
* Proposed conditions
* Construction of 4 buildings
* Sherman Williams retail to remain
* Anthony Franco Pizza to remain
* Panera Bread with drive thru
* Wawa with fuel canopy
* CVS Pharmacy with drive thru
* Hours of operation
* Number of employees for each facility
* Bulk requirements
* Conditional uses

 Building height – Wawa

 Location of another fueling station

 Number of buildings on lot

* Parking Variance required
* Size of parking spaces
* Parking setbacks
* Access points – 3 provided
* Site circulation
* Delivery vehicles
* Truck access from Route 23
* Types of delivers
* 4 loading areas
* Loading stall size
* Site grading utilities – existing
* Lighting – existing
* Lighting – proposed
* Utility - -existing
* Utility – proposed
* Landscaping
* Fencing
* Signage and wall signage
* Setbacks

Board questioned the witness on various aspects of his testimony

Public portion opened by motion for questions

Bob Norman – 31 Cascade Way

Questions regarding

* Combining of the lots
* Parking
* Deliveries
* Drainage pipes

Michael Yacovelli – 139 Decker Road

Questions regarding

* Parking
* Snow Removal
* Setbacks

Rob DiMao – 139 Decker Road – Unit 6

Questions regarding

* Signage
* Dumpster visibility
* Fencing

Public Portion closed by motion

Application will be carried to a Special Meeting on February 14, 2019 to continue to February 21, 2019 without further notice being required.

**RESOLUTIONS:**

18-198V 141 Kiel Ave LLC

 141 Kiel Ave

 Block 1 Lot 6.01

Motion to approve resolution as presented

Motion: Hauck

Second: Veneziano

Voted Aye: Veneziano, Hauck, Grygus, Nargiso

Abstain: Donnelly, Roche, Brown

**APPROVAL OF VOUCHERS**

Motion: Brown

Second: Donnelly

Voted Aye: Donnelly, Roche, Veneziano, Hauck, Brown, Grygus, Nargiso

Voted Nay: None

**APPROVAL OF MINUTES** – December 20, 2018

Motion: Brown

Second: Donnelly

Voted Aye: Donnelly, Roche, Hauck, Brown, Grygus, Nargiso

Abstain: Veneziano

Voted Nay: None

**MOTION TO ADJOURN**: 10:28 PM

Motion: Brown

Second: Hauck

All Ayes

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 Chairman – Jim Nargiso

ATTEST:

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 Secretary – Mike Hauck

ADOPTED: