



UNLOCKING POTENTIAL
IN PLACES YOU LOVE

Memorandum

Date: April 5, 2021
To: Caldwell Borough Council
From: Topology
SUBJECT: Downtown Caldwell Redevelopment Plan Amendment

This memorandum provides an overview of the proposed amendment of the *Downtown Caldwell Redevelopment Plan*, in preparation for the Caldwell Borough Council meeting on Tuesday, April 6, 2021.

The following changes to the *Downtown Caldwell Redevelopment Plan* are proposed:

1. The dates of the original plan adoption and this first amendment were added to the cover page.
2. The 'Acknowledgments' section was updated.
3. A brief description of the main changes effectuated by this amendment are listed at the end of the 'Introduction' section (p.6).
4. All maps included in the Plan—with the exception of Figures 2, 10, 11, 13, and 14—and Appendix A are updated to reflect changes in the Subdistrict boundaries.
5. With regard to the 'Parking, Public' as a permitted principal use in Subdistricts I, II, III, and IV, it was specified in the table listing the applicable area and bulk requirements that this use shall be exempt from setback and coverage standards.
6. 'Retail Services or Retail Stores' was added as a permitted principal use in Subdistrict IV (p. 36).
7. Another provision was added to Section 7.19 'Other Provisions' was added to facilitate public financing through the issuance of bonds in accordance with statutory requirements. (p.61).

8. Throughout the Plan, language was added to clarify that one of the Plan's goals is to facilitate the improvement of governmental and public facilities.
9. A definition of 'Bond' was added to Appendix D 'Definitions' (p. 77).
10. A definition of 'Density' was added to Appendix D 'Definitions' to clarify the permitted number of dwelling units in the various subdistricts (p. 79).