

**ADDENDUM TO APPLICATION
BOROUGH OF CALDWELL PLANNING BOARD**

Applicant: S&S Caldwell Village, LLC
Properties: 14 Lane Avenue, Caldwell, New Jersey 07006 [Block 41, Lot 3]
18 Lane Avenue, Caldwell, New Jersey 07006 [Block 41, Lot 4]
12 Lane Avenue, Caldwell, New Jersey 07006 [Block 41, Lot 3.01]
4 Lane Avenue, Caldwell, New Jersey 07006 [Block 41, Lot 2]

The Application by S&S Caldwell Village, LLC to the Borough of Caldwell Planning Board in the captioned matter (referred to as the "Application") is amended, modified and supplemented as follows.

1. Applicant – S&S Caldwell Village, LLC.

(a) S&S Caldwell Village, LLC. The Applicant is S&S Caldwell Village, LLC (referred to as the "Applicant"), is a limited liability company organized and existing by virtue of the laws of the State of New Jersey, with principal offices at 57 East Centre Street, Building 3, Unit 1, Nutley, New Jersey 07110.

(b) Applicant's Members – Managing Members. The Members and Managing Members of the Applicant and each Member's interest in the Applicant are as follows: (1) Skender Meka (fifty 50%) percent; and (2) Sofi Meka fifty (50%) percent, both of whom have notice address for the purposes of this application as 57 Centre Street, Building 3, Unit 1, Nutley, New Jersey 07110. No other person has any interest in the Applicant.

(c) Ownership – 14 Lane Avenue and 18 Lane Avenue. The Applicant holds title to the following properties: (1) the property commonly known and designated as 14 Lane Avenue, Caldwell, Essex County, New Jersey 07006, which property is designated on the official tax maps of the municipality as Block 41, Lot 3 (referred to as the "14 Lane Property"); and the property commonly known and designated as 18 Lane Avenue, Caldwell, Essex County, New Jersey 07006, which property is designated on the official tax maps of the municipality a Block 41, Lot 4 (referred to as the "18 Lane Property").

2. Owner – 12 Lane Avenue – SSM at 12 Lane Avenue Caldwell, LLC.

(a) SSM at 12 Lane Avenue Caldwell, LLC. SSM at 12 Lane Avenue, LLC (referred to as the "12 Lane Owner"), is a limited liability company organized and existing by virtue of the laws of the State of New Jersey, with principal offices at 2 Lane Avenue, Suite 9, Caldwell, New Jersey 07006.

(b) 12 Lane Owner's Members – Managing Members. The Members and Managing Members of the 12 Lane Owner and each Member's interest in the 12 Lane Owner are as follows: (1) Skender Meka (fifty 50%) percent; and (2) Sofi Meka fifty (50%) percent, both of whom have notice address for the purposes of this application as 57 Centre Street, Building 3, Unit 1, Nutley, New Jersey 07110. No other person has any interest in the 12 Lane Owner.

(c) Ownership – 12 Lane Avenue. The 12 Lane Owner holds title to the property commonly known and designated at 12 Lane Avenue, Caldwell, Essex County, New Jersey 07006, which property is designated on the official tax maps of the municipality as Block 41, Lot 3.01 (referred to as the "12 Lane Property").

3. Owner – 4 Lane Avenue – SSM at 4 Lane Avenue Caldwell, LLC.

(a) SSM at 4 Lane Avenue Caldwell, LLC. SSM at 4 Lane Avenue, LLC (referred to as the "4 Lane Owner"), is a limited liability company organized and existing by virtue of the laws of the State of New Jersey, with principal offices at 2 Lane Avenue, Suite 9, Caldwell, New Jersey 07006.

(b) 12 Lane Owner's Members – Managing Members. The Members and Managing Members of the 4 Lane Owner and each Member's interest in the 4 Lane Owner are as follows: (1) Skender Meka (fifty 50%) percent; and (2) Sofi Meka fifty (50%) percent, both of whom have notice address for the purposes of this application as 57 Centre Street, Building 3, Unit 1, Nutley, New Jersey 07110. No other person has any interest in the 4 Lane Owner.

(c) Ownership – 4 Lane Avenue. The 4 Lane Owner holds title to the property commonly known and designated at 4 Lane Avenue, Caldwell, Essex County, New Jersey 07006, which property is designated on the official tax maps of the municipality as Block 41, Lot 2 (referred to as the "4 Lane Property").

4. The Properties. For the purposes of the Application, the words "the Properties" mean, collectively, the 14 Lane Property, the 18 Lane Property, the 12 Lane Property and the 4 Lane Property.

5. The Current Uses of the Properties. The Properties are currently used for residential purposes as follows: (14 Lane Property) two residential units in one building; and (18 Lane Property) two residential units in one building; and (12 Lane Property) two residential units in one building; and (4 Lane Property) twelve residential units in one building.

6. Borough Redevelopment Plan. The Properties are situated with the Borough of Caldwell's Redevelopment Plan, which was adopted on December 15, 2020 pursuant to Ordinance #1394-20 and are identified as "Subdistrict V – Residential" land use (referred to as the "Borough Redevelopment Plan").

7. The Proposed Redevelopment. The Applicant proposes to redevelop the Properties in accordance with the Borough Redevelopment Plan, variance free, as delineated, described and/or depicted in the plans and documents submitted to the Borough of Caldwell Planning Board (referred to as the “Planning Board”) and such plans and documents accompany the Application (referred to as the “Plans”) and which Plans and documents including, but not limited to, the information set forth in the Plans, are incorporated into this Addendum by reference as if set forth in and as if attached to this Addendum (referred to as the “Proposed Redevelopment”). The Proposed Redevelopment includes, but is not limited to, the following:

(1) the building on the 4 Lane Property will be retained with the existing twelve residential units; and

(2) the interior of the building on the 12 Lane Property will be modified to accommodate four residential units; and

(3) the buildings on the 14 Lane Property and the 18 Lane Property will be demolished and a new multi-family residential building will be established to accommodate ninety-eight residential units.

8. The Application - Approvals. The Applicant seeks the approval of the Planning Board for, among other things, Preliminary Major Site Plan approval, Final Major Site Plan approval together with any and all approvals as may be required to effectuate a reverse subdivision or reverse subdivisions of the Properties to, among other things if and as applicable and/or necessary and/or appropriate, to merge the Properties and together with any and all variances, exceptions and waivers, as may be delineated in the Plans and/or as may be deemed or determined by the Planning Board to be required, appropriate or necessary.

9. Conformance – Borough Redevelopment Plan. In conjunction with the Proposed Redevelopment, the Properties will be merged into a single tract of land, which will consist of approximately 2.93 acres of land. As the 2.93 acres of land is in excess of one acre, the Redevelopment Plan permits and allows forty residential units per acre of land. Accordingly, the Proposed Redevelopment fully complies with and fully conforms with the permitted density pursuant to the Borough Redevelopment Plan. The Proposed Redevelopment will result in the increase of ninety-six residential units as permitted by the Borough Redevelopment Plan and may include a set aside of affordable housing units as may be required by the Borough of Caldwell pursuant to applicable laws.

10. Building – 14 Lane Property – 18 Lane Property. The building to be established on the 14 Lane Property and the 18 Lane Property fully conforms with the requirements of Borough Redevelopment Plan as set forth in the Plans, including the Architect’s plan, which is a “U” shaped building around an attractive courtyard. As delineated in the Plans: (1) the ground level of the building will be enclosed parking; and (2) the second level will contain a mix of residential units and parking; and (3) the third level and the fourth level will be residential units.

11. Design Features - Comments.

(a) Compliance – Variance Free. The Applicant submits to the members of the Planning Board that the site has been carefully designed in accordance with the requirements and purposes of the Borough Redevelopment Plan and is variance free including, as set forth in the Plans, compliance with the landscaping requirements, the lighting requirements and the requirements regarding vehicle parking which include a designation of charging stations to a percentage of the parking spaces and providing for bicycle parking.

(b) Stormwater Management. The Applicant also suggests that it is noteworthy, among other things, that the design of the stormwater management will successfully address peak flow reduction, water quality enhancement and ground water recharge to reduce the impact of the improvements on the local environment.

12. Presentation. The Applicant intends to present testimony to the Planning Board including, but not limited to, expert testimony in architecture, engineering, planning and traffic engineering, to satisfy the requirements for Preliminary and Final Major Site Plan approvals and for the approvals of any and all variances, waivers and/or exceptions and/or for any and all other approvals under the Municipal Land Use Law (*N.J.S.A. 40:55D-1 et seq.*) (referred to as the “MLUL”) and/or the Borough Redevelopment Plan and/or any and all applicable ordinances that may be required for the requested approvals including but not limited to the following: any and all applicable bulk variances, exceptions and/or waivers.

13. Compliance with the Purposes of the Borough Redevelopment Plan. The Applicant respectfully submits that the purposes, objectives and results of the Proposed Redevelopment is in accordance with and promotes the purposes and intent of the Borough Redevelopment Plan including, but not limited to, promoting economic development by, among other things, bringing more residents to the Caldwell Downtown area, creating and enhancing appropriate housing options, introducing high quality architecture and design that enhances the character of the Caldwell Downtown and will serve to advance and facilitate the land use initiatives of the Borough of Caldwell.

Certification of the Applicant, S&S Caldwell Village, LLC

The Applicant hereby certifies that the Applicant, by the undersigned authorized representative of the Applicant, deposes and says that:

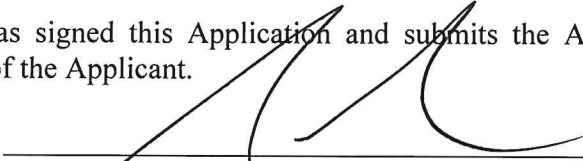
(1) the undersigned has reviewed the Application to the Planning Board, as modified, amended and supplemented by this Addendum to the Application; and

(2) the undersigned certifies that the statements made in the documents are true, complete and accurate to the best of the Applicant’s present knowledge, information and belief including, but not limited to, the disclosure of the names and addresses of persons having an ownership interest of at least 10% in the Applicant as required by *N.J.S.A. 40:55D-4.1 et seq.*, and more

particularly, the Members and Managing Members of the Applicant and each Member's interest in the Applicant are as follows: (1) Skender Meka (fifty 50%) percent; and (2) Sofi Meka fifty (50%) percent, both of whom have notice address for the purposes of this application as 57 Centre Street, Building 3, Unit 1, Nutley, New Jersey 07110 and no other person has any interest in the Applicant; and

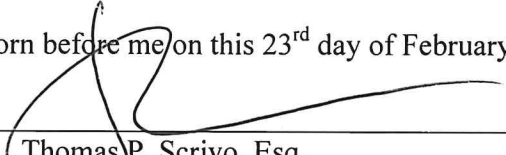
(3) the undersigned is the Managing Member of the Applicant; and

(4) the undersigned has signed this Application and submits the Application, including this Addendum, on behalf of the Applicant.



S&S Caldwell Village, LLC, Applicant
By: Skender Meka, Managing Member
February 23, 2021

Subscribed to and sworn before me on this 23rd day of February, 2021.



Thomas P. Scrivo, Esq.
An Attorney At Law of the State of New Jersey

Consent, Authorization and Certification of SSM at 12 Lane Avenue Caldwell, LLC

SSM at 12 Lane Avenue Caldwell, LLC, hereby certifies that the SSM at 12 Lane Avenue, LLC, by the undersigned authorized representative of SSM at 12 Lane Avenue, LLC, deposes and says that:

(1) SSM at 12 Lane Avenue Caldwell, LLC is the owner of the property commonly known and designated as 12 Lane Avenue, Caldwell, New Jersey 07006, which property is designated on the official tax maps of the municipality as Block 41, Lot 3.01 (the "12 Lane Property"); and

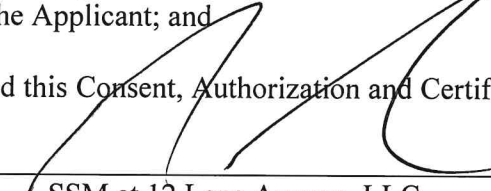
(2) the undersigned has reviewed the Application to the Planning Board, as modified, amended and supplemented by this Addendum to the Application; and

(3) the undersigned certifies that the statements made in the Application documents regarding the disclosure of the names and addresses of persons having an ownership interest of at least 10% in SSM at 12 Lane Avenue, LLC as required by *N.J.S.A. 40:55D-4.1 et seq.*, are true and complete and more particularly, the Members and Managing Members of the SSM at 12 Lane Avenue, LLC and each Member's interest in the SSM at 12 Lane Avenue, LLC are as follows - (1) Skender Meka (fifty 50%) percent; and (2) Sofi Meka fifty (50%) percent and that no other person has any interest in SSM at 12 Lane Avenue, LLC; and

(4) the undersigned is the Managing Member of SSM at 12 Lane Avenue, LLC; and

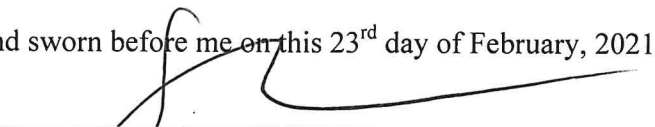
(5) as the owner of the 12 Lane Property, SSM at 12 Lane Avenue, LLC has authorized and has consented to the Applicant making the Application and SSM at 12 Lane Avenue, LLC agrees to be bound by the Application, the representations made and the decision in the same manner as if SSM at 12 Lane, LLC were the Applicant; and

(4) the undersigned has signed this Consent, Authorization and Certification on behalf of SSM at 12 Lane Avenue, LLC.



SSM at 12 Lane Avenue, LLC
By: Skender Meka, Managing Member
February 23, 2021

Subscribed to and sworn before me on this 23rd day of February, 2021.



Thomas P. Scrivo, Esq.
An Attorney At Law of the State of New Jersey

Consent, Authorization and Certification of SSM at 4 Lane Avenue Caldwell, LLC

SSM at 4 Lane Avenue Caldwell, LLC, hereby certifies that the SSM at 4 Lane Avenue, LLC, by the undersigned authorized representative of SSM at 4 Lane Avenue, LLC, deposes and says that:

(1) SSM at 4 Lane Avenue Caldwell, LLC is the owner of the property commonly known and designated as 4 Lane Avenue, Caldwell, New Jersey 07006, which property is designated on the official tax maps of the municipality as Block 41, Lot 2 (the “4 Lane Property”); and

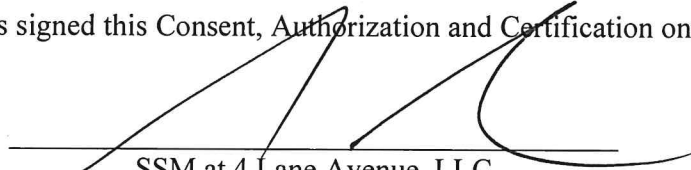
(2) the undersigned has reviewed the Application to the Planning Board, as modified, amended and supplemented by this Addendum to the Application; and

(3) the undersigned certifies that the statements made in the Application regarding the disclosure of the names and addresses of persons having an ownership interest of at least 10% in SSM at 4 Lane Avenue, LLC as required by *N.J.S.A. 40:55D-4.1 et seq.*, are true and complete and more particularly, the Members and Managing Members of the SSM at 4 Lane Avenue, LLC and each Member’s interest in the SSM at 4 Lane Avenue, LLC are as follows - (1) Skender Meka (fifty 50%) percent and that no other person has any interest in SSM at 4 Lane Avenue, LLC; and

(4) the undersigned is the Managing Member of SSM at 4 Lane Avenue, LLC; and

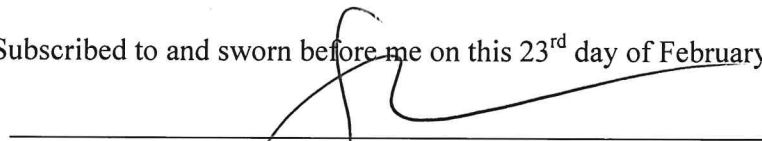
(5) as the owner of the 4 Lane Property, SSM at 4 Lane Avenue, LLC has authorized and has consented to the Applicant making the Application and SSM at 4 Lane Avenue, LLC agrees to be bound by the Application, the representations made and the decision in the same manner as if SSM at 4 Lane, LLC were the Applicant; and

(4) the undersigned has signed this Consent, Authorization and Certification on behalf of SSM at 4 Lane Avenue, LLC.



SSM at 4 Lane Avenue, LLC
By: Skender Meka, Managing Member
February 23, 2021

Subscribed to and sworn before me on this 23rd day of February, 2021.



Thomas P. Scrivo, Esq.
An Attorney At Law of the State of New Jersey

[Nothing Follows]