

**OVERSIGHT COMMITTEE MEETING  
MUNICIPAL BUILDINGS PROJECT FOR THE BOROUGH OF CALDWELL  
MEETING MINUTES  
January 11, 2024**

A Meeting of the Borough of Caldwell's Municipal Oversight Committee for the Municipal Buildings Project was held at 11:16AM Tuesday, December 12, 2023 in the conference room located in the Caldwell Firehouse, 32 Roseland Avenue, Caldwell, New Jersey.

**ATTENDEES:** Mayor Jones, Alex Palumbo, Council President Brown, Councilman Daniolowicz, Lucia Guarini, Tom Tucci, Mike DeCarlo, and Joe Haines from Dassa Haines Architects

**OBJECTIVES:** To discuss schematic plans for 80 Bloomfield Avenue, Ideas for the Library Building, and ideas for the Community Center Building.

**TOPICS OF DISCUSSION:**

**80 Bloomfield Avenue:**

Mayor Jones asked if they can announce 80 Bloomfield Ave purchase at the January 23, 2024 Council Meeting. Alex said that Craig will be preparing a Letter of Intent for the January 23<sup>rd</sup> meeting. The 2.5 million was accepted. Tuscano firm and the Rehab center will be out of the building by the summer 2024. Looking to possibly close on the property in April.

Mr. Haines went through their ideas for each of the locations.

**80 Bloomfield Ave:**

- Existing conditions are needed for further drawings. Asked that access to the early building be included in any contract.
- Library will not be on this site
- Full basement for storage
- Discussed the possibility of raising the ceiling in the Court Room/Council Chambers to give it a grander look and feel.
  - The committee discussed this possibility, but prefer to not incur the extra costs, and sacrificing space on the 2<sup>nd</sup> floor for a grander feel. Also, would prefer to not push deadlines back further for this project.
- Discussed the possibility of moving the center stairs to the Ryerson Ave side of the building
- Discussed with Mr. DeCarlo the detention basin and drainage of the site.
- Discussed beautifying the entrance on Bloomfield Avenue as well as the main entrance in the parking lot. There is a desire to make it appealing looking from the street as well as from the parking lot.
- It was noted that the JIF and the AOC must be consulted on safety matters for the building. The AOC also has certain requirements for the court room that must be strictly adhered to when planning and constructing the space.

### **Caldwell Community Center**

- Surveying the property this week
- Hoping to finish floor plans this week
- Discussed using some of the spaces on the main floor as multiuse rooms. Meaning they can be used by the library for programming, and can also be used as fitness spaces or community spaces. The goal is to get the most out of the space.
- Discussion was had regarding the use of the pool, and possibly configuring a separate entrance for the pool use. Would it be possible to turn the old storage space/pool office into a bathroom that can be accessed from outside? Take town field house
- Discussion was had regarding the Dectron Unit, and the plans to install a concrete pad up where the field house it and put the dectron unit in that space. Unit is currently in the parking lot on Roseland Ave.
- Discussed the possibility of putting a wall of windows on the lower level for the main library space. It would bring in light to the space and be aesthetically pleasing. We can construct a nice entrance for them as well.
- The CCC Task Force should be consulted, and may be keen on shared spaces.
- Discussion was had regarding the access between the Fire Department Building and the Community Center.
- Accessibility to the Fire House and to the Community Center. i.e. elevators/breezeways, was discussed.

### **Library Building**

- Will probably be the last part of the whole municipal building projects
- Spaces for archives, and open space for events
- Discussed the idea of putting a small kitchen in the open space, so groups could use it when they rent out the space
- The façade of the building was discussed as well, and what could be done to return it to a more historical look. Council President Brown believes that the reason the state would not approve the historical landmark status because of the addition and the change of the exterior
- The Mayor mentioned an idea of putting a plaza or some sort of walk way connecting the back of the library with the green. Make a green space for people to enjoy.

### **Police Building:**

- Craig is working on doing a title search for the land
- Discussed how parking will work on the site

The meeting adjourned at 12:53pm.

Respectfully Submitted,

Brittany Heun  
Deputy Clerk