

### **Why is Caldwell enacting a Redevelopment Plan?**

Redevelopment allows the Borough to solve several problems at once:

- Fulfillment of statutory COAH obligations\*
- Revitalization of our downtown
- Increase of Ratables
- Promote the inclusion of Caldwell University into our Downtown

\*Note about COAH. We are required to create affordable housing opportunities. Unlike many of our neighboring communities, we have no open space on which to build housing. Without taking action through redevelopment planning and building up our downtown, we leave ourselves open to litigation and tear-downs in our own backyards, as we saw with the historic home at 30 Small.

### **Will the Borough condemn buildings?**

- There will be no condemnation authority.

### **How can we preserve the character of Caldwell?**

The vast majority of our downtown will stay as is. Strict rules about lot size and building size written into the redevelopment plan will strictly limit the amount and size of new buildings.

### **What is to prevent us from becoming another Montclair or Hoboken?**

- We are not Montclair or Hoboken. We do not have a train station.
- As with the question about the character, a number of provisions have been put into the plan to avoid the creation of a street wall of tall buildings. For example, section 6.12.A.4 - requires step backs on higher floors (4&5). It is more costly for the builder, but it eliminates the straight structural wall on the Avenue.
- Section 5.2.4 calls for "High-quality Architecture and Design that Enhances Downtown".

### **Will our schools suffer from overcrowding because of this?**

A recent white paper produced by Rutgers studies the relationship between the number of school-age children and multi-family development. The Borough is well aware of this concern and has already requested the current numbers regarding growth in our schools. Limiting apartment size will, according to this study, limit the impact on our schools. Here are some conclusions from the Rutgers study as published by State Broadcast News:

<https://statebroadcastnews.com/2018/07/27/rutgers-research-says-mf-development-has-bigger-impact-on-schools-than-believed/>. The key finding is that there is no "one size fits all" response.

<https://www.rutgersrealestate.com/publications/white-papers/school-age-children-study/#page=1>

### **What about our historic buildings?**

- The library and Grover Cleveland Birthplace are protected by their landmark status. They are the only two, although the Historic Preservation Commission has expressed interest in landmarking the Green.
- The Borough has already reached out to the Historic Preservation Committee for their advice and is committed to work with the HPC as we move forward.
- Because most buildings in the Redevelopment area are privately owned, the Borough cannot force them into any action.

### **Why is every building on the maps? Will they all be redeveloped?**

- The buildings are all part of the survey which divides each area into different subdistricts. Each subdistrict will have different building limitations depending on its location. For example, the central downtown looks for mixed use buildings to encourage small businesses to open in Caldwell to revitalize that area. These maps are for the purpose of identifying all the buildings. It does not mean they are being sold - again - that is up to each property owner.

### **Will there be green initiatives?**

- Cycling: No cycling routes currently run through the Redevelopment Area. The Redevelopment Plan presents an opportunity to provide bicycle facilities, including parking, in downtown Caldwell.
- In a town where open space is at a premium, section 5.2.4 calls for encouraging new development to include small public spaces that provide additional green space for the public.
- In section 6.3.6, any five-story structures (again, there will be very few under this plan) will have to meet the most stringent requirements including, a requirement that the building must contain at least two of the following sustainable design features: electric vehicle charging stations; energy efficient windows and appliances; rainwater harvesting such as rain gardens and bioswales; green walls or green roofs; solar panels on building roof; porous pavement or efficient LED lighting.

### **What about parking?**

- Section 5.2.3 specifies that the plan will support multiple modes of transportation by promoting more efficient uses.
- It also supports more pedestrian crossings on Bloomfield Avenue, safe cycling and pursuit of a bus/jitney.