

**Borough of Califon Planning/Zoning Board**  
**MINUTES**  
**June 16, 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, JUNE 16, 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. **SWEARING IN OF NEW MEMBER:** Jason Ruggiero  
Mayor Daniel swore in the new Planning/Zoning Board member

II. **CALL MEETING TO ORDER AND OPEN PUBLIC MEETINGS STATEMENT:**  
Chairman Art Owens called the meeting to order at 7:35 pm 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.

III. **PLEDGE OF ALLEGIANCE:** Chariman Owens led the members present in the Pledge of Allegiance.

IV. **ROLL CALL**

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

Also present: Catherine Innella, Recording Secretary

V. **OLD BUISNESS**

1. **Approval of Minutes of February 24, 2021:** tabled until next meeting
2. **Approval of Minutes of May 19, 2021:** No questions or corrections  
Motion to approve John Lynch    Second: Mayor Daniel

Roll Call: Mayor Daniel: yes     Arthur Owens: yes  
                  John Lynch: yes        Jason Ruggiero: yes

**VI. NEW BUSINESS**

**1. Memorialization of Resolution 2021-05: Amending the Meeting Schedule of the Borough of Califon Planning and Zoning Board for the period of May 2021 through January 2022**

Chairman Art Owens read the resolution to the board. There were no questions

Motion to adopt: Mayor Daniel                    Second: John Lynch

Roll Call: Mayor Daniel: yes     Arthur Owens: yes  
                  John Lynch: yes                Jason Ruggiero: yes

2. Discussion on Reexamination of Master Plan: The Board Secretary provided a brief overview. Mark Anderson, Municipal Attorney advised that a professional service agreement should be obtained from Jim Kyle, Planner. This will lay out the scope of work to be performed and cost estimates. Once this is received, Mark Anderson will prepare a resolution for the committee to approve authorizing Jim Kyle, Planner to perform the work up to a certain dollar figure. This will then come to us and we can approve Jim Kyle to do the work. Ultimately, we will be reimbursed by the Highlands Council. Mayor Daniel stated that the committee is on board with the work and that it is something that needs to be done.

**VII. PUBLIC COMMENT: no members of the public present**

**VIII. COMMENTS FROM BOARD MEMBERS ON NON-AGENDA ITEMS:**

Mayor Daniel brought to the boards attention that the committee is currently discussing Cannabis. The council will need to determine at this point if they want to opt in or out. The council will discuss at their next meeting. The town has been approached by a cultivator. The Mayor was surprised given that we don't have much vacant land or buildings in Califon. Cannabis will be grown industrially Johnathan Testa, LUB attorney said that there may be some consideration which will need to be taken for zoning depending on what the council decides. This could possibly be an opportunity for revenue however the committee will need to make the decision. The council is going in with an open mind. If the committee decides to opt in at any level they will be locked in for five years. If they decide to opt out, they can opt in at any point on certain types of licenses. John Lynch suggested that the council may want to contact the businesses in Califon to see what their thoughts are. It was also mentioned if there was a way to harness the water running down the mountain for power, water, etc. that would be great.

A few additional points were made regarding Cannabis

- the municipality will determine number of licenses to be issued in the town

- tax dollars received from the sale of cannabis go straight to the municipality, not to the state.

Mayor Daniel said he attended a meeting where the director of the NJ League of Municipalities, gave a talk. She stated that although the cannabis referendum passed they are finding many towns do not want cannabis in their town.

John Lynch requested that street lighting ordinance be looked at as part of the reexamination. Hunterdon County has a model that the board can refer to.

Arthur Owens made a few points:

- He feels the minutes are very good. The Land Use Secretary will re-create the minutes from the February meeting from a recording provided from the previous secretary.
- The Land Use Board needs additional members, there needs to be some members with knowledge of historical buildings and a licensed architect in order to comply with the requirements of the HPC. Charlie Daniel and Art Owens will try to contact a few residents.
- If applicant notices in time the board will meet in July.
- Arthur Owens stated the town may want to consider an ordinance regarding road infringement. There was a wall recently built which is 7' into the road. This is something that the engineer or zoning officer may need to look at based on if it is already illegal by state law.
- Concerns regarding curbing and how stormwater is handled in new development: the DEP handled how everything was handled and Califon had no input. The board stated they don't believe they can do anything about it at this point.

## **IX. ADJOURNMENT**

Motion to adjourn: Mayor Daniel      Second: John Lynch

All in favor

Meeting adjourned at 8:10 pm

Prepared by Catherine Innella, Planning/Zoning Board Secretary

Catherine Innella

Date Approved 7-21-21