Chairman Nargiso brought the regular meeting of the Butler Planning Board for March 19, 2015 to order followed by a Pledge to the Flag. Chairman noted that this meeting is being in conformance with the Sunshine Law Requirements having been duly advertised and posted at Borough Hall.

**ROLL CALL:**

Present: Donnelly, Roche, Drexler, Hauck, Alviene, Brown, Grygus, Calvi Fox, Nargiso

Absent: None

**APPROVAL OF VOUCHERS:**

Motion: Brown

Second: Fox

Voted Aye: Donnelly, Roche, Drexler, Hauck, Alviene, Brown, Grygus, Calvi, Fox, Nargiso

Voted Nay: None

**CASES TO BE HEARD:**

SP14-69 Plumlaw Partners, LLC

53 Carey Avenue

Block 11 Lot 11.01

Notice is complete and applicant can proceed

John Zunic, Esq. appearing on behalf of the applicant

Mr. Zunic stated this property operated as the dance Studio for approximately 20 year up until a year ago. Prior to that it was an ambulance squad and it is zoned residential and the applicant is proposing a residential use.

Oliver Young, Licensed Architect

Accepted as an expert witness by motion

Mr. Young testified to the following:

* 3 sheet submission that was previously sent to the board
* SP1 various location map, Zoning Map, survey, key plan as well as the existing floor plan which was the dance studio, and zoning data for this lot
* Description of current conditions
* Application is to convert the existing building in its exact footprint into a single family residential with 3 bedrooms
* This is a small lot, there is allot of existing non-conforming situations created by the size of the lot.
* Footprint of the building is approximately 1,725 square feet
* Zoning Data

**Lot Size**

**Required Existing Proposed**

Area 10,250 SF 2,800 SF 2,800 SF

Width 65 Ft. 40 FT 40 FT

Depth 125 FT 70 FT 70 FT

Front 35 FT 16.8 FT 16.8 FT

Side Yard (each) 10 FT 2.7 FT 2.7 FT

Side Yard (each) 10 FT 3.0 FT 3.0 FT

Rear 35 FT 2.8 FT 2.8 FT

Building Height 35 Ft 17.5 FT 17.5 FT

No. of Stories 2 ½ 2 ½ 2 ½

Building Coverage 20% 61.6 61.6

Min. floor area

1 story 1,000 SF 1,725 SF 1,725 SF

No. of spaces

2 – Bedroom 1.5 2 2

* Footprint of the building will remain the same
* Changes will be to replace the roof and put on some new siding
* Description of proposed interior
* Building on a slap – no basement
* Elevation description
* Parking will be on paved macadam which currently exists and can fit two vehicles
* Public sidewalk will not be affected
* The applicant can look into striped parking
* Snow removal
* Rental unit
* Proposed landscaping
* Lighting

Board questioned the witness on various aspects of his testimony

Public portion opened by motion

Bob Norman – 31 Cascade Way

Question regarding the size of the lot

Public portion closed by motion

Oath given

Joseph Vander Ploug – One of the owners in the LLC of Plumlaw Partners

Mr. Vander Ploug testified to the following:

* Plumlaw Partners owns 53 Carey Avenue
* No basement or crawl space
* Utility location
* Snow removal
* New high efficient heating and air conditioning system

Board questioned the witness on various aspects of his testimony

Public portion opened by motion for questions and comments

Public portion closed by motion

Board engineer stated that he has no issues with this application

Mr. Zunic stated this lot is what it is, it is an undersized and a non-conforming lot, the parking can work as indicated angled or striped it can be a decent residence. We are asking that this application be approved.

Motion: Donnelly

**Conditions:**

* Revised plan showing the striped parking showing the dimensions on the plan
* Must be received 10 days prior to the next meeting
* Prior pre-existing non-conforming are extinguished
* Remove the term office from the plans
* Location of the condenser if located on the roof it must be shielded

Second: Fox

Voted Aye: Donnelly, Roche, Alviene, Grygus, Calvi, Fox, Nargiso

Voted Nay: Hauck, Brown

Motion to adjourn

Motion: Brown

Second: Donnelly

ALL AYES

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Chairman – Planning Board

ATTEST:

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Secretary – Planning Board

ADOPTED: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_