

**BOROUGH OF CALIFON  
PLANNING/ZONING BOARD  
MINUTES OF THE REGULAR MEETING OF  
February 25, 2015**

Chairman Bruce Morrow called the regular meeting of February 25, 2015 of the Borough of Califon Planning/Zoning Board to order at 7:30 p.m.

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

Members Present: Gill Smith (Mayor Pro-Tem)  
James Raymond  
Richard Baggstrom  
Patrick Farmer  
Thomas Bedell  
Arthur Owens  
Paul Winter  
Peggy Ctibor  
John Lynch – Alternate #1  
Chairman Bruce Morrow

Members Absent: None.

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

MINUTES

January 28, 2015 reorganization and regular meeting

The minutes from the January 28, 2015 reorganization meeting were reviewed. It was noted that the dates for the November and December meetings had been changed to reflect that these meetings will be held on the third Wednesday of the month and that the minutes should reflect that.

A Motion was made by Mr. Owens, seconded by Mr. Winter to approve the minutes as corrected. A voice vote was taken and the motion carried.  
In favor: Mr. Smith, Mr. Morrow, Mr. Winter, Mr. Baggstrom, Mr. Owens, Mr. Bedell, Mr. Farmer, Mr. Lynch, Mr. Raymond, Ms. Ctibor      Against: None      Abstaining: None

The minutes from the January 28, 2015 regular meeting were reviewed. It was noted that on page 5 the third paragraph should reflect that the recommendation was provided by the *Historic Preservation Commission* Chairman Richard Baggstrom.

A Motion was made by Mr. Owens, seconded by Mr. Bedell to approve the minutes as corrected. A voice vote was taken and the motion carried.

In favor: Mr. Smith, Mr. Morrow, Mr. Winter, Mr. Baggstrom, Mr. Owens, Mr. Bedell, Mr. Farmer, Mr. Lynch, Mr. Raymond, Ms. Ctibor      Against: None      Abstaining: None

## **BUSINESS:**

1. Historic Review Commission Recommendation ##HPC 2015-02  
Ingrid Steffensen & Jeffrey Bruce - Block 25, Lot 2 – 73 Academy Street - R-1 Zone –  
Application for addition of two wings to the original structure and renovation of detached stone barn and conversion to a writing studio

The Historic Preservation Commission Chairman gave a comprehensive summary of the proposed construction. He stated that the applicants are proposing to construct a two wing addition onto an existing stone dwelling and they are also proposing to renovate an existing stone barn and convert it into a writing studio which is to be used by the applicants. Mr. Baggstrom informed the Board that the HPC is recommending that the application be approved with two conditions; 1. Additional plantings will be planted on the property to diminish the visual impact of the scope and size of the garage structure from Academy Street and 2. The applicant will not install split seam metal roofing on the garage structure as was proposed but will instead install “Grand Manor” asphalt shingles.

The Board reviewed photographs of the subject site which showed the buildings being affected by the applicant’s proposal. Attorney Bill Gianos gave a brief overview of the Historic Preservation ordinance and noted the limitations of Board’s review.

The Board decided to have an abbreviated copy of the HPC application sent with their meeting packet to review including photographs of the proposed structure. Ms. Ctibor also recommended that a copy of the HPC ordinance be sent to the Board members with the next meeting packet.

A motion was made by Mr. Owens, seconded by Ms. Ctibor to accept the Historic Preservation Commission’s recommendation and to adopt the resolution of approval. A roll call vote was taken and the motion carried.

In favor: Mr. Smith, Mr. Morrow, Mr. Winter, Mr. Baggstrom, Mr. Owens, Mr. Bedell, Mr. Farmer, Mr. Lynch, Mr. Raymond, Ms. Ctibor      Against: None      Abstaining: None

## **2. Discussion regarding the R-1 Zone impervious coverage limits**

The Board referred to a memorandum which had been sent by their Planner Elizabeth McKenzie, dated August 27, 2014, pertaining to Joseph and Joan Nitti's "C" Variance application for impervious surface coverage in the R-1 Zone. The Board discussed the need for an ordinance change which will allow undersized lots in the R-1 Zone to use the lot coverage requirements for zones which have similar minimum lot area requirements.

The Board discussed using the Highlands Act exemption rule of one-quarter acre for these undersized lots. It was noted; however, that if the lot area is only one-half acre (21,780 square feet) than the lot coverage of one-quarter acre, (10,890 square feet) would be 50 percent.

The Board then considered to have the non-conforming undersized lots use corresponding R-2 and R-3 lot coverage requirements based upon the lot's existing area. The Board discussed the possibility of having those lots that fall between 22,000 square feet and 43,559 square feet (up to but not including 1 acre) would be required to meet the R-3 Zone requirement and have no greater than 20% lot coverage and those lots that have 43,560 to 87,120 square feet (1 acre to 2 acres) would have to meet the R-2 Zone requirement and have no greater than 15% lot coverage.

The Board directed the Secretary to send an email to Engineer Don Scott with the information that was discussed and to ask for his professional recommendation regarding this matter and to place this matter on the March 25<sup>th</sup> agenda for further discussion.

### **3. Request for Fee to be eliminated for Highlands Exemption #5**

The Board discussed the memorandum which had been sent by the Zoning Officer, William Skene, regarding a request for an ordinance change to eliminate the \$150 fee which is currently being charged for a Highlands Exemption #5.

A motion was made by Mr. Owens, seconded by Ms. Ctibor to recommend to the Borough Council that the \$150 fee for a Highlands Exemption #5 be eliminated from the ordinance. A voice vote was called and the motion carried.

In favor: Mr. Smith, Mr. Morrow, Mr. Winter, Mr. Baggstrom, Mr. Owens, Mr. Bedell, Mr. Farmer, Mr. Lynch, Mr. Raymond, Ms. Ctibor      Against: None      Abstaining: None

### **4. Borough of Califon Planning /Zoning Board Annual Report for 2014**

The Board acknowledged that the report had been submitted to the Borough Council.

**Public Session:** No members of the public were present.

A motion to adjourn the meeting was made by Mr. Owens, seconded by Mr. Baggstrom.

The Chairman adjourned the meeting at 8:45 p.m.

Respectfully submitted,

Barbara J. Margolese, Secretary