

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
JUNE 20, 2024

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for June 20, 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, Roche, Veneziano, Finelli, Brown, Vath, Reger, Nargiso

Absent: Hough, Piccirillo, Martinez, (all excused)

Also present: Richard Briigliodoro, Attorney; Tom Boorady, Engineer; Tom Behrens, Planner; Gary Anderson, Traffic Eng.

CORRESPONDENCE: None

CASES TO BE HEARD:

SP22-83	QQR, LLC	Site Plan
B.O.A.	1558 Route 23	Carried from May 16, 2024
	Block: 201 Lot: 2.04	

Carleton Kempf, Esq., 6 Hampshire Court, Springfield, NJ represents the applicant. The project will consist of two principle uses, Auto Zone and Sparks Car Wash on 1.9 acres.

Mr. Kempf recalled as his first witness:

Paul Mutch, Stonefield Engineering, Rutherford, NJ, presented his credentials. Still sworn in from previous meeting.

Engineer Tom Boorady discussed his letter to the applicant

Mr. Mutch presented Exhibit A-1 Aerial Exhibit 4/17/2024. Observed was the remnants of the old Hess Gas Station.

Exhibit A-2 Color Version of Site Plan 4/16/2024

Auto Zone is to be 6,826 square feet; Sparks Car Wash is 4,848 square feet.

Mr. Mutch gave a detailed description of the development of the site, focusing on the Sparks Car Wash. Mr. Mutch answered the questions of the Board members.

Open to the public.

John Kaplan, Esq of Herold Law representing Echelon Car Wash Ventures LLC cross examined the applicant's engineer.

Close the public portion. Motion: Brown Second: Finelli All in favor

Matt Canale operations manager for Sparks Car Wash, 30 Maple Avenue Summit, was sworn in. Mr. Canale is responsible for 5 Spark Car Wash operations.

Butler facility expected to have 3 to 4 employees on each shift.

3-5 cars in a tunnel, machine dry

100 cars can be processed per hour. 90 to 120 seconds to wash a car.

21 vacuums for the customers to use to clean the interiors.

Open to the public

John Kaplan, Esq. cross examined the witness.

John Donnelly asked a question.

Close the public portion. Motion: Brown Second: Finelli All in favor

Matt Seckler, Stonefield, Rutherford was sworn in as a Traffic Engineer and credentials were accepted.

Motion: Brown Second: Finelli All in favor

Mr. Seckler testified to the traffic patterns, parking requirements and traffic generation.

Open to public

John Kaplan, Esq. cross examined the witness.

Close the public portion. Motion: Brown Second: Finelli All in favor

Chairman called for a ten minute recess at 9:05 pm. Meeting called to order 9:18 pm

Oliver Young, GK+A Architects, 36 Amers Avenue, Rutherford was sworn in and presented his credentials as an architect.

Motion: Brown Second: Finelli All in favor

Mr. Young presented the layout and size of the buildings.

Introduced Exhibit A-6 Colorized Building Elevations - six sheets

Open to the public

John Kaplan, Esq. cross-examined the witness

Closed public portion. Motion: Brown Second: Finelli All in favor

Jose Santo, Architect, Architrave Group PC, 157 Arch Street, Red Bank was sworn in and presented his credentials as an architect.

Motion: Brown Second: Finelli All in favor

Mr. Santos presented the lighting for the buildings and the parking areas and driveways.

The signage for the businesses was presented.

Open to the public

John Kaplan, Esq. cross-examined the witness

Closed public portion. Motion: Brown Second: Finelli All in favor

Because of time constraints the testimony must cease. The application will be carried without further notice to the July 18 meeting.

RESOLUTIONS: None

APPROVAL OF VOUCHERS - Voucher 24-06

Motion to approve: Donza Second: Veneziano

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

Abstain: Roche

APPROVAL OF MINUTES: May 16, 2024

Motion to approve: Veneziano Second: Brown

Ayes: Veneziano, Brown, Finelli, Vath, Nargiso

Abstain: Donza, Roche, Reger

ADJOURNMENT: 10:05 pm.

Motion: Brown Second: Veneziano All in favor



Chairman

Workshop Meeting July 11, 2024 at 7:30 PM
Next Regular Meeting July 18, 2024 at 7:30 PM