**Califon Borough planning/zoning Board**

**regular PUBLIC MEETING Minutes**

**june 21, 2023**

NOTICE IS HEREBY GIVEN THAT THE PLANNING BOARD OF THE BOROUGH OF CALIFON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY WILL HOLD A REGULARLY SCHEDULED PUBLIC MEETING ON WEDNESDAY, JUNE 21 2023 AT 7:30 PM AT THE BOROUGH MUNICIPAL BUILDING LOCATED AT 39 ACADEMY STREET, BOROUGH CALIFON, NEW JERSEY 07830.

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.

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| Pursuant to Borough Ordinance 1993-008 and N.J.S.A. 40:55D-25(c)(2), the Borough of Califon Planning Board exercises all powers and authority of both a Zoning Board of Adjustment and Planning Board under the Municipal Land Use Law, including the six variance categories set forth under N.J.S.A. 40:55D-70d. The Planning Board is also authorized to and serves as the Borough’s Historic Preservation Commission concerning project within the Califon Historic Preservation District pursuant to Borough Ordinance 2021-04 and N.J.S.A. 40:55D-25d. |

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**I. CALL TO ORDER & OPEN PUBLIC MEETINGS STATEMENT:** Arthur Owens called the meeting to order and read the Open Public Meetings Statement

Adequate notice of this meeting of the Califon Borough Planning/Zoning Board was given as required by the “Open Public Meetings Act” as follows: notice was sent to the Hunterdon Review and the Hunterdon Democrat, posted on the bulletin board in the Borough Municipal Building, posted on the Borough website and filed with the Borough Clerk.

**II. PLEDGE OF ALLEGIANCE:** Arthur Owens led all present in the flag salute

**III. ROLL CALL**

Mayor Daniel: mayor pro tem Rich Baggstrom

Leo Janas: present

Ron Preblick: present Arthur Owens: present

John Lynch: present Jason Bittay: absent

Meghan Casserly: present

**IV. APPROVAL OF MINUTES: March 15, 2023 minutes as amended.**

**Motion to approve: John Lynch Second: Meghan Casserly**

**All present voted in favor**

**None abstained, none opposed**

**V. DISCUSSION ITEMS**

1. **Public Hearing: 2023 Open Space and Recreation Plan Element of the Borough’s Master Plan**

Jim Kyle stated that this is a public hearing for the 2023 OSRP. The draft was reviewed by the Board at a public meeting, the recreation committee as well as the environmental committee were invited to participate. After discussions some of the acquisition properties were removed from the original map. The Highlands Council also reviewed the draft, at which time some properties were added to table 1. This plan also included the Recreation Open Space Inventory (ROSI) which is required by Green Acres in order to participate in cost sharing with the state and other entities. The plan is very short; some of the key elements are:

* The Borough does not expect to grow in terms of population. Based on national standards the Borough has more than adequate recreational facilities and open space.
* The Borough would like to preserve properties for preservation. In addition, they would like to provide additional access to the river. When the Borough looked at acquisition properties they tried to provide connections to existing open spaces, and to the Colombia Trail, as well as connection to Mill Street property and park.
* The Borough identified acquisition priorities. Currently the Borough has about 100 acres permanently preserved
* Also included was a resource assessment, with goals of the regional master plan.
  + Jim Kyle read the list of goals in the regional master plan which were included.
* The Action plan was identified. The Borough will be eligible for cost funding from the Highlands, and can also work with Raritan Head Waters, and Hunterdon Land Trust when the Borough looks at the acquisition of land. The Borough can start reaching out to goal properties, however there is no intent to condemn any properties for this purpose. The Borough has identified about 40 acres of land for acquisition. Table 3 shows the 5 year action plan.
* The General Open Space system map was updated. Any of the areas in red are properties which have been identified. State owned lands are not included.

A resident asked if there was any allotment of funds for stream preservation. Jim Kyle answered that this is not part of this plan however acquiring some of the properties on the list may open up opportunities to do so. Jim Kyle suggested that the Environmental commission could possibly spearhead this with the Highlands Council.

Jonathan Testa, Board Attorney asked Jim Kyle if there are purposes that this will promote? Jim Kyle stated that it will promote purposes in the MLUL A,C,G and J.

No members of the Board had any questions.

The public had no questions.

Comments were closed.

**Motion to adopt and approve the OSRP for inclusion in the 2022 Master Plan as reexamined: Rich Baggstrom**

**Second: John Lynch**

**Roll Call:**

**Ron Breblick: Aye Arthur Owens: Aye**

**Joh Lynch: Aye Rich Baggstrom: Aye**

**Meghan Casserly: Aye Leo Janas: Aye**

Motion to adopt memorializing resolution 2023-06; Generally speaking, the resolution speaks about the Boroughs authority to approve the OSRP as an element in the master plan, in accordance with the MLUL, and in furtherance of the Highlands regional master plan. There were multiple public meeting where the plan was discussed in June 2022, November 2022, and April 2023, where comments from the Public and Highlands Council were taken into consideration. The various purposes of the Municipal Land Use law were discussed specifically paragraphs A, C, G, and J. As well as the various goals in regards to the Highlands Regional Master Plan, more specifically 1A, 1B, 1D, 1E, 1F, 1H, 4B, 6B, 6C, and 8C.

**Motion to approve resolution as presented: Leo Janas**

**Second: Ron Preblick**

No questions

**Roll Call:**

**Ron Breblick: Aye Arthur Owens: Aye**

**Joh Lynch: Aye Rich Baggstrom: Aye**

**Meghan Casserly: Aye Leo Janas: Aye**

**VI. OTHER BUSINESS**

1. **Communications/Correspondence: none**
2. **Referrals: none**

**VII. public comment: none**

**VIII. BOARD MEMBER COMMENTS**

Jonathan Testa stated that there is an issue regarding the replacement of the roof on Borough Hall. The Borough hall is on the State and Federal list of historic places. Accordingly, there may be inquiry to state from Council. Most likely the state will take over jurisdiction. The Board agreed to make a recommendation to approve the replacement and pass this along to the council.

**Motion was made to approve replacing roof with same type of roof on Borough Hall**: John Lynch

**Second:** Meghan Casserly

**Roll Call:**

**Ron Breblick: Abstain Arthur Owens: Aye**

**Joh Lynch: Aye Rich Baggstrom: Aye**

**Meghan Casserly: Aye Leo Janas: Abstain**

Leo Janas stated that there have been a couple of inquiries regarding the property behind the post office. The property has been used for small events and the question has been raised if a temporary band stand can be placed here for other community events. The Property was donated to the council by Ms. Bird. Originally the Highlands said no permanent structures due to the size of lot and location. Parks and Recreation has some ideas as to what they would like to place there.

Jim Kyle stated that this would need to go back to the Highlands Council to ask if this can be done.

Rich Baggstrom stated that it would probably be better if we had an idea form Parks and Recreation what their thoughts are so that we have a specific proposal to present to the Highlands.

The property extends form Academy to Main Street.

Jim Kyle said that it may help to possibly go back and document what was there historically.

Rich Baggstrom stated that they wouldn’t want it to be a huge structure however it would be nice to have it for small concerts and plays.

Jim Kyle recommended coming up with a plan.

**IX. ADJOURNMENT:**

Motion to adjourn John Lynch Seconded Rich Baggstrom

**meeting adjourned at 8:30 pm.**

*Prepared by Catherine Innella*

*Adopted 8/16/23*