

**MINUTES**  
**REGULAR MEETING OF THE BUTLER PLANNING BOARD**  
**OCTOBER 10, 2024**

Chairman Nargiso brought the special meeting of the Butler Planning Board to order for October 10, 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.

Attorney Richard Briigliador conducted the swearing in of the newly appointed 4th class member, Jason Hammaker.

**ROLL CALL:**

Present: Hough, Roche, Veneziano, Finelli, Brown, Vath, Reger, Hammaker, Nargiso

Absent: Piccirillo, Martinez (both excused)

Also present: Richard Briigliadoro, Attorney; Tom Boorady, Engineer; Steve Lydon, Planner;  
Gary Anderson, Traffic Engineer

**CORRESPONDENCE:** None

**CASES TO BE HEARD:**

23-003	Flower Shop Dispensaries LLC	Use Variance
B.O.A.	1388 Route 23	Cannabis
	Block: 93 Lot: 4.03	

William Rush, Esq gave an overview of the application—Cannabis Retail Facility. The building currently has the Green Life Market, Dunkin Donuts and a residential apartment on the second floor. The Cannabis use will occupy the health food store location. The Dunkin Donuts will remain and the apartment will be vacated and disabled.

The project will require two D variances:

Chapter 143-173F 352 feet from the day care center. 1,000 feet required.

Chapter 143-173E 1,230 feet from an approved Cannabis Retail Facility. 2,000 required.

A number of bulk variances. 35 parking spaces, 76 required.

Two members of the ownership group will testify after being sworn in:

Albert Cattafi, Jr. 15 Ralph Street, Wayne

Elena Cattafi 15 Ralph Street, Wayne

Mrs. Cattafi is President of Flower Shop, which is WBE Certified and 80% woman owned. They are currently in possession of a conditional license.

Mr. Cattafi presented the proposed renovations and the high end security, which will be provided by Sterling Security.

A normal shift will have 3 Bud Tenders, 2 managers - mandatory owners. Background checks on all employees

No more than 15 customers allowed at any one time. Hours will be 9 - 9. Seven parking spaces for employees.

Outside guard will be patrolling in a car.

Anticipate \$5 million in the first year. Average sale is \$70.

Open to the public. No one from the public came forward.

Close the public portion: Brow Second: Finelli All in favor.

Mr. Rush presented Frank Cunha, FC3 Architecture+Design, LLC, 9 Christine Court, Hardyston

Accepted as an expert architect witness. Brown Second: Finelli All in favor

8,000 square foot 2 story building. Described the proposed layout of the dispensary.

Exhibit A-1 Color Rendering of Exterior 6/26/2024

Open to the public. No one from the public came forward.

Close to the Public: Brown Second: Finelli All in favor

Chairman called a recess - 9:10 P.M.

Reconvened - 9:25 P.M.

Daniel Sehnal, Dynamic Traffic LLC, 245 Main Street, Chester, sworn in as Site Engineer

Credentials accepted: Brown                      Second: Finelli                      All in favor

Mr. Sehnal described the property, the situation of the building, parking and traffic pattern

Open to public. No one came forward.

Close to the public: Brown                      Second: Finelli                      All in favor

Because of time constraints the meeting will be carried to the December 12 meeting.

**APPROVAL OF MINUTES:**                      September 19, 2024

Motion to approve: Brown                      Second: Vath

Ayes: Veneziano, Brown, Finelli, Hough, Reger, Nargiso

**ADJOURNMENT:** 10:05 pm.

Motion: Brown                      Second: Finelli                      All in favor

**Next Regular Meeting October 17, 2024 at 7:30 PM**



Chairman

Approved: October 17, 2024