

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
JULY 20, 2023

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for July 20, 2023. 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: Donza, Veneziano, Brown, Vath, Hough, Roche, Fox, Martinez, Nargiso

Absent: Reger (excused), Finelli, (excused)

Also present: John Barbarula, Board Attorney, Richard Briigliodoro, Covering Board Attorney; Tom Boorady, Board Engineer

CORRESPONDENCE: None

CASES TO BE HEARD:

NC23-69	David & Michelle Hennig 21 Ogden Terrace Block: 14.01 Lot: 24.04	Certificate of Non-Conformity Two Family
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Mr. Hennig was sworn in.

Mr. Brown reported that in 1969, according to the Tax Assessor file, it was being used as a two-family.

Open to the Public. With no members of the public coming forward

Motion to Close: Brown Second: Veneziano All in favor

Motion to approve the Certificate of Non-Conformity: Brown Second: Vath

Ayes: Donza, Roche, Veneziano, Brown, Vath, Hough, Nargiso

Mr. Barbarula stepped down to allow Mr. Briigliodoro to cover for a conflict.

Mr. Briigliodoro requested that the Board to go into executive session. A Resolution, entitled **Resolution, Borough of Butler, Planning Board, Open Public Meetings Act—Executive Sessio.**

Motion: Brown Second: Veneziano All in favor

Back into open session at 8:00 PM. Motion: Brown Second: Reger All in favor

Richard Briigliodoro, Esq. was appointed to represent the Board in the litigation brought by 1481 Realty LLC and any other litigation brought by HillviewMed Inc. A retainer agreement approved at the Reorganization Meeting covers the legal services of Mr. Briigliodoro of Weiner Law Group for all of 2023.

Motion: Brown Second: Veneziano All in favor

RESOLUTIONS:

SP22-85	HillviewMed, Inc. , 1481 Route 23, Butler	Block: 54	Lot: 1.03
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Resolution, Borough of Butler, Planning Board In the Matter of HillviewMed, Inc.. Decided on June 15, 2023, Application No. SP22-85. Denial of d(3) Conditional Use Application With Preliminary and Final Site Plan Application And “c” Variance Relief Regarding a Cannabis Retail Activity.

Motion: Brown Second: Vath

Ayes: Brown, Veneziano, Vath, Hough, Nargiso

Mr. Briigliodoro stepped down and Mr. Barbarula returned to the dais since issues of conflict were completed. members of the public coming forward a motion to close the public portion:

Brown Second: Veneziano All in favor

APPROVAL OF MINUTES: June 8, 2023 Workshop Meeting

Motion: Brown Second: Veneziano

Ayes: Donza, Veneziano, Brown, Hough, Reger, Vath, Nargiso

June 15, 2023 Regular Meeting

Motion: Brown Second: Veneziano

Ayes: Donza, Veneziano, Brown, Vath, Hough, Nargiso

APPROVAL OF VOUCHERS - Voucher 23-07

Motion: Donza Second: Vath

Ayes: Donza, Veneziano, Brown, Vath, Roche, Hough, Fox, Martinez, Nargiso

Continuation of the Land Use Ordinance Review carried over from the June 8 Workshop

20. Board discussed the static and digital electronic signs in the HC zone. It was the consensus of the Board to continue to apply the restriction against billboards to the electronic signs.
21. Keeping of Animals. Allowing to keep certain number of chickens and no roosters. The Board decided maintain the current limitation of domestic and livestock animals to Chapter 143-173.3
22. Chapter 143-143E Parking and storage of vehicles on residential lots. The current provision states with the addition underlined: *All parking and storage of vehicles shall be located at least five feet from a property line, except when of a driveway on a residential property.*
23. Chapter 143-118 Schedule D allows in all residential zones, Zones R-1 to R-7 inclusive, a Maximum Building Coverage % for Accessory structures at 4%. The Board agrees that increasing that to 6% will give property owners more flexibility in designing garages and other accessory structures.

ADJOURNMENT: 8:55 pm

Motion: Brown Second: Veneziano All in Favor

Workshop Meeting August 10, 2023

Next Regular Meeting will be August 17, 2023 at 7:30 PM


Chairman