

**BOROUGH OF CALIFON  
PLANNING/ZONING BOARD  
MINUTES OF THE REGULAR MEETING OF  
April 22, 2015**

Chairman Bruce Morrow called the regular meeting of April 22, 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  
Arthur Owens  
Paul Winter  
Peggy Ctibor  
John Lynch – Alternate #1  
Chairman Bruce Morrow

Members Absent: Gill Smith (Mayor Pro-Tem), Patrick Farmer, Thomas Bedell

Professionals Present: Kelly Kimiecik, Engineer  
Professionals Excused: Elizabeth McKenzie, Planner  
William J. Gianos, Esquire

MINUTES

March 25, 2015 regular meeting

The minutes from the March 25, 2015 regular meeting were reviewed. It was noted that on Page 2, paragraph 4, the second sentence should read “(21,780 square feet) *then* the lot coverage” and on Page 2, paragraph 6 it should read that “to place this matter on the April 22<sup>nd</sup> agenda”.

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. Morrow, Mr. Winter, Mr. Baggstrom, Mr. Owens, Mr. Lynch, Mr. Raymond

Against: None Abstaining: Ms. Ctibor

**BUSINESS:**

**1. Discussion regarding the R-1, R-2 and R-3 Zone impervious coverage limits**

Engineer Kelly Kimiecik presented a report dated April 20, 2015 titled Impervious Lot Coverage Undersized Lots in the R-1, R02, and R03 Zone Districts and a map of the Borough of Califon highlighting undersized residential lots. Ms. Kimiecik stated that many people have had

to come in for variances due to owning an undersized lot. She referred to the R-1 Zone stating that the Board should consider what is the amount of reasonable square footage which would provide the basic amenities for a residential lot. She noted that the Board should also consider if this square footage is generally consistent with adjacent zones and how do the requirements of adjacent municipalities compare with the Borough of Califon.

Engineer Kimiecik stated that the R-3 Zone has numerous undersized lots while the R-2 and R-1 Zones have some undersized lots. It was noted by Mr. Owens that in 2002 or 2033 the R-3 Zone was changed from having a minimum lot size of 18,000 square feet to 22,000 square feet. He stated that the reason for the change was to have larger lot sizes for septic systems and because of the underlying limestone geology.

Ms. Kimiecik stated that there are graduating densities located adjacent to the R-1 Zone. She referred to a particular application that had come before the Board stating that an impervious coverage that was closer to 12% for a lot in the R-1 Zone might have encouraged the property owner to reduce the lot coverage down from their proposed 13.5%.

Ms. Kimiecik stated that she had reviewed the R-1 Zone lot sizes and that there are a significant number of lots which are 3 acres or more. She stated that in the R-3 Zone; however, there are many lots which are less than the required 22,000 square feet lot area. The Board directed Ms. Kimiecik to provide a list of all of the lots shown in green on the map and to provide the average size of the dwelling along with the average size of the driveways if possible.

The Board opened the meeting to public comment. As there was no one attending from the public the public portion of the meeting was closed. Engineer Kimiecik left the meeting.

The Board secretary reviewed the list of correspondence. She specifically noted that the Board had received a memorandum from Planner Elizabeth McKenzie on the Supreme Court ruling on COAH dated April 8, 2015. It was noted that there is to be a joint meeting with the Borough Council and the Planning/Zoning Board on May 27, 2015 to discuss the impact of the March 10, 2015 Supreme Court decision and to consider COAH and Affordable Housing litigation and related matters.

Secretary Margolese encouraged the Board members to submit their financial disclosure forms in for 2014. Mr. Bagstrom informed the Board that the HPC is continuing to review the need for guidelines. Mr. Raymond announced that he had submitted his resignation and that this is to be his last meeting as a Board member. The Board thanked him for his service.

A motion to adjourn the meeting was made by Mr. Owens, seconded by Mr. Bedell. The Chairman adjourned the meeting at 9:03 p.m.

Respectfully submitted,

Barbara J. Margolese, Secretary