

**Borough of Caldwell**  
**Planning Board**  
**December 9, 2020**  
**Minutes**

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

**PLEDGE OF ALLEGIANCE**

**STATEMENT OF COMPLIANCE:** The statement of compliance with the Open Public Meetings Act was read.

**ROLL CALL:** Councilman Rodgers, Ms. Finnegan, Ms. Martin, Mr. Gardner, Mr. McGowan, Mr. Byrne, and Mayor Kelley,

**ABSENT:** Mr. Mescia, Mr. Sandor

**ALSO PRESENT:** Mr. Trembulak, Planning Board Attorney and Mr. Beckmeyer, Planning Board Engineer

**APPROVAL OF MINUTES:**

The public minutes of December 2, 2020 were approved.

Motion to approve the Minutes was made by Councilman Rodgers, and seconded by Ms. Martin

Councilman Rodgers	Yes
Ms. Finnegan	Yes
Ms. Martin	Yes
Mr. Gardner	Yes
Mr. McGowan	Abstain
Mr. Byrne	Yes
Mayor Kelley	Yes

**APPROVAL OF RESOLUTIONS:**

*Application P20-001 80 80 Roseland Avenue*

Motion was made by Mr. Gardner and seconded by Mr. Byrne.

Councilman Rodgers	Yes
Ms. Finnegan	Yes
Ms. Martin	Yes
Mr. Gardner	Yes
Mr. McGowan	Yes
Mr. Byrne	Yes
Mayor Kelley	Yes

Resolution for Application P20-001 80 Roseland Ave passed on December 9, 2020

*Application P-20-002 459 Bloomfield Avenue*

Motion was made by Councilman Rodgers and seconded by Mr. Byrne.

Councilman Rodgers	Yes
Ms. Finnegan	Yes
Ms. Martin	Yes

Mr. Gardner	Yes
Mr. McGowan	Yes
Mr. Byrne	Yes
Mayor Kelley	Yes

Resolution for Application P20-001 459 Bloomfield Avenue passed on December 9, 2020

**PUBLIC HEARING:**

Borough Ordinance No. 1394-20, Ordinance for a Redevelopment Plan for the Borough of Caldwell in accordance with the Provisions of the Local Redevelopment and Housing Law  
*Introduced by the Mayor and Council on November 17, 2020*

Presentation on the Redevelopment Plan

- Phil Abramson
  - Addresses the Redevelopment’s consistency with the Borough’s Redevelopment Plan. The Planning Board will bring their comments to the Borough Council Meeting on December 15th
  - Redevelopment allows for many times for public review
  - Rehabilitation area designated last year
  - Promote Reinvestment in the downtown properties, propose future development, create “realistic Housing opportunities” as part of the Fair Share Housing Settlement Agreement, emphasizes context-sensitive design
  - All development proposals will still have to be reviewed by the Borough Council
  - Multi-district approach to the assessing the downtown area
    - 2017 Master Plan Reexamination Report
      - Allow for moderate addition density in areas where it will enhance the character
      - Promote of mix of uses downtown
      - Revitalize the downtown of the Borough of Caldwell
    - 1998 Master Plan
      - Improvement of the Downtown both public and private sectors
      - Aesthetic renovation
      - Off street parking facilities
  - Recommendation
    - Redevelopment plan is consistent with the Master Plan
    - Topology recommends that it is considered
- Mr. Gardner asked if someone can come to town, tear down an existing building and build a 5-story building in its place.
  - Mr. Abramson said the plan gives the Borough flexibility to entertain proposals that may come forth from the Market
- Mayor Kelley commended Phil on his presentation. Says that the redevelopment plan follows the Master Plan very well, and thanked the Topology for their work
- Ms. Finnegan expressed concerns with the ability of potential developers turning Bloomfield Ave into numerous 5 story buildings.
  - Mr. Abramson said that Redevelopment agreements will be done on the Council Level, and the Governing Body has the ability to Zone areas in the way they feel is appropriate. They also have the ability comment on proposals and either approve or veto it. Redevelopment agreements would come from the Governing Body and would outline the details of the project. There are certain requirements to building up larger (5 story) buildings. There will

only be certain places that those can go in so that the entirety of Bloomfield Ave is not full of 5 Story Buildings. Municipality has the ability and leverage to negotiate

- Ms. Finnegan asked if all of the power will be with the Town Council
  - Mr. Abramson said that yes, the powers will remain with the Town Council.
- Mr. Gardner asked if Phil could relate this Caldwell Redevelopment to other towns of similar characteristics
  - Mr. Abramson compared it to the success of Morristown
  - Mayor Kelley reminded the Chairman that Topology is here to present the consistencies with the Master Plan, and he has done that.
- Mr. Gardner asked if this Redevelopment Plan must be passed due to the Court Settlement
  - Mr. Abramson - yes this is an aspect of the Court Settlement. The settlement designated an area of unmet need in the downtown area. This redevelopment will allow for this municipality to grow and ensure that the Borough will remain in compliance with the Fair Share Housing Settlement and low-income housing requirements

#### **OPEN TO THE PUBLIC:**

*Christine and Mathew Corliss, Smull Ave didn't see the Current Borough Hall on the Map, so what is the plan for that? It looked like there were residential buildings where the Parking Garage is, so what is the plan for that? Concerned about the building up that is going to be permitted? Traffic? What will be happening with parking in this new plan, as we desperately need parking in Caldwell? What will happen to our already crowded school systems?*

- Mayor Kelley - During the Public hearing at the Borough Council Meeting there will be a time for questions and concerns from the public.
- Ms. Finnegan - where will the public be able to make comments to individual projects
  - Ms. Corliss - expressed concerns about having public invite.
  - Mayor Kelley commented on the Process for adoption of Ordinances in the State of New Jersey

*David Cowell, expressed his concerns over the section 2 mainly the Green and the Library. Why are they being included, is there a plan to redevelop that area*

- Mr. Banker said that this question is not something that is pertinent to this hearing. Ms. Finnegan asked what is it eligible for? Mr. Banker elaborated saying it has to the potential to be developed although it would never include the green or the library. Ms. Finnegan asked why hasn't it even been designated as not eligible? Mr. Banker replied that the Redevelopment plan does not guarantee or mandate that development of certain areas will be redevelopment
- Mayor Kelley reminded the Board that this meeting is simply to decide if this Redevelopment Plan is consistent with the Master Plan

Mr. Gardner reiterated concerns of the Public

*Mr. Cowell, asked about small details that may have been overlooked*

- Mayor Kelley reminded Mr. Cowell that this meeting is not the place for those questions, and encouraged him to bring those questions to the Council on the 15th

Mr. Trembulak reminded the Board what it is that they are determining tonight

Mr. Byrne - agrees that this plan complies with the Master plan. Has concerns about Bloomfield Ave becoming a tunnel of large buildings. Has been encouraged by further explanation of the plan.

Mr. Banker said that there is a requirement that there must be a public hearing for the particular projects, at a Council Meeting.

Mr. Trembulak said that any site plans would have to come before the Planning Board. Ms. Finnegan commented on the limited ability of the Planning Board to change/adjust the proposed site plan. Mr. Trembulak went on to clarify his previous statement.

A motion was made to deem the Redevelopment plan in compliance with the 1988 Master Plan and the 2017 Master Plan Reexamination Report, was made by Councilman Rodgers and seconded by Mr. Byrne.


Councilman Rodgers	Yes
Ms. Finnegan	Yes
Ms. Martin	Yes
Mr. Gardner	Yes
Mr. McGowan	Yes
Mr. Byrne	Yes
Mayor Kelley	Yes

**ADJOURNMENT:**

A motion to adjourn the Planning Board meeting was made by Mayor Kelley and seconded by Mr. Byrne. All members of the Board voted in the affirmative.

Meeting was adjourned at 8:21pm.

Respectfully Submitted,



Brittany Heun  
Deputy Clerk