

**BOROUGH OF CALIFON
PLANNING/ZONING BOARD**

**Regular Meeting – Minutes
28 September 2011
8:00 p.m. Municipal Building**

CALL TO ORDER – OPEN PUBLIC MEETINGS ACT
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“It is hereby announced and placed in the minutes that adequate notice of this Regular meeting of the Califon Planning/Zoning Board has been provided in accordance with the Open Public Meeting Act by publication in the Hunterdon Review and the Hunterdon Democrat. A copy of this notice has also been posted on the public bulletin board in the Municipal Building and filed with the Borough Clerk.”

FLAG SALUTE:

ROLL CALL:

Members Present: Mayor Charles Daniel, Chairman Bruce Morrow, Councilman Richard Baggstrom, Arthur Owens, Thomas Bedell, Paul Winter, Lavinia Trimmer, Peggy Ctibor

Members Absent: James Raymond, Drew Hubiak

Professionals Present: None.

Professionals Excused: Donald Scott, Engineer
William Caldwell, Esquire
Elizabeth McKenzie, Planner

Chairman Morrow stated that the Board received a letter of resignation from Jacques Pereira.

MINUTES:

The Minutes from the 24 August 2011 Regular Meeting were reviewed and corrected. A Motion to Accept the Minutes, as corrected was made by Member Bedell and seconded by Member Trimmer. All in favor with Mayor Daniel and Member Owens abstaining due to absence.

Motion Carried.**BUSINESS:**

1. Resolution of Approval 2011-HR-01 for Historic Review Application for Applicant: Cliff Castillo, 49 Academy Street, Califon, NJ - Block 18, Lot 21 Zone: R-3 - Addition of siding and exterior door (rear) on residence.

Chairman Morrow recused himself due to being a neighbor of Applicant. Vice-Chairman Paul Winter took over this portion of the meeting.

The Board read and discussed the draft of the Resolution which was prepared by Attorney Caldwell. Comments were made regarding location of the clapboard. Vice-Chairman Winter opened the meeting to the public.

Applicant Cliff Castillo was present and stated he agreed to preserve the fascia, but the vertical corners would be sided.

The Board made minor corrections to the Resolution. A Motion was made by Member Bedell to approved the Resolution as corrected, seconded by Councilman Baggstrom:

For: Baggstrom, Bedell, Winter, Ctibor

Against: None.

Abstaining: None.

Motion Carried.

Chairman Morrow returned to Chair the meeting.

2. Resolution of Approval 2011-HR-02 for Historic Review Application for Applicant: Jigesh Parikh, 42 Main Street, Califon, NJ – Block 31, Lot

30 Zone: GB – Restoration of barn to include installation of metal roofing, cedar clapboard siding, french doors and windows.

The Board read the draft of the Resolution prepared by Attorney Caldwell.

Board Members discussed and made corrections to the Resolution. Applicant was not present. There were no other comments regarding the Resolution. Member Winter made a Motion to Approve the Resolution as corrected, seconded by Member Bedell:

For: Trimmer, Baggstrom, Bedell, Winter, Ctibor

Against: None.

Abstaining: None.

Motion Carried.

3. Consistency Review of “Revised Ordinance Amending the Land Use Ordinance of the Borough of Califon to update Submission Requirements for Applications for Development” - Revised September 2011

The Board discussed the draft of the checklist and determined that Board Engineer Don Scott should be contacted to confirm that he will represent the Borough in Highlands matters and will be taking the required training (if he has not do so already). Board Secretary will contact Don Scott.

The Board determined that the findings of inconsistency issue needs to be tighter and would like Group Melvin Planner Mike Mueller to request a change through the Highlands Council with the following to be added to the checklist, Page 4:

“Any statement by the Applicant's professionals that their plan has been revised to be consistent with the Highlands Master Plan without certification by the Highlands Council, should be subject to the Planning Board's professional review.”

A Motion was made by Chairman Morrow and seconded by Member Bedell to approve this amended form of the Highlands checklist (once permission from Highlands Council is given) for the purpose of a consistency review with the Highlands Master Plan and to forward to Council. Roll call vote:

For: Daniel, Morrow, Baggstrom, Owens, Bedell, Winter, Ctibor

Against: None.

Abstaining: None.

Motion Carried.

4. Recommendations from the Subcommittee/Planner McKenzie on Renewable Energy Ordinance for the Borough of Califon

Chairman Morrow summarized the draft form of the Ordinance that was completed by the renewable energy subcommittee. Chairman Morrow requested Board comments.

Member Winter questioned the exclusion of cadmium telluride solar panels and stated he would like to see more information explaining their proposed “negative impacts.” Chairman Morrow responded that Environmental Commission Chairman Jim Bell provided the input and he will contact him to get the data.

The Board discussed additional sections of the draft Ordinance and made changes in order to make it less restrictive.

The Historic District limitations were discussed.

Labeling of the electrical meter pan was discussed and there were questions on enforcement of their use. Board Members need more information on this matter.

Member Owens made a Motion to table this topic until next month when the questions could be addressed, seconded by Councilman Bagstrom, All in favor, unanimously.

Board Secretary will make changes and place on October Agenda.

Motion Carried.

5. Califon Borough Historic District Inventory Update

The Board discussed the updated listing of Historic structures and how to proceed with releasing the information to the Zoning Officer, Construction Code Officer and the public (including Borough website).

Further details need to be addressed.

PUBLIC SESSION:

The Board discussed residents inappropriate use of wood burning outdoor firepits/fireplaces indicating complaints should be addressed to the police department.

Mayor Daniel stated the Borough is considering information on whether to join a solar co-op with Readington Township, however due to the limited amount of solar appropriate structures, except for the Califon School, this may not proceed.

CORRESPONDENCE:

1. Borough of Califon – Minutes from 8/15/11
2. HCPB Agenda for 9/1/11, 9/15/11
3. Copy of Email dtd 9/1/11 from Boro Clerk to Eileen Swan (Highlands) Re: Sylva Byrd Parking Lot
4. Brochure from ANJEC “Water Worries: Strategies and Solutions for 10/15/11.
5. Letter from Russell Solar dtd 9/8/11 Re: Residents Questions
6. Memo from Keller & Kirkpatrick dtd 9/14/11 Re: Driveway Permit Application for JBA, LLC.

ADJOURNMENT:

Chairman Morrow adjourned the meeting at 10:20pm. The next meeting will be held on 26 October 2011.

Respectfully submitted,

Linda G. Beers
Planning/Zoning Board Secretary