

**BOROUGH OF CALIFON  
PLANNING/ZONING BOARD  
MINUTES OF THE REGULAR MEETING OF  
October 28, 2015**

Chairman Bruce Morrow called the regular meeting of October 28, 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:	Arthur Owens Paul Winter Chairman Bruce Morrow John Lynch Gil Smith, Mayor pro temps
Members Absent:	Patrick Farmer, Richard Baggstrom, Peggy Ctibor, Thomas Bedell
Professionals Excused:	Elizabeth McKenzie, Planner William J. Gianos, Esquire Kelly Kimiecik, P.E.

MINUTES

September 23, 2015 regular meeting

The minutes from the September 23, 2015 regular meeting were reviewed.

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

In favor: Arthur Owens, Paul Winter, John Lynch

Abstaining: Gil Smith, Bruce Morrow      Against: None

BUSINESS:

**1. SYLVA BURD – BLOCK 20, LOT 8 – 35 MAIN STREET – GB ZONE - HPC  
Recommendation regarding replacement of front porch**

A brief summary of the proposed construction was given by the Board Secretary. She stated that the applicant seeks to replace the existing front porch. It was noted that the Historical Preservation Commission had recommended that the Borough Planning Board approve this application with the condition that all spindles will be made to match current height and all wood trim cut to match existing trim and all materials will be wood and that lumberyard standards profiles are not to be used unless they match existing profiles.

A motion was made by Mr. Owens, seconded by Mr. Winter to accept the Historic Preservation Commission's recommendation and to adopt the resolution approving the application with the noted HPC recommendations. A roll call vote was taken and the motion carried.

In favor: Mr. Morrow, Mr. Winter, Mr. Owens, Mr. Smith, Mr. Lynch Against: None  
Abstaining: None

**2. ROBERT BAKER - BLOCK 6, LOT 34 – 1 ACADEMY STREET – GB ZONE - HPC  
RECOMMENDATION REGARDING REPAIR OF FRONT PORCH AND ROOF**

A brief summary of the proposed construction was given by the Board Secretary. She stated that the applicant seeks to repair of the existing front porch and roof. It was noted that the Historical Preservation Commission had recommended that the Borough Planning Board approve this application and that HPC stipulated that the applicant may use composite material for the porch flooring but the material must match existing gray color and that the porch wood columns and trim should be repaired if possible and only replaced if necessary and that alternative materials may be used but must match existing details and size.

A motion was made by Mr. Owens, seconded by Mr. Lynch to accept the Historic Preservation Commission’s recommendation and to adopt the resolution approving the application with the noted HPC recommendations. A roll call vote was taken and the motion carried.

In favor: Mr. Morrow, Mr. Winter, Mr. Owens, Mr. Smith, Mr. Lynch Against: None  
Abstaining: None

**3. Discussion regarding the R-1, R-2, and R-3 Zone Impervious Coverage Limits**

The Board discussed the memorandum that was received from Planner Elizabeth McKenzie about the sliding scale for lot coverage which had been proposed by Mr. Lynch. The Board decided to still go with Mr. Lynch’s sliding scale and that it will be presented by Chairman Morrow and Mr. Lynch before the Borough Council at their next meeting of November 2.

No public comments were offered.

Correspondence:

1. Borough of Califon Council Meeting Minutes of 8/17/15, 9/14/15, and 10/5/15

A motion to adjourn the meeting was made by Mr. Owens, seconded by Mr. Bedell.  
The Chairman adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Barbara J. Margolese, Secretary