Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for November 9, 2017 followed by a Pledge to the Flag. 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, Finelli, Vath, Nargiso

Absent: Alviene (excused), Fox (excused)

**CASES TO BE HEARD:**

17-191V 214 Main Street LLC

 214 Main Street

 Block 23 Lot 16

Mark Roche will be stepping down from this application

Steve Schepis, Esq

339 Changebridge Road

Pine Brook, New Jersey 07058

Mr. Schepis stated that he will present a number of witnesses in relation to this application

Christine DeCarlo – 214 Main Street, Butler

Oath Given

Ms. DeCarlo testified to the following:

* 7 Year tenant
* Description of the building
* Number of apartments
* Renovations
* Utility cost
* Parking lot

Board questioned the witness on various aspects of her testimony

Public portion opened by motion

Public portion closed by motion

Sandra Woodard

216 Main Street, Butler

Oath Given

Ms. Woodard testified to the following

* Year laundromat started
* Description of laundromat
* Rear parking lot

Board questioned the witness on various aspects of her testimony

Public portion opened by motion

Public portion closed by motion

Paul Beck – Licensed Professional Engineer

12 Kulick Road

Fairfield, New Jersey

Accepted as an expert witness by motion

Mr. Beck testified to the following:

* Exhibit A@
* Retaining wall
* Current retaining wall
* Description of repairs

Board questioned the witness on various aspects of his testimony

Public Portion opened by motion

Richard Mohl – 7 Manning Ave

Questions regarding the repairs to be made to the retaining wall

Soli Foger – Architect

Previously accepted as an expert witness by motion

Mr. Foger test8ified to the following:

* Description of revised plans

Board questioned the witness on various aspects of his testimony

Public portion opened by motion

Richard Mohl – 7 Manning Ave

Questions regarding the apartments and fire escapes

Mia Petrou – Professional Planner

Accepted as an expert witness by motion

Ms. Petrou testified to the following:

* Exhibit A3 Butler Zoning Ordinance
* Review of ordinances and master plan
* Planning memo October 2017
* Description of property
* Surrounding properties
* Parking lot
* Adjacent residents
* Variances relief

**Planning Report dated October 30, 2017**

* Site description
* Proposed project
* Surrounding area
* Zoning
* D – variance for the proposed expansion of four residential units
* D-4 variance criteria
* Negative criteria and public good
* Expansion of non-conforming use
* Floor area ratio
* RSIS de minimis exception for parking
* Negative criteria

Board questioned the witness on various aspects of her testimony

Public portion opened by motion

Public portion closed by motion

Chairman Nargiso stated the time is drawing near to the end of the meeting and the board cannot take any new testimony.

Meeting will be carried to December 21, 2017 without further notice being required.

**APPROVAL OF VOUCHERS**

Motion to approve as submitted:

Motion: Brown

Second: Finelli

Voted Aye: Donnelly, Veneziano, Hauck, Brown, Grygus, Finelli, Vath, Nargiso

Voted Nay: None

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 Chairman – Planning Board

ATTEST:

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 Secretary – Planning Board

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