

MINUTES
REGULAR MEETING OF THE BUTLER PLANNING BOARD
AUGUST 15, 2024

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for August 15, 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: Hough, Veneziano, Finelli, Brown, Vath, Reger, Nargiso
Absent: Roche, Piccirillo, Martinez, Donza (all excused)
Also present: Richard Briigliodoro, Attorney; Tom Boorady, Engineer; Tom Behrens, Planner;
Joseph Maiella, Traffic Engineer

CORRESPONDENCE: Mr. William Rush, Esq. submitted a letter requesting the Board to schedule a special meeting for his client, The Flower Shop, 1388 Route 23. Application 23-003. After much discussion the Board agreed to hear the application during the workshop meeting on October 10, 2024 at 7:30 pm

Mr. Joseph Petriello, Esq., the attorney for the Angry Ostrich, 39 Elm Street, was requesting a special meeting in September. No representatives were present, the revised plans have not been submitted, the applicant has refused to bring his escrow account up to day. The Board denied the request for a special meeting.

CASES TO BE HEARD:

SP22-83	QQR, LLC	Site Plan
B.O.A.	1558 Route 23	Carried from June 20, 2024
	Block: 201 Lot: 2.04	

Carleton Kempf, Esq. recalled Paul Mutch, engineer to present the revised plans for Autozone and Sparks Car Wash. The setbacks were adjusted. The following exhibits were introduced:

A-7 Site Plan Rendering dated 8/12/24
A-8 Site Imaging dated 8/11/24
A-9 Queuing dated 8/14/24

Board Engineer Tom Boorady pointed out the deficiencies in the application. He indicated information needed before the Board can act on the application.

Open to the public.

John Kaplan, Esq, representing Echelon Car Wash Ventures, LLC, Kinnelon, cross examined the witness.

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

Chairman called for a ten minute recess.

Meeting called to order. Mr Kempf requested that the application be carried to the September 19 meeting. This would give the QQR professionals an opportunity to prepare the documents as requested by the Board engineer. The meeting is to be heard on September 19, 2024.

APPROVAL OF MINUTES: June 20, 2024
Motion to approve: Veneziano Second: Vath
Ayes: Veneziano, Brown, Finelli, Vath, Reger, Nargiso

APPROVAL OF VOUCHERS - Voucher 24-08 & 09
Motion to approve: Brown Second: Finelli All in favor

MISC. The zoning officer brought the Board up to date regarding the Future Elevations business, the psychic reader, and the apartments. Little or no compliance has taken place. 43 summons have been issued. The court date is currently scheduled for September 17.

ADJOURNMENT: 9:18 pm.
Motion: Brown Second: Finelli All in favor

**Workshop Meeting originally scheduled for September 12, 2024 has been cancelled
Next Regular Meeting September 19, 2024 at 7:30 PM**


Chairman