

**BOROUGH OF CALIFON  
PLANNING/ZONING BOARD  
MINUTES OF THE REGULAR MEETING & JOINT MEETING WITH THE BOROUGH  
COUNCIL OF  
May 27, 2015**

Chairman Bruce Morrow called the regular meeting of May 27, 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: Richard Baggstrom  
Arthur Owens (arrived at 7:40 p.m.)  
Gill Smith (Mayor Pro-Tem) (arrived at 8:00 p.m.)  
Peggy Ctibor  
Patrick Farmer (arrived at 8:00 p.m.)  
Thomas Bedell  
John Lynch – Alternate #1  
Chairman Bruce Morrow

Members Absent: Paul Winter

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

MINUTES

April 22, 2015 regular meeting

The minutes from the April 22, 2015 regular meeting were reviewed. It was noted that on Page 2, Mr. Bedell did not second the motion to adjourn as he was not in attendance and that it should be changed to Mr. Baggstrom.

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

In favor: Mr. Morrow, Mr. Baggstrom, Mr. Lynch, Ms. Ctibor

Against: None Abstaining: Mr. Bedell

**BUSINESS:**

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

Chairman Morrow noted that Secretary Margolese had put together a list of all of the lots that are undersized in the R-3 Zone and that the number of lots that would benefit from changing the minimum lot size to 18,000 square feet from 22,000 square feet was not significant. Mr.

Bedell asked if a lot coverage sliding scale could be used for the lots in the R-3 Zone as it had been proposed by Engineer Don Scott for the R-1 Zone. Mr. Owens noted his concern with regard to the smaller lots and their septic system allowing for something like a pool. Mr. Lynch stated that he had created a spreadsheet which shows a lot coverage sliding scale to the secretary so that it could be forwarded to the Board members for the next meeting.

*The Board took a break from 7:55 p.m. to 8:07 p.m. to set-up for the joint meeting with the Borough Council.*

#### *JOINT MEETING WITH THE CALIFON BOROUGH COUNCIL*

The meeting was begun at 8:10 p.m. with the Borough Clerk Laura Eidsvaag reading the open public meetings act and calling the roll of the Borough Council members.

Council members present: Ms. DeBlasio, Mr. Farmer, Mr. Medea, Mr. Smith, Mr. Forrester, Ms. Riccio Absent: Mayor Daniel

A resolution providing for a meeting not open to the public in accordance with the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10: 4-12 was read stating the following:

***WHEREAS, the Planning/Zoning Board of the Borough of Califon is subject to certain requirements of the Open Public Meetings Act, 10:4-6 et seq., and WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and WHEREAS, it is necessary for the Planning/Zoning Board of the Borough of Califon to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below: Matters Relating to Litigation: Potential COA litigation and related COA matters. Any matters falling within the attorney to exercise his/her ethical duties as a lawyer.***

***NOW, THEREFORE, BE IT RESOLVED by the Planning/Zoning Board of the Borough of Califon, assembled in public session on May 27, 2015, that an Executive session closed to the public shall be held on May 27, 2015 at 8:10 P.M. in the Califon Municipal Building, 39 Academy Street, Califon, NJ 07830, for the discussion of matters relating the specific items designated above. It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Planning/Zoning Board that the public interest will no longer be served by such confidentiality.***

A motion was made by Mr. Owens, seconded by Mr. Bedell to go into executive session at 8:10 p.m. A voice vote was taken and the motion carried unanimously.

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

A motion was made by Mr. Owens, seconded by Mr. Bedell to leave executive session at 10:05 p.m. A voice vote was taken and the motion carried unanimously.

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

A motion was made by Mr. Bedell, seconded by Mr. Owens to recommend to the Borough Council that Califon Borough proceed with Authorizing the Preparation of a Revised Housing Element and Fair Share Plan and Endorsing the Borough's Entry into a Common Defense Agreement to Retain Robert Burchell, PhD, to Calculate and Allocate Affordable Housing Need Numbers and file a declaratory judgment application. A roll call vote was taken and the motion carried.

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

The meeting was opened to the public, and as there was no public in attendance the public section of the meeting was closed.

A motion to adjourn the meeting was made by Mr. Baggstrom, seconded by Mr. Bedell. The Chairman adjourned the meeting at 10:07 p.m.

A motion was made by Mr. Farmer seconded by Ms. Riccio to adjourn the Council meeting at 10:08 p.m.

Respectfully submitted,

Barbara J. Margolese, Secretary