

**MINUTES**  
**REGULAR MEETING OF THE BUTLER PLANNING BOARD**  
**MARCH 21, 2024**

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for March 21, 2024. 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, Roche, Brown, Finelli, Vath, Hough, Nargiso  
Absent: Reger, Piccirillo, Matinez (all excused)  
Also present: John Barbarula, Attorney; Tom Boorady, Engineer

**CORRESPONDENCE:** Letter from David Dixon, Esq. regarding the application for Sweetspot Garden State LLC. Advising that the application is withdrawn.

Motion to dismiss without prejudice: Brown Second: Finelli

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

Abstain: Roche

**CASES TO BE HEARD:**

23-002	Wade & Cynthia Montena	Addition to Residence
B.O.A.	14 Gormley Lane	
	Block: 74 Lot: 10	

Stephen V Carrozza, 282 Macopin Road, Bloomingdale presented his credentials as an architect.

Motion to Accept: Brown Second: Veneziano All in Favor

Cynthia Montena, 17 Joanna Way, Kinnelon, property owner, was sworn in.

Mr. Carrozza testified:

- ◆ Property is in the R-1 Zone. 90.21 feet wide. Undersized lot: 13,397 sq ft, requires 17,250 sq ft
- ◆ Currently single story, single family
- ◆ Plan to tear down house, replace with a two story dwelling on the same foot print with a 142 sq ft addition to the rear of the house on a crawl space.
- ◆ Pergola , 336 sq ft, will be taken down and not replaced.
- ◆ Removing old wood deck to be replaced with a patio.
- ◆ Basement will be gutted.

Proposal:

- ◆ Lot coverage is currently 23.04% will be 24.7%
- ◆ Small shed, 96 sq ft, will be removed
- ◆ Redo 5' high fence, which is currently on adjoining property. Will be entirely on the subject property.
- ◆ Two car garage widen the 16' wide door to 18'.
- ◆ Stormwater will increase by 279 gallons the result of a 2 inch deluge.
- ◆ Existing pool encroaching in the setbacks, variance requested

Engineer Tom Boorady:

- ◆ Advised that the stormwater calculation is based on 3 inch deluge.
- ◆ Storm water to drain to the right side of the property and will be captured with either a seepage pit or with infiltrator chambers. To be determined by the engineer when the stormwater calculations are refigured.

Open to the public:

Mauricio Cruz, 55 Kakeout Road stated that his family is in favor of the project as long as the stormwater management plan protects their property.

Closed Public Portion: Brown Second: Finelli All in favor

