## MINUTES REGULAR MEETING OF THE BUTLER PLANNING BOARD JANUARY 16, 2025

Chairman Veneziano brought the regular meeting of the Butler Planning Board to order for January 16, 2025. 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: Roche, Hammaker, Brown, Finelli, Vath, Hough, Reger, Councilman Piccirillo, Chairman Veneziano

Absent: Mayor Martinez (excused)

Also present: Richard Brigliadoro, Attorney; Tom Boorady, Engineer

**CORRESPONDENCE:** None

CASES TO BE HEARD: 24-010 Jonathan & Mary Switaj Variance Wall Height

24 Cedar Street

Block: 38 Lot: 1.02

Jonathan Switaj was sworn in as a witness. He explained the necessity of the wall in order to level off his property and to allow for the swimming pool.

Existing wall is to remain. The new wall will be used to stabilize the old retaining wall.

It is agreed that if the application is approved the following conditions will be a part of the approval:

- 1. The removal of any trees will be subject to the Butler Borough Tree Removal Ordinance.
- 2. The drainage on the side of the house suffers from uncontrolled runoff. The roof leads are to be directed to an infiltration chamber.
- 3. Should avoid acute angles on the new wall. Rather radiuses should be used. They are stronger than the acute angles.
- 4. The technical conditions outlined in the board's engineer to be made a part of the approval.

Meeting open to the public. Seeing no one coming forward, a motion to close the public portion.

Motion to close: Brown Second: Finelli All in favor

Motion was made to approve the application for a C-1 hardship variance for a 16 foot high retaining wall along with the conditions listed above.

Motion to approve: Brown Second: Finelli

Ayes: Roche, Hammaker, Brown, Finelli, Vath, Hough, Reger, Councilman Piccirillo, Chairman Veneziano

## **RESOLUTIONS:**

23-003 Flower Shop Dispensaries LLC, 1388 Route 23 Block: 93 Lot: 4.03

Motion to approve the application denying the application: Brown Second: Vath

Ayes: Roche, Brown, Finelli, Vath, Reger, Veneziano

24-003 Angry Ostrich Holdings LLC, 39 Elm Street Block: 37.01 Lot: 7

Motion to approve resolution: Brown Second: Roche All in favor: Roche, Brown, Finelli, Reger, Hough, Vath, Veneziano

APPROVAL OF MINUTES: December 19, 2024 Regular Meeting - Master Plan Review

Motion to accept: Brown Second: Finelli All in favor

January 9, 2025 Re-organization Meeting

Motion to accept: Brown Second: Vath All in favor

Chairman Veneziano made the following appointments for the Planning Board Committees:

Site Plan Mark Roche, Chairman

Chris Finelli Duane Reger

**Subdivision** Jason Hammaker, Chairman

James Hough

**Finance** Duane Reger, Chairman

Ordinance Review Edward Vath, Chairman

James Hough

Councilman Marc Piccirillo

Master Plan Review Chris Finelli, Chairman

Edward Vath Mark Roche

**Resolutions Review** James Brown, Chairman

Chris Finelli

Non-Conformity Review James Brown, Chairman

Chris Finelli

Motion to Adjourn: Brown Second: Finelli All in favor

**ADJOURNMENT:** 9:10 PM

Workshop Meeting is scheduled for Thursday, February 13, 2025 at 7:30 PM Regular Meeting is scheduled for Thursday, February 20. 2025 at 7:30 PM