

**Borough of Califon Planning/Zoning Board**  
**MINUTES**  
**September 21, 2022**  
**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, SEPTEMBER 21, 2022 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. Arthur 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. Pledge of Allegiance: Arthur Owens led all present in the flag salute**

**III. Swearing in of new member Meghan Casserly: Board Secretary, Catherine Innella swore in Meghan Casserly**

**III. Roll Call**

Mayor Daniel: absent	Leo Janas: present
Thomas Bedell: absent	Arthur Owens: present
Jason Ruggiero: absent	Jason Bittay: present
John Lynch: absent	Meghan Casserly:

**IV. Approval of Minutes: February 16, 2022 reorg and regular:**

Motion- Leo Janas Second: Jason Bittay All in favor, Meghan Casserly abstained  
March 16, 2022 (make sure whether is spelled correctly)

Motion: Leo Janas Second: Jason Bittay, All in favor, Meghan Casserly abstained  
April 20, 2022

Motion: Jason Bittay Second: Leo Janas All in favor, none opposed  
May 18, 2022

Motion: Meghan Casserly Second: Jason Bittay All in favor, Leo abstained

**V. Open Space and Recreation Plan Draft Review**

Jim Kyle introduced the OSRP draft. Maps and tables are not included and he stated he wants to discuss the action plan and public involvement.

Goals and objectives have already been reviewed.

Table 1 summarized the acreage currently in preserved Open Space

One item that is recommended that we do is access the condition of the active recreation facilities, the Board commented on the condition of the facilities:

- Playground equipment is fairly new
- Pavilion in great shape
- Basketball court nets and goals are new
- Soccer goals are there but does not feel like a soccer field.
- Some fields have been used for lacrosse
- Pond needs refurbishment for ice skating
- There was previously a fire pit but it was destroyed by vandals so only a concrete pad still exists
- Batting cage was just donated in the last couple of weeks
- Shed was just refurbished, this is used to store sports equipment
- Parking area is gravel and in very good condition
- Bridge was replaced in 2019
- Walkway from Mill Street is in very good condition
- Baseball fields, the Borough contracts out to do the maintenance on these
- Bleachers for the baseball field are in good shape
- Picnic tables in the pavilion

The condition of the facilities will be addressed in the needs analysis.

Arthur Owens stated that there should be a removal of some of the invasive species in the near future.

Jim Kyle stated that the NRPA matrix was just updated, Califon exceeds all of these for the amount of open space they have. It is suggested that the Board looks at population trends and how they may change. It is the thought that the only chance for growth is if older people move out and younger families move in. Jim Kyle asked if the Board sees this as a trend. The Board agreed yes over the next ten years however families tend to be smaller this day in age.

Jim Kyle went on to review the draft stated that on Page 8; Resource assessment, we will put some of the Highlands mapping in. The Bullet points listed come out of the Green Acres outline. It has been concluded that it may be impossible to connect trails due to properties being private residences.

Jim Kyle revised the map based on the feedback from the last meeting by taking out some of the properties originally listed as priorities. The Board members spent time looking at the map and discussing the various properties. In terms of prioritizing acquisition Jim Kyle was focusing on

properties along the river such as Block 17 Lots 1,2, and 8, Block 15 Lot 3, and 4.04. Jim Kyle will look at who owns Block 21 Lot 5.01.

Jim Kyle stated in terms of the action plan there are no active recreation construction needs, so the focus lies on land acquisition. It will be added that Califon will partner with other agencies.

Jim Kyle discussed that what the Open Space money is spent on is determined by how the referendum was worded. Jim will look at this. By adopting this plan, it makes us eligible to partner with other agencies so we can maximize our money.

Jim Kyle went on to review the plan bringing the attention to Page 9 of the draft. He asked if the Board thought there were things that the Borough could do better on the programmatic area to manage public use of the Open Space and Recreation system. Leo Janas felt it worked fairly well except for the security issue in the park. Jim Kyle will add a paragraph about the security issue, and in addition that we will assess possibly adding a more permanent bathroom facility.

The Board will need to submit the ROSI, any land on this is considered encumbered. According to Green Acres once you take money from them you open your inventory to public use.

It appears that the only property going on the ROSI is Island Park.

Leo Janas mentioned cleaning up and putting a marker on the historic mill.

The Board agreed to keep Jim Kyle updated on how the conversation with the county is going regarding the property adjacent to Island Park. This property would then most likely also be placed on the ROSI.

Jim Kyle then explained the public participation requirement in preparation of the OSRP. The Board is required to have two hearings. Jim will provide the wording.

The Board will then need to take the Reexamination plan and put together a package to provide to Council about possible ordinance changes.

The Board will have workshops to come up with suggestions.

Jim Kyle will work on the final draft and work with the Board Secretary on notice and public comment.

**VI. Public Comment:** none present

**VII. Comments from Board Members on non-agenda items:** none

**VIII. Adjournment:** Motion to adjourn Meghan Casserly Second: Leo Janas

Meeting adjourned at 8:57 pm

**Prepared by Catherine Innella**

**Approved** November 16, 2022