

**BOROUGH OF CALIFON COUNCIL  
REGULAR MEETING  
JULY 1, 2019**

Mayor Charles Daniel called the regular meeting to order at 7:30 pm. with the reading of the following Sunshine Law announcement: *“I would like to announce and have placed in the minutes that adequate notice of this regular meeting of the Califon Borough Council has been provided in accordance with the Open Public Meetings Act by publication of the annual notice in the Hunterdon Review and the Hunterdon County Democrat.”*

**FLAG SALUTE**

**ROLL CALL: PRESENT: J. COLLINS, E. HAVERSANG, L. JANAS, M. MEDEA,  
C. SMITH (arrived 7:35 pm)  
ABSENT: R. BAGGSTROM**

**APPROVAL OF MINUTES**

Motion was made by M. Medea seconded by J. Collins to approve the minutes from the meeting held on June 17, 2019.

For: J. Collins, L. Janas, M. Medea, C. Smith

Opposed: None

Absent: R. Baggstrom

Abstain: E. Haversang

**MOTION CARRIED**

**LIST OF BILLS**

Motion was made by L. Janas seconded by C. Smith to approve the list of bills in the amount of \$741,300.20.

For: J. Collins, E. Haversang, L. Janas, M. Medea, C. Smith

Opposed: None

Absent: R. Baggstrom

**MOTION CARRIED**

**CORRESPONDENCE**

\_\_ letter from New Jersey Court re: 2019-2020 Annual Visitation of the Califon Borough Municipal Court on Wednesday, July 24, 2019

\_\_ Rutgers; Center for Government Services; the Powers and Duties of the Municipal Governing Body; Fall 2019; September 28<sup>th</sup> and October 30<sup>th</sup>

\_\_ Dept. of Transportation; original executed Agreement approved by the NJDOT for the River Rd. Improvements Project; \$150,000 2019 Municipal Aid

\_\_ Historical Society Open Houses: Open House June 28<sup>th</sup> – Cabin by the River

Open House July 26<sup>th</sup> – Califon Train Station Museum

Open House August 23<sup>rd</sup> – Nellie Hoffman House

All to be held from 6:30 to 8:30 pm

\_\_ Zero Waste East Conference; September 24<sup>th</sup> & 25<sup>th</sup>; New Jersey Institute of Technology  
 \_\_ e-mail from Mayor Daniel to members of the Environmental Commission; attempt to jump start the Commission with projects such as the creation of a Green Team and increasing the park land by approximately 14 acres by purchasing these acres from the County contingent on the dam being removed. Councilman John Collins to be the liaison.

\_\_ preliminary construction schedule – CMS Construction, Inc. – Island Park Bridge project  
 \_\_ e-mail from Julie Shelly; NJWSA, staff cleaned out blocked culvert causing flooding issues on John Kostick's property; also, two rare black ash trees at log cabin need to be treated and protected if possible. Asking Council if they are willing to share in the cost. Nick Z. from NJWSA to come to next Council meeting on 8/19 to discuss this as well as go over the survey of ash trees done on the Nellie Hoffman property.

### **DISCUSSION – 15 MAIN ST. – PROPERTY ISSUES**

Cassidy Vreeland addressed Mayor and Council regarding issues that have occurred at the foreclosed property at 15 Main St. Mr. Vreeland related incidents that he, his wife and various neighbors have had with the former property owner since the property has gone into foreclosure; now owned by the bank, Citizens Bank. He has been back and forth at all times of the day and night, throwing furniture and household items on the lawn in back of the house and generally trespassing on the property, for which the police had to arrest him once and threatening to take him in again if he continues the trespassing.

The former property owner insists that a few years ago he purchased a small portion of property from Gary Winter, when Mr. Winter was selling his forest management property to the town for open space acquisition. He claims that this small portion of property is still under his ownership and was not included in the foreclosure. Consequently, the former property owner has been putting up a sign on this parcel and installing a camera in the tree. Mr. Vreeland stated that he and his wife, along with some of the neighbors are fearful for their safety due to his behavior and his frequent visits to this parcel. Mr. Vreeland asked if the Mayor and Council could intervene to attempt to resolve this troublesome neighborhood issue and determine once and for all who owns this property. The Police Chief, who arrived at 8:10 pm, addressed Mr. Vreeland's concerns and told Mayor and Council that the former property owner did provide them with a legitimate deed and survey for this parcel, so that this issue has now become a civil one and not the responsibility of the town or police department to resolve. The Clerk reported that she too had received a copy of the deed from Mrs. Vreeland and had forwarded the deed to the contact she has at Citizens Bank. She can give the Police the contact name and number to request the bank confirm in writing that this parcel is not included in the foreclosure. The Mayor thanked Mr. Vreeland for sharing his concerns and stated that he hoped that this will be resolved soon for all involved.

## **OLD BUSINESS**

### **A. RESOLUTION – APPROVAL OF DEVELOPER’S AGREEMENT -WILMARK BUILDERS – CALIFON ESTATES**

Mayor Daniel gave Mr. Mark Hartman, Wilmark Builders, the floor to address Mayor and Council with concerns regarding the building of 6 homes (Califon Estates), formerly the Wade property; Block 2 lot 3.01. Mr. Hartman explained that he had purchased the land from the Wade Family Partnership in title only. He expressed frustration with perceived delays in processing the proper documentation resulting in not being able to move forward with construction of the 6-home subdivision. Mr. Hartman would like to get the Developer’s Agreement signed by the Borough so that the preliminary maps can be signed as well and he can then schedule a pre-construction meeting. Mr. Peter Jost, Borough Attorney, present at tonight’s meeting, stated that the deeds/easements will need to be forwarded to him for his review and approval. Mr. Jost reiterated that Mr. Hartman will need to deliver to the Clerk, the original bond; the letter of credit; a check for the 10%; a check for inspection fees; and a check for escrow for professional fees, the amounts clearly outlined in the Developer’s Agreement.

The following Resolution was introduced for adoption:

**RESOLUTION 2019-65  
RE: DEVELOPER’S AGREEMENT, BLOCK 2 LOT 3.01  
WILMARK BUILDING CONTRACTORS, INC.**

**BE IT RESOLVED** by the Borough Council of the Borough of Califon, Hunterdon County, New Jersey that, upon confirmation that the required performance guarantees, and inspection fees and escrow deposits have been paid by the Developer, Wilmark Building Contractors, Inc., the Mayor and Clerk are hereby authorized to sign the Developer’s Agreement as of this date.

Motion was made by L. Janas seconded by E. Haversang to adopt Resolution 2019-65 as read.

For: J. Collins, E. Haversang, L. Janas, M. Medea, C. Smith

Opposed: None

Absent: R. Baggstrom

**MOTION CARRIED**

### **B. STATUS REPORT – ISLAND PARK BRIDGE REPLACEMENT PROJECT**

The Clerk reported that the Island Park Bridge Replacement Project failed to commence as originally scheduled on June 17<sup>th</sup>. CMS Construction, the contractor for this project, is now projecting that July 8<sup>th</sup> will be the start date. The Clerk reported that, in conversations with Tom Aslanian, engineer at Keller & Kirkpatrick, the project is estimated to take up to 60 days and will be completed as originally stated by the end of August.

The Clerk reported that the DPW Director, Kevin Pyatt and Charlie Matarazzo from Cedar Ridge, have worked out a plan for a temporary bridge for the purpose of moving a lawn mower into the Park for lawn mowing while the bridge is under construction.

The following Resolution was introduced for adoption:

**RESOLUTION 2019-66**

**BE IT RESOLVED** by the Mayor and Council of the Borough of Califon that the Mayor and Council approves the cost estimate for the installation of a temporary bridge by Cedar Ridge Landscaping, for access into Island Park, for the purpose of lawn mowing while the main Island Park bridge is being replaced and under construction for the months of July and August; and **BE IT FURTHER RESOLVED** that the cost estimate for the installation of this temporary bridge from Cedar Ridge Landscapers is \$2,440.00 and this expenditure is hereby approved.

Motion was made by C. Smith seconded by M. Medea to adopt Resolution 2019-66 as read.

For: J. Collins, E. Haversang, L. Janas, M. Medea, C. Smith

Opposed: None

Absent: R. Baggstrom

**MOTION CARRIED**

**NEW BUSINESS**

**A. NELLIE HOFFMAN HOUSE/LOG CABIN – ASH TREES AND BLOCKED CULVERT AT DRIVEWAY SHARED BY 59 RIVER RD.**

The Clerk reported on a recent conversation she had with Julie Shelley from the New Jersey Water Supply Authority. Ms. Shelly informed Ms. Eidsvaag that the NJWSA was conducting a survey to determine dead/diseased ash trees on all open space properties that they co-own with Califon, such as the Nellie Hoffman property and the Winters property. During observations at the Nellie Hoffman property, there were discussions with the property owner at 59 River Rd., John Kostick, who reported that there is a blocked drainage culvert that is washing out the shared driveway. The staff at the NJWSA was dispatched to clear out the blocked culvert and the situation for now is much improved. Ms. Shelly also reported that there are two rare black ash trees at the log cabin property that the NJWSA would like to treat and try to save. Mr. Nick Zalenko from the NJWSA would like to attend the next Council meeting on 8/19 with Ms. Shelly to ask the Council if they would consider sharing in the cost of the treatment of the two black ash trees. At the same meeting, they will report on the full findings of the recent ash tree survey they have been working on. Their attendance has been confirmed for the 8/19 Council meeting.

**B. RESOLUTION – APPROVAL TO SUBMIT A GRANT APPLICATION TO NJDOT – IMPROVEMENTS TO VARIOUS ROADS INCLUDING COKESBURY RD., CRESTMORE ST., CLOVERHILL DRIVE AND LIMEROCK LANE**

The following Resolution was introduced for adoption:

## **RESOLUTION 2019-67**

**WHEREAS**, 2020 Municipal Aid funds are available through the New Jersey Department of Transportation; and

**WHEREAS**, the Califon Mayor and Council desire to construct road improvements to Cokesbury Road, Cloverhill Drive, Crestmore Street and Limerock Land, consisting of approximately 4,300 linear feet (0.814 miles) including pavement resurfacing, guide rail repairs, drainage improvements, traffic control signs and striping; and

**WHEREAS**, the Califon Mayor and Council desire to request aid from the State of New Jersey in the amount of \$325,000.00.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Califon formally approves the grant application for the above stated project; and

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as MA-2020-Variou Roads-00381 to the New Jersey Department of Transportation on behalf of Califon Borough, and

**BE IT FURTHER RESOLVED** that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of Califon Borough and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

Motion was made by L. Janas seconded by J. Collins to adopt Resolution 2019-67 as read.

For: J. Collins, E. Haversang, L. Janas, M. Medea, C. Smith

Opposed: None

Absent: R. Baggstrom

**MOTION CARRIED**

### **COMMITTEE REPORTS**

Councilman Medea reported that the Parks Committee has not met and probably won't have any business until after the bridge construction is complete.

Councilman Haversang reported that the Recreation Committee met on June 12<sup>th</sup>. Califon Fun Days begin next week. The next Rec Committee meeting will be held on July 10<sup>th</sup> and will begin discussing plans for the Street Fair in October. Councilman Haversang reported that there is a hole in the roof of the shed at the Park.

Councilman Janas reported that the Planning Board cancelled their meeting in June and the next meeting is not scheduled until August 28<sup>th</sup>. The next meeting of the School Steering Committee will be held on July 10<sup>th</sup>. Their goal is to make a full presentation/report to the BOE in September of the data from the various public meetings and public feedback regarding the future plans for the school.

Councilwoman Smith reported that there is a sub-committee of the BOE working actively with the Board attorney on long range plans for the school. Councilwoman Smith would like to see

more communication between the school Steering Committee and the Board of Education to coordinate plans moving forward.

At the BOE meeting on June 19<sup>th</sup>, Dr. Roberto has been retained for another year; they approved \$28,000 in security costs, such as a panic button, cement barrier/planters, etc.

The BOE is questioning the lack of Califon Borough membership on the adult volleyball activity that is an annual event at the school sponsored by Califon Recreation. The school choice per pupil funding is cut by 10% each year and there is no expansion of school choice at Califon school.

Six (6) people applied for a position on the school board.

Councilman Collins reported that there was no BOH meeting in June. As for the Environmental Commission, Mayor Daniel did send out a letter to the waning membership to try to jump start their involvement with ideas for two projects that they might engage in.

### **MAYOR'S REPORT**

Mayor Daniel reiterated Councilman Collins report of the letter he sent to the Environmental Commission attempting to get them interested in two projects; one being the creation of a green team and number two being the acquisition of property around the park from the County. Mayor Daniel stated that the EC is in need of new members; Mary Lou Loyd responding that she is ready to work on these projects.

Mayor Daniel met with the Borough Engineer, Tom Boorady, about the Pershing Ave. project; a project slated to be done this year. The project will be funded out of Capital in the amount of between \$93,000 – \$100,000. Mayor Daniel needs to speak with the DPW to determine what part of this project they can do. The DPW will be utilizing the Morris County Co-op; Tilcon to do the work and the Borough Engineer to work up the plans.

### **COMMENTS FROM THE PUBLIC**

Hunterdon Review reporter, Jane P. asked for confirmation that the DOT grant being applied for and whose resolution was adopted tonight was in the amount of \$350,000. The Clerk responded that yes this was the amount requested in the grant for road improvements to Cokesbury Rd., Cloverhill Dr., Crestmore St., and Limerock Lane.

Jane also asked for confirmation that the cost for the temporary bridge being installed by Cedar Ridge is \$2400. The Clerk responded that the exact amount is \$2440.

Councilwoman Smith reported that she noticed the calendar for July is missing from the website.

There being no further business to come before Council at this time, motion was made by C. Smith seconded by L. Janas and unanimously accepted to adjourn the regular meeting at 9:20 pm.

Respectfully submitted:

Laura G. Eidsvaag, RMC  
Municipal Clerk/Administrator

