**Califon Borough planning/zoning Board**

**regular PUBLIC MEETING minutes**

**MARCH 15, 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, MARCH 15TH 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 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 the members 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 Rich Baggstrom present

**IV. APPROVAL OF MINUTES:** Carried until next meeting

**The Board Secretary provided Jim Kyles updates:** Highlands provided comments on the OSRP. Jim will work these in and bring to April meeting for review

We will aim for having the Hearing in May for the OSRP

Jim Kyle will provide sample Air B&B ordinances for Boards review, this can also be discussed in April

We can also discuss the Historic Preservation Plan in April and how to proceed

**V. DISCUSSION ITEMS**

1. **Historic Preservation Plan**

The Board looked thru the documents which were found in the files of the Municipal Building. After discussion it was determined that the following steps should be taken.

* Take outline and create simple rules for the Historic district
* Define the lines of the historic district
* Possibly designate certain lots outside of the district which are historic
* Review and explain design standards, possibly make changes, differentiate between guidelines vs. standards.
* Standards will ultimately be turned into ordinances. Some examples are windows; years ago you would be required to keep wooden windows, however with today’s new efficient products this requirement would not make sense.
* Check to see how much money is in the Highland’s grant for this plan.

The Board discussed how they would like to proceed. The Board Secretary will reach out to Jim Kyle for a recommendation on who can help us with the Historic Preservation Plan. We will also ask how much money is left in the Highland’s for this plan.

The Board will review what has been done and review the existing ordinance.

A question was posed does it benefit the Borough to have a historic district or should they just have historic sites? John Lynch responded that the district already exists and has been filed with the County and the State. If the Town doesn’t have historic rules, there are very strict rules at the state level.

A question was asked if a town makes their own rules do they supersede the state rules? This is a good question for Jim Kyle.

Meaghan Casserly was reading over the documents and the ordinance does not appear to have standards listed. It is also unclear what triggers Historic review. These items should be visited.

**VI. OTHER BUSINESS**: none

**VII. public comment:** none

**VIII. BOARD MEMBER COMMENTS:** Rich Baggstrom may not be at the April meeting.

**IX. ADJOURNMENT** Motion to adjourn was made by John Lynch

Seconded by Rich Baggstrom.

Meeting adjourned at 8:42 pm