

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

Chairman Bruce Morrow called the regular meeting of March 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: James Raymond
Richard Baggstrom
Thomas Bedell
Arthur Owens
Paul Winter
John Lynch – Alternate #1
Chairman Bruce Morrow

Members Absent: Gill Smith (Mayor Pro-Tem), Peggy Ctibor, Patrick Farmer

Professionals Present: None
Professionals Excused: Elizabeth McKenzie, Planner
Donald Scott, Engineer
William J. Gianos, Esquire

MINUTES

February 25, 2015 reorganization and regular meeting

The minutes from the February 25, 2015 regular meeting were reviewed.

Mr. Owens noted that Gill Smith should be shown in the minutes as mayor pro tem.

Mr. Bedell noted that the second paragraph on page 3 did not sound correct. It was decided that the second sentence will be changed to state *(21,780 square feet) than the lot coverage of one-quarter acre.*

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. Morrow, Mr. Winter, Mr. Baggstrom, Mr. Owens, Mr. Bedell, Mr. Lynch, Mr. Raymond Against: None Abstaining: None

BUSINESS:

1. Discussion regarding the R-1 Zone impervious coverage limits

The Board referred to the emails that were sent by their Engineer Don Scott. The Board discussed the use of a sliding scale for maximum lot coverage standards.

A motion was made by Mr. Owens to adopt the Engineer's recommendation using a sliding scale as he had suggested. The motion had no second and died.

The Board continued to discuss both emails and decided to have the secretary contact Engineer Don Scott to have him attend the April 22nd meeting and to take both sections of his emails that propose sliding scales for the various lot sizes and to combine them and to provide this information in chart form. They also decided to have the Engineer work with all residential zones rather than just the R-1 Zone.

The Board discussed using the Highlands Act exemption rule of one-quarter acre for these undersized lots. It was noted; however, if the lot area is only one-half acre (21,780 square feet) then 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 April 22nd agenda for further discussion.

2. Proposed Ordinance Amending the Highlands Area Exemption Ordinance, previously adopted as Ordinance 2014-05 to supplement and amend the land Development Ordinance of the Code of Califon Borough, eliminating the requirement for payment of an application fee in connection with Exemption #5

The Board reviewed the proposed ordinance. A motion was made by Mr. Owens, seconded by Mr. Bedell to direct the Board secretary to send a letter to the Mayor and Council stating that the proposed ordinance is no inconsistent with the Master Plan and that the Planning Zoning Board is recommending the adoption of this ordinance. A voice vote was called and the motion carried.

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

The meeting was opened for public comment. For the record, it was noted that no members of the public were in attendance.

The Board acknowledged the receipt of a memorandum from the Highlands Council regarding the running of additional training seminars. The Board directed the secretary to communicate with Attorney Gianos that they would like him to attend the Exemption training.

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

The Chairman adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Barbara J. Margoese, Secretary