Califon Borough

**planning/zoning Board**



**regular MEETING AGENDA**

**OCTOBER 23, 2024**

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, OCTOBER 23, 2024 AT 7:00 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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**CALL TO ORDER & OPEN PUBLIC MEETINGS 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.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Mayor Daniel Leo Janas Ray Fotta – 1st Alternate

Ron Preblick Arthur Owens Christopher Danik – 2nd Alternate

John Lynch Jason Bittay

Meghan Casserly Nieves Ferdinand

**APPROVAL OF MINUTES**

August 16, 2024

**DISCUSSION ITEMS**

1. **informal reviews of pre-application submissions**
2. **2021 Master Plan ReExamination Report - 10 Goals & Objectives**

**Goal 1 –** To maintain the rural village character of Califon, and to preserve the Borough’s unique historic and scenic resources.

**Goal 2 –** To maintain and improve the quality of the existing housing stock and, to the extent possible given environmental and infrastructural constraints, to provide for additional diversity in the supply of housing with the Borough in an effort to meet the housing needs of the elderly, young adults, and low and moderate income households.

**Goal 3 –** To maintain and enhance the Borough’s economic base and reinforce its function as a village center for surrounding communities and to improve parking and traffic circulation within the village business district.

**Goal 4 –** To develop a harmonious balance between residential and commercial life in the Borough by maintaining visually attractive business districts and by preventing the intrusion of commercial and industrial activities into residential neighborhoods.

**Goal 5 –** To ensure that future development and redevelopment within the Borough does not exceed the physical and infrastructural capacity of the land to support it.

**Goal 6 –** To promote aquifer recharge, soil erosion and sediment control and stormwater management and to restrict development in flood plains and wooded areas and on steep slopes.

**Goal 7 –** To provide adequate community facilities and services to meet the needs of Borough residents while taking into account the Borough’s limited tax base.

**Goal 8 –** To ensure that developers are properly assessed for their pro-rata share of off-tract infrastructural improvements and that necessary improvements are provided on-tract to accommodate development.

**Goal 9 –** To promote the protection and improvement of the existing public water system, in part through a wellhead protection program.

**Goal 10 –** To take steps, in areas of the Borough underlain by limestone, to prevent contamination of the aquifer and surficial collapse.

**OTHER BUSINESS**

**EXECUTIVE SESSION**

**public comment**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**