

**Borough of Califon Planning/Zoning Board
MINUTES
July 21, 2021
7:30 PM**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING BOARD OF THE BOROUGH OF CALIFON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY WILL HOLD A REGULARLY SCHEDULED PUBLIC MEETING ON WEDNESDAY, JULY 21, 2021 AT 7:30 PM. THE FOLLOWING IS AN AGENDA FOR SAID MEETING AND FORMAL ACTION MAY OR MAY NOT BE TAKEN ON A PORTION OF THIS AGENDA. THE PUBLIC IS INVITED AND MAY ATTEND SAID MEETING SUBJECT TO THOSE AREAS OF CONSIDERATION DESIGNATED, IF ANY, FROM WHICH THE PUBLIC MAY BE EXCLUDED PURSUANT TO SECTION 7B & 8 OF THE LAWS OF 1975.

- I. Chairman Owens called the meeting to order and read the Open Public Meeting Statement

This is a regularly scheduled meeting of the Borough of Califon Combined Land Use Board. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act as follows: Notice was sent to and published in the Hunterdon County Democrat and the Hunterdon Review and the notice of this meeting was posted on the bulletin board in the Borough Municipal Building and filed with the Borough Clerk.

- II. Chairman Owens led the members present in the Pledge of Allegiance

III. ROLL CALL

Mayor Daniel	present	Arthur Owens	present
Leo Janas	present	Gill Smith	absent
Thomas Bedell	absent	John Lynch	present
Jason Ruggiero	present		

V. OLD BUISNESS

1. Approval of Minutes of February 24, 2021

Motion to approve: Mayor Daniel Second: John Lynch

All members present voted Aye, Jason Ruggiero and Leo Janas abstained

2. Approval of Minutes of June 16, 2021

Motion to approve: Mayor Daniel Second: Jason Ruggiero

All members present voted Aye, Leo Janas abstained

VI. NEW BUSINESS

1. Amended resolution designating official newspapers of the Planning/Zoning Board; The Hunterdon Review, Hunterdon Democrat, Courier News

Motion to adopt the amended resolution clarifying the OPMA of the Planning/Zoning board: Mayor Daniel

Second: Leo Janas

Mayor Daniel	approve	Arthur Owens	approve
Leo Janas	approve	Gill Smith	absent
Thomas Bedell	absent	John Lynch	approve
Jason Ruggiero	approve		

VII. PUBLIC COMMENT

VIII. COMMENTS FROM BOARD MEMBERS

Comments from the Land Use Board, Non-Agenda Items, Other Business to come before the board.

Updates on Master Plan: The Board Secretary said that she had just received an email from Jim Kyle that he is working on the professional services proposal and would have that to the board soon. He also said that he would reach out to the Highlands staff but he is also asking Tom Boorady to review the status of previously funded tasks his office was working on to confirm what is completed prior to requesting funds be transferred to other tasks.

Chairman Owens stated that years ago they had a Waste Water Survey done in town however the determination was to remain with septic systems because going to a centralized wastewater system would be almost impossible financially. Mayor Daniel said that they almost had an alternative with the Rutgers team, the mayor went to a couple of meetings, and although conceptually the system worked the DEP said no. Basically for areas in town with very small lots, 5 or 6 houses would have an off-site septic system. It was discussed that septic systems are handled at the county level and the systems are extremely advanced.

Mayor Daniel provided an update stating that the Council has decided to opt-out of cannabis legislation at this time. However, they agreed to form a commission to look at what other towns are doing and how it is going to see if they can take advantage in some form or fashion of the revenue. Members on the commission: John Collins will be the head of the commission, Leo Janas will be the planning board member, other two members will hopefully be a resident and a business owner. Mayor Daniel said that he spoke to the Mayor of Elizabeth and they voted in favor of the legislation and were excited about the revenue it would bring in. High Bridge also voted in favor of the legislation. Art Owens said that he had heard that Car Insurance will go up on a state level. The Council will research and look into their options.

John Lynch read a statement pertaining to the Coles Mill Dam: a copy of this statement is attached.

Mayor Daniel said he was on a number of meetings with Dam safety and community involvement is very big on these plans. John Lynch stressed that they want to be involved. Mayor Daniel will reach out to Bill Kibbler who works with Raritan Headwaters.

John Lynch stated that if it ends up looking like Hoffman’s crossing it would be wonderful however if it has gravel on the sides it won’t look good. Mayor Daniel said he knows that there has to be a public hearing regarding the Dam and that a study must be done both up-stream and down-stream of the dam. John Lynch said concern is that the new owner has agreed to take out the Dam and that will create a crisis. There is also a concern that time is of the essence because the next storm could wash out the trees and destroy the dam naturally.

Ultimately the town will like to see a plan and be a part of the planning process.

Mayor Daniel will look into this and see where everything is in the process.

IX. Motion to Adjourn: Mayor Daniel Second: Leo Janas

All members voted in favor to adjourn at 8:15pm



Minutes prepared by Catherine Innella Planning/Zoning Board Secretary

Date approved 9-15-21

Cole's Dam

It has come to our attention that a plan has been developed to remove the iconic Cole's Mill Pond Dam in the heart of Califon and dramatically change the appearance of the river.

While we agree that something should be done to improve the health and safety of the mill pond, we also believe it is essential that any proposed changes to the dam and mill pond be carefully reviewed by environmental, economic and historic standards, and plans should be presented to riverfront property owners for their review and input.

The Cole's Dam is one of the oldest historic structures in Historic Califon. Our town was literally built around it. Removing it will significantly impact the property values of riverfront residents, and it will forever change the appearance of our historic mill town. Will this end up looking attractive like Hoffman's crossing? Or will it be an Army Corps of Engineers culvert?

We look forward to working with the town to create a beautiful, natural looking, and healthy river.