**Califon Borough planning/zoning Board**

**regular PUBLIC MEETING MINUTES**

**February 15, 2023 AT 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, FEBRUARY 15, AT 7:30 PM. IN 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 at 7:30 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 Richard Baggstrom present

**IV. APPROVAL OF MINUTES: January 18, 2023 minutes.** Comments: John Lynch requested that it be added that Johnathan Testa stated that there is a definition of permanent residency which requires residency for 30 days or more in a residential dwelling. This will be added to the minutes.

**Motion to adopt the reorganization minutes January 18, 2023:**  Rich Baggstrom made the motion with the addition of adding the 30 day comment from the recording.

**Second:** John Lynch

All members present voted in favor with a voice vote.

**V. DISCUSSION ITEMS**

1. **Air B&B’s:** John Lynch commented that Tewksbury had a meeting regarding Air B&B’s. The meeting minutes from the January 24th meeting in Tewksbury may be helpful. Rich Baggstrom commented that his condo in Florida requires a minimum of a week rental. The Board discussed questions which should be considered.

* Minimum time rented? The board may require that the residences are rented for a minimum of 3-5 days.
* Amendments which will need to be made to the zoning ordinance? The board would need to work with the professionals on this.
* Are short term rentals taxed as a residence or a business? This will need to be researched.
* Is there an Occupancy tax?
* Would short term rentals be a benefit or a detriment?
* Would this require a use variance?

All of these ideas will need to be looked into.

John Lynch suggested that one idea may be to have people register and get a permit. Make it subject to being revoked if for instance a wild party is thrown. It would be beneficial to think of all of the possible scenarios that must be followed. It would be important to think about noise, light, etc.

There is nothing in current ordinances regarding short term rentals. If someone applies for short term rentals they are currently not allowed since these are not spoken to in the code.

The Board will begin considering this type of ordinance. The secretary will reach out to the professionals for possible sample ordinances and ideas.

1. **Historic Preservation Plan:** The Board discussed if they want to continue

working on this plan. They agreed that they would like to finish it.

A consultant, Dennis Bertling was hired to review the current historic district. He has since disappeared. There are many components of the plan still missing.

Rich Baggstrom stated that the historic commission put together a set of guidelines for the residents who reside in the Historic District. There were three maps of the historic district; Borough, County, and National. Dennis was working on weeding thru these and trying to come up with one comprehensive map. Dennis was then supposed to come back with recommendation on how the Historic district should be drawn, to possibly include homes across bridge and toward school. Another possibility was to isolate specific homes which weren’t in the district however should follow the guidelines.

The Board Secretary will look for documents in the files which are related to the historic preservation plan. She will bring these to the next meeting. Rich Baggstrom will also look to see what he has regarding notes on the plan.

Arthur Owens is trying to get an architect to join the Board.

It is many times a benefit to owning a historic home because there are grants available to make home improvements.

There is still Highland funding available to finish this plan.

Rich Baggstrom recommended that everyone read thru the Historic Guidelines and come up with comments or additions.

At the next meeting the Board will review the historic preservation information which is on file.

The Board will go over any Air B&B information which is acquired.

The Board will discuss enforcement of changes made to homes in historic district. We could possibly invite the zoning officer to a meeting to discuss.

The Secretary is working on updating forms.

The Secretary will speak to the planner regarding recommendations on someone to assist with the Historic Preservation Plan.

**VI. OTHER BUSINESS**

**VII. public comment:** No public present

**VIII. BOARD MEMBER COMMENTS:** None

**IX. ADJOURNMENT:** Meeting adjourned at 8:45