

**MINUTES**  
**SPECIAL MEETING OF THE BUTLER PLANNING BOARD**  
**DECEMBER 19, 2024**

Chairman Nargiso brought the regular meeting of the Butler Planning Board to order for December 19, 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: Roche, Hammaker, Brown, Finelli, Vath, Hough, Reger, Councilman Piccirillo, Chairman Nargiso

Absent: Veneziano, Martinez (both excused)

Also present: John Barbarula, Attorney; Tom Boorady, Engineer; Tom Behrens, Planner

**CORRESPONDENCE:** None

**CASES TO BE HEARD:** None

**RESOLUTIONS:**

SP22-83            QQR, LLC, 1558 Route 23            Block:201    Lot: 2.04  
Motion to approve: Brown            Second: Finelli  
All in favor: Brown, Finelli, Vath, Hough, Reger

AP4-24            Future Elevations, LLC            Clock: 101    Lot: 5.04  
Motion to approve resolution denying the application: Brown            Second: Vath  
All in favor: Brown, Reger, Hough, Vath, Nargiso

**APPROVAL OF MINUTES:**    December 12, 2024    Special Meeting  
Motion to accept: Brown            Second: Roche            All in favor

**MASTER PLAN:**

Planner Tom Behrens presented the required re-examination of Butler’s Master Plan. He distributed a copy of the 2024 report he prepared. John Donnelly, former Board member, was the adviser to Mr. Behrens.

- The last re-examination was in November 2015.
- The Legal Requirements for Reexamination Reports. Under these requirements the Borough was obligated to comply.
- Land Use Issues. Reviewing the planning concerns identified in the 2015 review.
- Recent Development in Butler. A listing of all the approvals since 2015.
- Changes in Assumptions, Policies & Objectives. Detailed demographics of the Borough.
- Changes at the County Level. Morris County Planning Board adopted a new Open Space Element of the Morris County Master Plan in 2024.
- State Policy Changes. The municipalities must provide for the following:
  1. Electric Vehicle Charging Infrastructure.
  2. In the Master Plan must show Smart Growth regarding energy supply, flood-prone areas and environmental infrastructure.
  3. Environmental sustainability.
  4. Climate Change Hazard Vulnerability Assessment

- Affordable Housing. The Borough in the past has elected not to participate in COAH because of the lack of available property for development.
- Under Round 4 the Borough would be responsible for 94 affordable housing units between 2025-2035.
- Zoning Map should be updated to reflect any changes to be made to the zoning ordinance.
- Zoning & Land Use Recommendations.
  1. Remove “Apartments” as a permitted use in the CBD zone. The use was removed from the Ordinance in 2006. Master Plan should reflect that.
  2. Change the term “Garden Apartments” to “Apartment” since Garden Apartments are no longer used.
  3. Rezone parcels in the R-1 Zone located along Route 23 to the Highway Commercial Zone.
  4. Rezone certain parcels from R-1 to R-3.
  5. Rezone certain parcels on Plane Street from CBD to R-4. These parcels are not contiguous with the Main Street CBD parcels.
  6. Amend the conditional use requirements for Cannabis Retail and Medical Dispensary to indicate that no use other than cannabis are permitted on the premises/lot(s).
  7. Amend the purposes regarding R-6 Residence District.
  8. Amend Section 143-121, “Apartment regulations in the R-6 Residence District and townhouse regulation in the R-7 Residence District.
- Areas in Need of Improvement.

Open to the public.

Close public portion: Brown

Second: Finelli

All in favor

Motion to Adjourn: Brown

Second: Finelli

All in favor

**ADJOURNMENT:** 9:10 PM

**Reorganization Meeting is scheduled for Thursday, January 9, 2025 at 7 PM**