**Califon Borough planning/zoning Board**

**regular PUBLIC MEETING MINUTES**

**APRIL 19, 2023 7:30 pm**

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, APRIL 19TH 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, Chairman, called the meeting to order at 7:32 pm and 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.

**II. PLEDGE OF ALLEGIANCE:** Arthur Owens led all present in the Flag Salute.

**III. ROLL CALL**

Mayor Daniel: absent Leo Janas: present

 Ron Preblick: present Arthur Owens: present

 John Lynch: present Jason Bittay: present

 Meghan Casserly: present Jason Ruggiero: present

**IV. APPROVAL OF MINUTES**

**February 15, 2023 minutes:** Motion was made by Leo Janas, Seconded by Meaghan Casserly

 No comments

All present voted in favor, none abstaining

**March 15, 2023 minutes:** Comments: John Lynch commented on item #2. He believes it should be clarified that we already have a historic district. We are not defining lines of the historic district. Business historic district lines have been drawn. The school district is an item of possible discussion.

Item #2 will be removed and replaced with “The historic district may need to be expanded.”

John Lynch made a motion to approve the minutes as modified.

Jason Bittay seconded the motion. All members present voted in favor. No members abstained

**V. DISCUSSION ITEMS**

1. **Final draft of Open Space and Recreation Plan**

The planner explained that only a few minor changes were made based on comments from the Highlands. Two major changes involved the inclusion of the railroad station, property Block 6 Lot 41. And a parcel owned by the borough was removed, Block 11, Lot 1.03. Both of these items are related to the page 10 table.

There was brief discussion on the Railroad property. Leo Janas was under the impression that the lot includes the parking lot. It was discussed that if the town was able to acquire this property it would solve a lot of parking problems downtown. Jason Ruggiero stated that he doesn’t feel they want to sell the property at this time although it would be wonderful for the Borough to own this property so it is a great idea for it to stay on the list.

John Lynch asked if maybe there was a way to make a deal to use the parking for shoppers.

The Board members agreed that it would be beneficial to acquire this parcel.

Motion to have a hearing at the next meeting. John Lynch made a motion, Ron Preblick seconded the motion

Mayor Daniel: absent Leo Janas: yes

 Ron Preblick: yes Arthur Owens: yes

 John Lynch: yes Jason Bittay: yes

 Meghan Casserly: yes Jason Ruggiero: yes

1. **Historic Preservation Plan**

The Board discussed that they would like to complete the Historic Preservation Plan. Brett will get names of professionals who can possibly help complete this plan.

1. **Air B&B’s**

Jim Kyle had provided a sample ordinance to the Board from Pohatcong.

Brett explained that as it stands right now short term rentals are not permitted. If a resident is interested in running an Air B & B they would need to come to the Board for a variance. It is not permitted in any of the zones.

Option two would be to create an ordinance which would make Air B & B’s a permitted use and the resident would need to apply to the Borough. The Board would need to create a process for the permit. If the applicant did not abide by the requirements then the permit could be pulled.

The members of the Board discussed the possible benefits and negatives. There would need to be strict regulation related to items such as noise. It was also discussed that possibly the months that an air B & B was run could be restricted. The Board decided that they want to look into this further.

Brett will reach out to Pohatcong to see if they have had a number of applications since ordinance was passed. Also, has it increased commerce.

**VI. OTHER BUSINESS**

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

**VII. public comment:** NONE

**VIII. BOARD MEMBER COMMENTS:** none

**IX. ADJOURNMENT**

Motion to adjourn John Lynch Second: Jason Bittay

 Meeting adjourned at 8:45 pm

***Prepared by Catherine Innella***

***Adopted 7/19/23***