

**Borough of Caldwell
Planning Board
April 14, 2021
Minutes**

The Planning Board was called to order by Mr. Mescia at 7:00PM via Zoom Meetings.

STATEMENT OF COMPLIANCE

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Kelley, Councilman Rodgers, Mr. Mihalik, Mr. Gardner, Mr. Mescia, Mr. Banazynski, and Mr. Trembulak, Board Attorney.

Mr. Sandor, Mr. McGowan, and Mr. Byrne were absent.

ANNOUNCEMENT

An announcement was made by Mr. Mescia of the postponement of Application P21-001, S & S Caldwell Village LLC, 14 Lane Avenue, 18 Lane Avenue, 12 Lane Avenue, and 4 Lane Avenue until a Special Planning Board Meeting scheduled for Wednesday, April 28, 2021. Mr. Trembulak stated that No Further Notice would be required by the Applicant.

Inquiries were made by Mr. Mescia regarding why the application needed to be postponed.

Mr. Trembulak stated that there were requirements of the Redevelopment Plan that had not yet been met by the Mayor and Council.

The Mayor added that a Redevelopment Agreement needed to be authorized and that the Mayor and Council were negotiating with the developer to incorporate requests into the Agreement. Mayor Kelley stated that after appearing before the Planning Board, the Lane Avenue Properties Application would be heard again by the Mayor and Council before being finalized.

Open to the Public:

Donna Casamassina, 24 Magnolia Lane asked the Board and the Mayor to stop the project. She expressed her concern that a development of this size would increase the population and the amount of children enrolled in the schools, which would lead to increases in taxes.

Mr. Mescia encouraged Ms. Casmassina to attend the April 28, 2021 Meeting to voice her concerns regarding the project.

The Mayor stated that the Governing Body is responding to a Builder's Remedy Lawsuit, which pertained to Affordable Housing. A Redevelopment Plan was adopted as a tool to help manage development in the town. The Mayor and Council's goal is to grow Caldwell's tax base. By entering into an agreement with developers, as outlined in the Redevelopment Plan, the Governing Body will be able to address issues such as waste water and stormwater management, traffic concerns, and screens/buffers for adjacent properties. Mayor Kelley encouraged Ms. Casamassina to attend the next Council Meeting (April 20, 2021) and also the Planning Board hearing of the Lane Avenue Properties Application on April 28, 2021.

Mr. Gardner made a motion to adjourn the meeting, seconded by Mr. Mihalik.

The meeting adjourned at 7:15PM.

Respectfully Submitted

Kim Conlon
Planning Board Secretary