

**CALIFON BOROUGH PLANNING/ZONING BOARD
REORGANIZATION AND REGULAR MINUTES
JANUARY 18, 2023
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 THE 2023 REORGANIZATION MEETING FOLLOWED BY THE REGULARLY SCHEDULED PUBLIC MEETING ON WEDNESDAY, JANUARY 18, AT 7:30 PM IN THE MUNICIPAL BUILDING LOCATED AT 39 ACADEMY STREET, 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.

REORGANIZATION MEETING 7:30 P.M.

1. **CALL TO ORDER:** Arthur Owens called the meeting to order
2. **OPEN PUBLIC MEETINGS ACT STATEMENT:** Arthur Owens read the Open Public Meeting 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.

3. **FLAG SALUTE:** Arthur Owens led all present in the Flag Salute
4. **ROLL CALL**
Mayor Daniel: absent Leo Janas: present
Ron Preblich: present Jason Bittay: present
Arthur Owens: present Rich Baggstrom: present
John Lynch: present
Meghan Casserly: present

Also present was Board Attorney Jonathan Testa, Esq.

5. **OATH OF OFFICE:** Jonathan Testa swore in Rich Baggstrom and Ron Preblich
6. **REORGANIZATION OF THE BOARD**

- A. Election of Chairman:
 - John Lynch nominated Arthur Owens as the Chairman
 - Jason Bittay seconded the motion
 - All members present voted in favor, none opposed

- B. Election of Vice-Chairman
 - Meghan Casserly nominated John Lynch as the Vice-Chairman
 - Rich Baggstrom seconded the motion
 - All members present voted in favor, none opposed

Arthur Owens made a motion to amend the agenda to include Election of the Board Secretary. Leo Janas seconded the motion. All members present voted in favor, none opposed

- C. Election of Board Secretary
 - Arthur Owens nominated Meghan Casserly as the Secretary
 - Jason Bittay seconded the motion
 - All members present voted in favor, none opposed.

- D. Resolutions
 - i. Resolution #2023-01 Appointment/Reappointment of Board Secretary
 - ii. Resolution #2023-02 Appointment/Reappointment of Board Professionals Planner, Engineer, and Attorney
 - iii. Resolution #2023-03 Adoption of Resolution Specifying Charges for Planning, Engineering and Legal Services on Planning/Zoning Board Applications
 - iv. Resolution #2023-04 Designation of Borough Planning/Zoning Board Meeting Dates for January 2023 thru January 2024

January	18	August	16
February	15	September	20
March	15	October	18
April	19	November	15
May	17	December	20

June	21	January, 2024	17
July	19		

v. Resolution # 2023-05 Designation of Official Newspaper

1. Hunterdon Review
2. Hunterdon County Democrat
3. Alternate Newspaper, Courier News

Resolution numbers 2023-01, 2023-02, 2023-03, 2023-04, 2023-05 were adopted by consent

- John Lynch made a motion to approve all resolutions.
- Jason Bittay seconded the motion

Mayor Daniel: absent	Leo Janas: yes
Ron Preblich: yes	Jason Bittay: yes
Arthur Owens: yes	Rich Baggstrom: yes
John Lynch: yes	
Meghan Casserly: yes	

Leo Janas made a motion to adjourn the reorganization meeting.

John Lynch seconded the motion.

REGULAR PUBLIC MEETING OF THE PLANNING/ZONING BOARD

1. MINUTES FOR APPROVAL, November 16, 2022

Meghan Casserly commented that her name was spelled wrong.

- Motion to approve the minutes with the correction of the typographical error made by Leo Janas
- Meghan Casserly seconded the motion
- All members present voted in favor, Ron Breblich, and Rich Baggstrom abstained

2. COMMUNICATION/DISCUSSION ITEMS:

Catherine Innella, Board Secretary asked what the process was for someone to come to the Board for Historic Review. Johnathan Testa stated that the applicant would need to provide in writing what they are looking to do, and then a determination could be made as to how to proceed. The applicant should submit their plan to the zoning officer first.

Arthur Owens updated the Board that Jim Kyle is submitting the draft OSRP to the Highlands for comments.

3. PUBLIC COMMENT

Daniel Andreos, resident of Califon asked what the procedure is for short term rental. Jonathan Testa advised that public comment was comments only, not questions and answers. If there are questions they should be directed to the zoning officer. Presently the Borough has a specific definition of family under the code, and it requires a level of permanency. Short term rentals typically don't meet the level of permanency. Case law explains the factors which are considered.

4. ADJOURNMENT

John Lynch made a motion to adjourn
Meghan Casserly seconded the motion
Meeting adjourned at 8:05 pm

Prepared by Catherine Innella, Board Secretary

Adopted 2-15-23