

**BOROUGH OF CALIFON
PLANNING/ZONING BOARD
Reorganizational and Regular Meeting – Minutes
28 January 2015
8:00 p.m. Municipal Building**

CALL TO ORDER – OPEN PUBLIC MEETINGS ACT

.....

“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 Daniel
Richard Bagstrom
Councilman Farmer
Arthur Owens, Jr.
Thomas Bedell
Paul Winter
Peggy Ctibor
Chairman Morrow

Members Absent: James Raymond
John Lynch

Professionals Present: None.

Professionals Excused: William J. Gianos, Esquire
Donald Scott, Engineer
Elizabeth McKenzie, Planner

MINUTES: Approval of Minutes for Regular Meeting – 10/22/14

The minutes from the 10/22/14 Board Meeting were reviewed by Board Members. Corrections were made. A Motion was made by Member Owens to accept the minutes as corrected, seconded by Member Winter. Voice Vote: All Ayes; Against: None; Abstaining: Bedell.

Motion Carried.**BUSINESS:**

1. Board Consideration and Vote on Consistency with Master Plan - Borough of Califon Land Development Ordinance 2014-06 “Establish the Historic Preservation Commission as a Separate Entity from the Planning/Zoning Board of Adjustment and to Define the composition, powers and duties thereof ”

The Board reviewed the written comments from Planner McKenzie dtd 11/14/14 which provided a summary of the impact of the Ordinance on the Master Plan.

A Motion was made by Member Owens (agreeing with the Planners comments) that the Ordinance is consistent with the Master plan and should be forwarded and adopted by the Borough Council, seconded by Member Winter. Roll call vote:

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

Against: None

Abstaining: None.

Motion Carried.

2. Board Consideration and Vote on Consistency with Master Plan - Borough of Califon Land Development Ordinance 2014-07 “Amending the Zoning Map to delete the words “Historic District” after the words “General Business” in the legend and to add a footnote to the Zoning Map referring to the Historic District Map on file in the Borough Clerk’s office.

The Board reviewed the written comments from Planner McKenzie dtd 11/14/14 which provided a summary of the impact of the Ordinance on the Master Plan.

A Motion was made by Member Owens (agreeing with the Planners comments) that the Ordinance is consistent with the Master plan and should be forwarded and adopted by the Borough Council, seconded by Member Winter. Roll call vote:

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

Against: None

Abstaining: None.

Motion Carried.

PUBLIC SESSION: There were no members of the public present.

Chairman Morrow stated that future business for the Board should include a review of impervious coverage ordinances due to the numerous variance applications received this year.

CORRESPONDENCE:**CORRESPONDENCE:**

1. Annual Resolution of Califon Borough Council No. 2015-01.
2. Borough of Califon Planning/Zoning Annual Report
3. Borough of Califon Council Meeting Minutes – 11/17/14, 12/15/14, 1/5/15
4. State of NJ Highlands Council Review and Certification of Borough Ordinances dtd 11/24/14
5. Email dtd 11/22/14 from Zoning Officer to Planning/Zoning Board
Re: Highlands Exemption Fee

ADJOURNMENT: Chairman Morrow adjourned the Board meeting at 8:40 pm.