**Borough of Califon Planning/Zoning Board**

 **AGENDA**

**OCTOBER 20, 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, OCTOBER 20, 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. CALL TO ORDER & 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**

**II. SWEARING IN OF NEW MEMBER JASON BITTAY**

**III. ROLL CALL**

Mayor Daniel Arthur Owens

Leo Janas Gill Smith

 Thomas Bedell John Lynch

 Jason Ruggiero Jason Bittay

 Also present: Jim Kyle, Planner Catherine Innella, Planning/Zoning Secretary

**V. OLD BUISNESS**

1. Approval of Minutes of August 18, 2021
2. Approval of Minutes of September 15, 2021

**VI. NEW BUSINESS**

1. Hearing: APPLICANT/OWNER: Califon Group, LLC

LOCATION: 101-103 Philhower Avenue, Borough of Califon

BLOCK(S): 31 LOT(S): 1

Applicant is seeking use variances to convert #101 Philhower Ave from one apartment and four offices on the second floor, and a retail store on the first floor into two second floor apartments and retain the retail store on the first floor. The applicant also proposes to convert #103 Philhower Ave. from two apartments and two offices into a two-family dwelling. The site plan also generates bulk variances; regarding impervious coverage, floor area ration and front yard setbacks.

**VII.** **PUBLIC COMMENT**

**VIII. COMMENTS FROM BOARD MEMBERS**

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

 **IX. ADJOURNMENT**