# 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Advising that the application is withdrawn.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

Motion to approve or deny the application.

Motion to approve:

♦ Granting variance for undersized lot

- Variance for the excessive lot coverage
- Variances for the pool setback encroachments
- Stormwater management subject to the satisfaction of the Board Engineer

Motion: Brown Second Finelli

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

Case: 24-001 Robert Podstawski Detached Garage

B.O.A. 24 High Street

Block 14 Lot 4

Robert Podstawski, property owner, residing at 60 Marion Avenue was sworn in.

- ♦ R-5 Zone. Lot size 6,850 sq. ft. Required 6,250 sq ft.
- Two car garage to allow for additional parking for the two family.
- ♦ Garage lot coverage is 7%, allowed currently is 4%
- Survey presented needs to be updated to indicate the exact location of the garage in relation to the driveway.
- Property is sloped. The garage plans must show how the garage would be built without disturbing the slope.

Application to be carried to April 18, 2024. No need to re-notice.

Motion: Brown Second: Vath All in favor

**RESOLUTIONS:** None

APPROVAL OF VOUCHERS - Voucher 24-03

Motion to approve: Donza Second: Vath

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

**APPROVAL OF MINUTES:** February 15, 2024 Regular Meeting to be adopted at next meeting reflecting a correction.

ADJOURNMENT: 8:50 pm.

Motion: Finelli Second: Veneziano All in favor

Workshop Meeting April 11, 2024 at 7:30 PM

Approved: April 18, 2024

Chairman

James Jogesão