***PLANNING BOARD***

***BOROUGH OF CALIFON***

*39 Academy Street*

*Califon, NJ 07830*

**BOROUGH OF CALIFON**

**HUNTERDON COUNTY, NEW JERSEY**

**NOTICE OF PUBLIC HEARING BY THE BOROUGH OF CALIFON PLANNING BOARD ON THE MASTER PLAN AND DEVELOPMENT REGULATIONS REEXAMINATION REPORT**

**PLEASE TAKE NOTICE** that on **MARCH 16, 2022 at 7:30 p.m.**, a public hearing will be held before the Borough of Califon Planning Board in the main meeting room at the Borough of Califon’s Municipal Building, 39 Academy Street, Borough of Califon, Hunterdon County, New Jersey 07830, for the adoption of the Borough of Califon Master Plan Reexamination Report pursuant to N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-89 prepared by Borough Planner James T. Kyle, PP, AICP, New Jersey Professional Planner.

The 2022 proposed reexamination report affirms the goals and objectives of the master plan and provides new recommendations for future action. New recommendations include, but are not limited to: 1) studying the issue of right of way encroachments; 2) seeking consensus on the impact of dam removal and the Millpond; 3) working with the New Jersey Highlands Council to study alternative wastewater technologies; 4) design standards for the Borough’s commercial districts; 5) study of floor area ratio restrictions in residential districts; 6) incorporation of the State’s electric vehicle charging model ordinance; 7) study of potential expansion of the Highway Business District; 8) establishing standards related to driveway expansion relative to setbacks and stormwater management; 9) amendments to lighting standards; 10) ongoing assessment of affordable housing opportunities; 11) study of historic resources outside of the Califon Historic District and possible District expansion; 12) standards to address the installation of new wireless telecommunications facilities within the downtown; 13) appropriate thresholds to require compliance with stormwater management rules, and potentially lowering it from the current 10,890 sq. ft. limit; 14) opportunities for more multifamily units within the General Business District; 15) septic monitoring and maintenance program; 16) in conjunction with the Open Space and Recreation Plan element, create a separate trails plan; 17) issue of accessory buildings and uses within the General and Highway Business districts; and 18) rezoning of Block 3, Lot 6 from R-3 to Highway Business. The report also recommends rezoning of certain properties along the South Branch of the Raritan River based on updated FEMA flood hazard area mapping; removing properties or portions of properties from the FP/R-1 District that are no longer in the 100-year floodplain or adding properties that are within the 100-year floodplain and not currently located within the FP/R-1 district. The report also notes proposed rezoning to eliminate split zoning, and have each property located within a single zoning district.

Specific rezoning recommended includes 1) rezoning of Block 10, Lots 1 through 8 and Block 11, Lots 2, 3 and 8 to be entirely within the R-3 district, 2) rezoning of a portion of Block 13, Lot 6 to be entirely within the R-3 district, 3) rezoning of Block 5, Lot 13 to be entirely within the FP/R-1 district, 4) rezoning of Block 5, Lots 12 and 15 to be entirely within the R-3 district, 5) rezoning of Block 5, Lot 24 from FP/R-1 to R-3, 6) rezoning of Block 6, Lots 1 through 7 from R-3 to FP/R-1, 7) rezoning of Block 15, Lots 5, 5.01, 5.02, and 6 through 12 and Block 16, Lot 1 from R-3 to FP/R-1, 8) rezoning of Block 15, Lots 1, 3, 3.01 and 4.01 through 4.04 from R-2 to FP/R-1, 9) rezoning of a portion of Block 16.03, Lot 1 from FP/R-1 to R-3 and rezoning of Block 21, Lots 1 and 2 from GB to FP/R-1.

A full copy of the proposed report will be on file at the office of the Borough of Califon’s Clerk’s Office, 39 Academy Street, Califon, NJ 07830 at least ten days prior to the public hearing, and may be inspected and copied during normal business hours, 8:30 a.m. to 4:00 p.m., Monday through Friday. A copy of the proposed report will also be available for review and downloading on the Borough’s official website [www.califonboro.org](http://www.califonboro.org)

At the time of the public hearing any interested persons may appear to ask questions and present comments in support of, or in opposition to, the proposed Master Plan Reexamination Report. The Borough of Califon Planning Board may act on the Plan at the close of the public hearing on March 16, 2022 or may continue the hearing to another date.

/s/ Catherine Innella

Planning Board Secretary

Date: March 3, 2022