

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

Chairman Bruce Morrow called the regular meeting of July 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: Richard Baggstrom
Arthur Owens
Paul Winter
Chairman Bruce Morrow
Mayor Charles Daniel

Members Absent: Peggy Ctibor, Patrick Farmer, Thomas Bedell, John Lynch

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

MINUTES

May 27, 2015 regular meeting

The minutes from the May 27, 2015 regular meeting were reviewed.

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

In favor: Mr. Morrow, Mr. Baggstrom, Mr. Owens Against: None Abstaining: Mr. Winter, Mayor Daniel

The minutes from the May 27, 2015 executive session were reviewed.

A motion was made by Mr. Baggstrom, seconded by Mr. Owens to approve the executive session minutes as presented. A voice vote was taken and the motion carried.

In favor: Mr. Morrow, Mr. Baggstrom, Mr. Owens Against: None Abstaining: Mr. Winter, Mayor Daniel

RESOLUTION:

Resolution 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

The Board reviewed the resolution. A motion was made by Mr. Baggstrom, seconded by Mr. Owens to approve the executive session minutes as presented. A roll call voice vote was taken of those eligible to vote and the motion carried.

In favor: Mr. Morrow, Mr. Baggstrom, Mr. Owens Against: None Abstaining: None

BUSINESS:

1. JOSE PERLA – BLOCK 20, LOT 7 – 37 MAIN STREET – GB ZONE - HPC Recommendation regarding replacement of front steps

A brief summary of the proposed construction was given by the Board Secretary. She stated that the applicant seeks to replace the existing concrete steps on the front of the building with concrete pavers and that the applicant is proposing to only partially replace the steps for a width of 8 feet across and is proposing to construct concrete paver flower boxes on either side of the new steps. It was noted that the applicant had testified that the existing concrete steps are unsafe as they have deteriorated over the years and must be replaced and that he presented a letter from his insurance company stating that for safety reasons the steps and porch must be repaired.

It was noted that the Historical Preservation Commission had recommended that the Borough Planning Board deny this application as they found the use of pavers is inconsistent with the historical aesthetic of this building and recommends that the front steps be replaced with full width steps in kind with concrete and that the porch also be repaired as a full width porch with concrete with the only exception being that the steps can have expansion joints installed. It was also noted that the Historic Preservation Commission recommends that the cast iron pillars be maintained and not covered and that metal railings can be installed at each end of the front porch and one railing can be installed in the center so that it goes down the steps for safety purposes.

A motion was made by Mr. Owens, seconded by Mr. Winter to accept the Historic Preservation Commission's recommendation and to adopt the resolution of denying the application with the noted HPC recommendations. A roll call vote was taken and the motion carried.
In favor: Mr. Morrow, Mr. Winter, Mr. Baggstrom, Mr. Owens, Mayor Daniel Against: None
Abstaining: None

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

The Board discussed the sliding scale for lot coverage which had been proposed by Mr. Lynch for lots in the R-3 zone. The Board was agreeable with having the Mr. Lynch's sliding scale used for the R-3 zoned lots and Engineer Don Scott's sliding scale for lot coverage used for the R-1 and R-2 zoned lots. Before deciding officially the Board decided to table further discussion on this matter until the September meeting when more members will be in attendance at the meeting.

A motion to adjourn the meeting was made by Mr. Owens, seconded by Mr. Baggstrom. The Chairman adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Barbara J. Margolese, Secretary