



2017 Master Plan Reexamination Report for the Township of Teaneck

Adopted by the Township of Teaneck Planning Board on April 27, 2017

Prepared by **PHILLIPS PREISS GRYGIEL LLC**

Planning & Real Estate Consultants

**2017 MASTER PLAN REEXAMINATION FOR THE
TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY**

Township of Teaneck Planning Board

- Joseph Bodner, Chairman
- Keith Kaplan, Vice-Chairman
- Howard Thompson, Secretary of the Board
- Yitz Stern, Mayoral Designee
- Mark Schwartz, Council Member
- Captain Croonquist
- Howard Rose
- Mark Zomick
- Angelea Wilkerson
- Karen Orgren, Alternate #1
- Denise Stamford Belcher, Alternate #2

- Rosiland McLean, Secretary to the Board
- Brian Eyerman, Esq. Attorney

Adopted by the Teaneck Planning Board on
April 27, 2017

Prepared by:

Phillips Preiss Grygiel LLC
Planning & Real Estate Consultants
33-41 Newark Street
Hoboken, New Jersey 07030

The original copy of this document was signed and sealed in accordance with
N.J.S.A. 45:14 A-1 et.seq.



Richard M. Preiss, P.P.
New Jersey Professional Planner's License No. 3461

Table of Contents

I.	INTRODUCTION.....	- 1 -
II.	MAJOR PROBLEMS AND OBJECTIVES OF THE 2014 MASTER PLAN REEXAMINATION.....	- 2 -
A.	OBJECTIVES.....	- 2 -
B.	MAJOR PROBLEMS.....	- 3 -
III.	EXTENT TO WHICH PROBLEMS OR OBJECTIVES FROM THE LAST MASTER PLAN HAVE BEEN REDUCED OR INCREASED, AND SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES UNDERLYING THE PLAN.....	- 9 -
IV.	RECOMMENDED CHANGES TO THE MASTER PLAN AND DEVELOPMENT REGULATIONS.....	- 17 -
A.	RECOMMENDED ZONING CHANGES FOR SPECIFIC SITES WITHIN TEANECK.....	- 17 -
B.	GENERAL ZONING CHANGES RECOMMENDED.....	- 35 -

List of Figures

FIGURE 1:	PROPERTIES RECOMMENDED FOR REZONING.....	- 18 -
FIGURE 2A:	SITE 1: ROUTE 4/ALFRED AVENUE.....	- 20 -
FIGURE 2B:	SITE 1: ROUTE 4/ALFRED AVENUE.....	- 21 -
FIGURE 3A:	SITE 2: ROUTE 4/FARRAGUT DRIVE.....	- 23 -
FIGURE 3B:	SITE 2: ROUTE 4/FARRAGUT DRIVE.....	- 24 -
FIGURE 4A:	SITE 3: EAST OAKDENE/GLENWOOD AVENUE.....	- 27 -
FIGURE 4B:	SITE 3: EAST OAKDENE/GLENWOOD AVENUE.....	- 28 -
FIGURE 5A:	SITE 4: 1425 TEANECK ROAD.....	- 30 -
FIGURE 5B:	SITE 4: 1425 TEANECK ROAD.....	- 31 -
FIGURE 6A:	SITE 5: DPW YARD.....	- 33 -

FIGURE 6B SITE 5: DPW YARD..... - 34 -

List of Tables

TABLE 1. LIST OF SITES RECOMMENDED TO BE REZONED PER THE 2017
MASTER PLAN REEXAMINATION..... - 19 -

I. INTRODUCTION

Under the Municipal Land Use Law (NJSA 40:55-89), at least every ten years, or less time than that to the extent that a municipality wishes to review their land use and development policies and regulations, a general reexamination of a municipality's master plan and development regulations by the Planning Board is required. The reexamination report is required to state the following:

- a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
- b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L. 1992, c. 79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The Township of Teaneck last adopted a full Master Plan on April 12, 2007 entitled **Master Plan for the Township of Teaneck** prepared by Birdsell Engineering, Inc. Subsequently, master plan reexamination reports were prepared by Phillips Preiss Grygiel LLC and adopted in 2011 and 2014. The need now exists to reassess the Township's last formally adopted Master Plan Reexamination Report, together with the Township's existing development regulations, in compliance with N.J.S.A. 40:55D-89. Note that since the Township of Teaneck has no newly-designated or any remaining "areas in need of redevelopment," the latter element (i.e., "e" above) is excluded in this reexamination. The reexamination is in the state-mandated format above, except that two of the elements ("b" and "c" above) have been combined into a single chapter.

II. MAJOR PROBLEMS AND OBJECTIVES OF THE 2014 MASTER PLAN REEXAMINATION

The following outlines the major problems and objectives relating to land development as set forth in the 2014 Master Plan Reexamination. These problems and objectives generally reinforce those outlined in the 2007 Master Plan, and may be summarized as follows:

A. OBJECTIVES

Goals:

1. Advance the purposes of the Municipal Land Use Law (MLUL) as contained in NJSA 40:55 D-2;
2. Preserve the character of existing low-density residential neighborhoods forming the predominant character of the Township;
3. Provide zoning protection for existing multifamily housing, and encourage its expansion only in areas where it would not have detrimental effects on single-family residential neighborhoods;
4. Provide a balanced land use pattern and appropriate development controls;
5. Guide appropriate development and growth in a coordinated and managed approach;
6. Strengthen the vitality of existing commercial districts;
7. Preserve, protect and enhance parks and open space while protecting environmentally sensitive, natural, and unique physical features at the same time;
8. Maintain the historic resources and natural beauty of the Township; and
9. Embrace, reflect and bring together the diverse sub-communities within the Township.

Objectives:

1. Ensure practical and appropriate development controls in order to preserve and protect open space, conserve the natural landscape and protect the sensitive ecological areas of the Township;
2. Protect neighborhood characteristics including the enforcement of buffer areas between non-residential and residential land uses, between different residential types, and along sensitive ecological areas of the Township;
3. Encourage the revitalization of vacant buildings and encourage the rehabilitation and restoration of brownfields and other contaminated buildings and land;

4. Maintain and upgrade the existing system of parks, recreation and open space to provide for Township residents of all ages, abilities and disabilities consistent with current and projected community needs for recreation and open space;
5. Preserve the high level of public services and encourage the creation of new facilities where necessary, in order to accommodate population changes, economic growth and the changing needs of residents;
6. Provide mechanisms to encourage the needed upgrade of the existing utility infrastructure including public water, stormwater management and wastewater treatment;
7. Provide for the Township's fair share of affordable housing as may be required by law as set forth in the Housing Plan Element;
8. Preserve and enhance the low-density residential character of established neighborhoods, maintain a reasonable balance of housing choices, and provide for in-fill development, adaptive reuse and affordable senior housing.
9. Promote historic preservation efforts that will maintain the Township's unique historic resources as designated;
10. Promote building and site improvements that have reasonable limitations on size, bulk, and site disturbance in relation to the existing fabric of the community;
11. Encourage the development of a circulation system that accounts for roadways, mass transit, pedestrian/bicycle routes, greenway corridors and existing freight and goods movement facilities;
12. Coordinate land uses with transportation facilities, including but not limited to bus stops and parking for resident commuters to facilitate access and encourage alternatives to driving;
13. Promote a diversified economic base;
14. Focus economic development efforts on existing commercial, industrial and office districts and provide support and reinforcement to the four Business Districts to improve their viability;
15. Encourage the sharing of services with neighboring municipalities to lower Township operating and maintenance costs while maintaining or increasing their effectiveness; and
16. Support and promote public participation and awareness on Township Boards and commissions and awareness of all Township issues and initiatives.

B. MAJOR PROBLEMS

The major problems relating to development in the Township of Teaneck in the prior Master Plan Reexamination can be summarized as follows:

1. Decline in Non-Residential Tax Ratable Base

As noted in the 2007 Master Plan, as well as in the subsequent 2011 and 2014 Master Plan Reexaminations, the Township had seen an overall erosion of the non-residential tax base since the 1970s, while at the same time the value of residential properties had significantly increased. Quasi-public uses in Teaneck, most notably Holy Name Medical Center and the Teaneck portion of Fairleigh Dickinson University, had grown significantly and added employees during this same time period. These and other nontaxable quasi-public uses, which included houses of worship and civic uses, had shifted an increasing burden to residential land uses for real tax property purposes. Teaneck's inventory of vacant properties, particularly land that could have been assembled for development, had substantially diminished, resulting in limited opportunities for both new non-residential and new residential development to supplement Teaneck's tax ratable base. In the years prior to 2014, some of the remaining Township-owned vacant land had been reserved for affordable housing units and/or dedicated as parkland.

At the time of the writing of the 2014 Master Plan Reexamination, there were no changes of substance with regard to Township-owned vacant land reserved for affordable housing units and/or dedicated as parkland, nor had there been any new commercial development of note in the Township. The 2014 Reexamination continued to stress the need to identify opportunities for the private market to develop vacant sites or redevelop marginal sites to increase the Township's ratable base due to the decline in municipal revenues and state aid.

2. Expansion of Institutions

Holy Name Medical Center is located on a relatively small piece of property that is all but built to capacity. It was noted in the 2014 Master Plan Reexamination that while the medical center wished to continue to upgrade and expand its facilities in order to meet the changing needs and technology in the medical field, there was little land available within Teaneck to do so. The 2014 Master Plan Reexamination also indicated that Holy Name Medical Center had undertaken minor interior renovations in order to add more departments within the existing building footprint, and that no expansions of note had occurred since the adoption of the 2011 Master Plan Reexamination.

While there were ongoing concerns regarding the need to balance the constitutional rights of houses of worship and the potential impacts of these uses on surrounding residential uses, no teardowns or construction of new religious facilities had taken place at the time of the writing of the 2014 Master Plan Reexamination, nor had there been any approvals for new institutions. However, some improvements were made to existing religious buildings, including incidences of adaptive reuse of existing religious buildings.

3. Substandard Housing Stock

The 2014 Master Plan Reexamination indicated that some units previously identified as substandard in the Township's 2008 Fair Share and Housing Element of the Master Plan remained in need of upgrades, and that no changes of substance had been made with respect to the renovation of substandard housing stock.

4. Substantial Expansions to or Teardowns of Single Family Homes

The trend for larger single-family homes led to expansions or redevelopment of existing single-family homes to accommodate larger homes that did not respect the existing neighborhood scale, character, and privacy of Teaneck's neighborhoods. The 2014 Master Plan Reexamination noted that the Township was still receiving a number of applications for the substantial expansion or teardown of homes. This was not occurring in any particular neighborhood; rather, it was widespread throughout the Township.

5. Economic Development in the Retail Districts

At the time of the writing of the 2014 Master Plan Reexamination, there had been little to no new commercial development in the Township since the adoption of the 2011 Master Plan Reexamination. Development was essentially limited to minor renovations of existing buildings. Commercial development, which dropped off during the Great Recession, had not yet picked up again in Teaneck. However, there had been several tenant fit-outs, including:

- Cedar Lane – The Zoning Board approved a Walgreens at Elm Avenue and Cedar Lane
- 951 Teaneck Road – A strip mall was constructed and was fully tenanted
- 1003 Teaneck Road – Site plan approval was granted for a branch bank, including improvements to the parking lot

6. Outdated Zoning

In some instances, the Township's zoning regulations did not correspond to existing conditions, and despite vastly different characteristics, several disparate areas of the Township were governed by the same zoning regulations.

As per the 2014 Master Plan Reexamination:

- The Medical Overlay zoning was adopted per the recommendations of the 2011 Master Plan Reexamination.
- The Township Council had not adopted the rezoning of the properties identified as Block 4102, Lots 26.01, 27 and Block 6002, Lot 10 on the Township tax maps to Hotel, as recommended in the 2011 Master Plan Reexamination. However, the recommendation pertaining to permitting off-premises advertising signs was carried forward in the 2014 Master Plan Reexamination, insofar as the westbound side of Route 4 is concerned.

- Several changes to the ordinance were passed by the Township Council under the advice of the Zoning Committee that dealt with mechanical and heating, ventilation and air conditioning (HVAC) units, in which structures were required to adhere to setback requirements in the zone, but did not count towards coverage. The Township, however, has continued to receive variance applications for placing HVAC units in the side yard rather than in the rear yard.

7. Utilities

The 2011 Master Plan Reexamination noted that if the Township approved additional development or rezoned districts to permit greater density, provisions would need to be taken to ensure adequate water supply and sanitary sewer facilities for such areas. At the time of the writing of the 2014 Master Plan Reexamination, no changes of substance had been made relating to Township's water supply and sanitary sewer facilities since the 2011 Master Plan Reexamination, nor were there any recommended changes in policies or underlying assumptions.

8. Circulation

The 2011 Master Plan Reexamination noted that:

- The lack of sidewalks made walking to schools and business districts from residential neighborhoods difficult.
- The bus system required additional parking for riders; the relocation or addition of new bus stops along routes; and an increase in the number of benches, bicycle racks, bus shelters, and newspaper stands.
- The Township did not have a taxi service.
- Cyclists found it difficult to follow designated bike routes without utilizing a map, instead of relying solely on signage to navigate Teaneck's streets.
- Pedestrian bridges needed to be maintained.

At the time of the writing of the 2014 Master Plan Reexamination, no changes of substance had been made with respect to the Township's circulation system – that is, since the 2011 Master Plan Reexamination was adopted. The 2014 Master Plan Reexamination continued to recommend implementation of the recommendations in the Bicycle and Pedestrian Master Plan, as well as improvements to Teaneck's circulation system as set forth in the 2011 Master Plan Reexamination – to the extent that they were financially feasible.

9. Community Services

At the time of the writing of the 2011 Master Plan Reexamination, Township staff was being relocated within the municipal complex in order to optimize space and efficiency. The administrative staff, Township Manager, Township Clerk, Building and Zoning, and Health Departments were slated to be relocated to the former police station. The 2014 Reexamination Report indicated that the former police

station next to the municipal building was being renovated (including additional square footage) for use as part of the new municipal complex, and a link (or annex) was constructed so as to provide a direct connection between the two buildings.

As noted in the 2011 Master Plan Reexamination and carried forward in the 2014 Master Plan Reexamination, the Health Department indicated that it needed to increase the number of inspectors as the number of housing units grew. The Health Department also suggested the need for updated protective gear to respond to hazardous emergencies and for dealing with other occupational hazards. The fire stations, with the exception of Station No. 3, were in need of upgrading. It should be noted that, as of the 2014 Master Plan Reexamination, the kitchen in the fire station headquarters was being renovated.

The 2014 Master Plan Reexamination noted that there was limited parking supply at the library because it shared a parking lot with the rest of the Municipal Complex. The DPW needed to upgrade and expand its facilities, as well as to evaluate the potential for expansion and/or relocation to ensure a more efficient operation. The Teaneck schools were operating at capacity.

10. Historic Preservation

The Township was in need of an updated inventory of historic resources. In addition, the Township did not have any historic districts or design guidelines for new construction in an historic district.

11. Recycling

As indicated in the 2014 Master Plan Reexamination, the Township continued to examine ways in which to reduce costs and improve efficiency of its solid waste management.

12. Conservation, Recreation and Open Space

Some existing recreational facilities needed to be rehabilitated, and the Township needed to meet public demand for new recreational facilities through acquisition. In addition, park staffing and maintenance facilities needed to be supplemented and individual park master plans needed to be updated.

An updated version of the 2008 Open Space and Recreation Plan (OSRP) was adopted by the Township in 2013. Such policies, objectives and assumptions were adopted by reference in the 2014 Reexamination Report. The Environmental Resource Inventory (ERI), which was originally adopted in 2002, was updated in October 2013, reaffirming Teaneck's commitment to preserve and protect its natural resources. The Township continued to make improvements to existing parks and open space as funding became available.

13. Housing Element

At the time of the writing of the 2014 Master Plan Reexamination, the overall status of New Jersey's Fair Housing Act remained in question and there had been no substantive changes with respect to the Township's housing element since the adoption of the 2011 Master Plan Reexamination.

III. EXTENT TO WHICH PROBLEMS OR OBJECTIVES FROM THE LAST MASTER PLAN HAVE BEEN REDUCED OR INCREASED, AND SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES UNDERLYING THE PLAN

This chapter examines the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis of the 2014 Master Plan Reexamination. Overall, the goals and objectives that formed the basis for the Township's 2014 Master Plan Reexamination remain valid today.

1. Decline in Non-Residential Tax Ratable Base

There has been no major new commercial development of note in the Township since the adoption of the 2014 Master Plan Reexamination Report. However a number of smaller developments have been approved or are in the application review process. An application for site plan approval for a strip retail shopping center at 1280 Teaneck Road is currently being heard by the Planning Board. An application for a 7-Eleven convenience store at 735 Cedar Lane just received site plan approval in March

The Planning Board also granted site plan approval to All Vision, LLC in January 2017 for the installation of a new digital billboard on a portion of a property owned by the Township of Teaneck between Route 4 and Alfred Avenue (Block 6002, Lots 10), a short distance from the boundary line between Teaneck and the City of Englewood. Such an application and approval was proceeded by the Township Council's adoption of Ordinance No. 4-2015, which rezoned the property to LI Light Industry from R-S Residential Single-Family and amended the Township Development Regulations to allow billboards, subject to certain standards. In 2015, the New Jersey Department of Transportation issued an outdoor advertising permit for the billboard.

The Zoning Board approved a mixed use building with ground floor retail space and 19 upper-story residential units at 764 New Bridge Road in the R-TH Residential Townhouse zone, as memorialized on May 5, 2016. The applicant is required to provide two affordable housing units in the development or elsewhere in the Township. In addition, the Zoning Board approved a five-story mixed use building with below-grade parking, ground floor retail space and residential units above, at 140 State Street in the B-1 Business-Retail zone, as memorialized on April 4, 2013. This development has stalled and its status is currently uncertain.

There have been no changes of substance with regard to Township-owned vacant land reserved for affordable housing units and/or dedicated as parkland since the adoption of the 2014 Master Plan Reexamination Report. Despite the fact that a number of privately owned properties have been rezoned to permit multi-family inclusionary developments throughout Teaneck, and also received site plan approval, here still remains a need to identify further opportunities for the private market to develop vacant sites or redevelop marginal or underutilized sites to increase the Township's tax ratable base due to the decline in municipal revenues and state aid.

2. Expansion of Institutions

There have been no changes of substance relating to the expansion of institutions since the adoption of the 2014 Master Plan Reexamination, inclusive of Fairleigh Dickinson University, Holy Name Medical Center and religious institutions.

Congregation Ohr Saadya, a single-family residence and house of worship located at 554 Queen Anne Road in the R-S Residential Single-Family Detached zone, received Zoning Board approval in January 2015 to convert the remaining residential portion of the structure into religious education classrooms in which to hold children's youth group services while services are occurring in the sanctuary. In addition, several conditions of an approval granted by the Zoning Board in June 2010 were clarified and/or modified, including increasing the number of adult classes and study groups permitted during the week, allowing daily services in the morning and afternoon/evening and permitting signage on the property (subject to separate application), among others.

Also in 2015 Soka Gakki International, received a use variances to adapt an existing ± 11,500 square foot, 1- story commercial building located at 719 American Legion Drive to be used as a Buddhist house of worship.

The Teaneck Assembly of God, located at 185 West Englewood Avenue in the B-1 Business-Retail zone, received Zoning Board approval in January 2017 for a rear addition and interior alterations in order to accommodate a youth group.

The Friends of Teaneck Community Charter School, located at 563 Chestnut Avenue in the R-S Residential Single-Family Detached zone, received Zoning Board approval in January 2017 to construct a gymnasium in an existing lawn area along Chestnut Avenue.

At 1500 Queen Anne Road, a former data center was converted into the Yeshiva Academy, a private school.

3. Substandard Housing Stock

There have been no changes of substance with respect to the renovation of substandard housing stock in the Township of Teaneck since the adoption of the 2014 Master Plan Reexamination Report.

4. Substantial Expansions to or Teardowns of Single Family Homes

The Township continues to receive applications for the substantial expansion or teardown of homes in Teaneck. The Township has also received, in some instances, applications wherein two and sometimes even three contiguous lots have been purchased with the intent of combining and clearing them in order to build one larger home. This trend can be observed mainly in the northwestern sector of Teaneck.

5. Economic Development in the Retail Districts

There has been no new major commercial development in the Township since the adoption of the 2014 Master Plan Reexamination Report. Development has been limited to minor renovations of existing commercial buildings, and the applications and approvals for relatively small developments as noted in #1. above.

A former small supermarket was converted to a new Walgreens retail store located at 506-520 Cedar Lane. Construction has been completed and it is now open for business.

6. Outdated Zoning

227 Teaneck Road (Block 3502, Lot 7) was rezoned from B-1 Business-Retail to R-AH Residential-Affordable Housing by Ordinance 8-2014, adopted on April 29, 2014, per the recommendations set forth in the 2014 Master Plan Reexamination. Site plan approval was granted in 2016 which will allow 24 total apartment units of which five (5) will be set aside for low and moderate income families. The apartment building will be 3 stories above at grade parking. The site has been cleared, but construction has not yet commenced.

1775 Windsor Road (Block 5201, Lots 1 and 2) was home to the United States headquarters of Givaudan-Roure until 2009. In 2011, the Zoning Board approved an application for a use variance and site plan approval to reuse the property as a family entertainment center known as World of Wings (WOW). The Township wanted to recognize this use and bring the zoning into conformance; as such, the property was initially rezoned from L-1 Light Industry to LI-2 Light Industry-2 by Ordinance 7-2014, adopted on April 29, 2014, per the recommendations set forth in the 2014 Master Plan Reexamination. However, after operating for a number of years as a family entertainment facility, WOW was not economically successful. The overall facility was underutilized, and the building on the property was over 40 years old and functionally obsolete for reuse for office or industrial purposes. An Amendment to the Township of Teaneck Master Plan Land Use Element for Block 5201, Lots 1 and 2 was prepared and was subsequently adopted in October 2015, the purpose of which was to provide a framework to guide the rezoning of the property from LI-2 Light Industry-2 in order to facilitate a multifamily residential use. The property was rezoned to R-M2 Residential Multifamily 2 per Ordinance No. 46-2015, adopted in December 2015. Site Plan approval for a 248 unit apartment development was approved in 2016, which will include 25 apartments for low and moderate income households. Building permits have been issued but construction has not commenced.

In 2015, the Township Council adopted Ordinance No. 4-2015, which rezoned a Township-owned tax lot (Block 6002, Lot 10) from R-S Residential Single-Family to LI Light Industry and also amended the Township Development Regulations to allow billboards, subject to certain standards. Site Plan approval for the billboard was granted by the Planning Board in January 2017. Teaneck also recently adopted other minor amendments to the zoning regulations inclusive of the following: regulations relating to the placement of air conditioning units on single family lots; allowing certain non-conforming

uses to be rebuilt or restoring them if destroyed by “acts of Gods” (under certain conditions); and adjusting the yard setback and coverage limitations within the R-S Single Family Residential District.

7. Utilities

There are no recommended changes to the policies or underlying assumptions with respect to the Township’s water supply and sanitary sewer facilities at this time.

The sewage pumping station at East Oakdene Avenue is slated for upgrades, inclusive of the housing structure and pump equipment. A new emergency generator is also proposed.

In response to mid-block flooding on Downing Street, the Township installed a new storm drain line and inlets on Deerborn Street and Washburn Street. In addition, a sanitary sewer line was replaced on Winthrop Road between Sussex Road and Windsor Road.

8. Circulation

This Master Plan Reexamination continues to recommend implementation of the recommendations of the Bicycle and Pedestrian Master Plan and improvements to Teaneck’s circulation system as set forth in the 2011 and 2014 Master Plan Reexaminations – to the extent that they are financially feasible.

In 2016, the Township set aside \$1 million in funding for the Teaneck Road streetscape improvement project; the balance will be bonded for in 2017. T&M Associates completed a plan for the Teaneck Road streetscape improvements in late 2016. The plan includes recommendations such as sidewalk improvements, additional lighting, provision of bicycle racks and benches, additional trees, and updating bus shelters.

Thirty-five (35) roads in the Township were repaved in 2016, and Reis Avenue, which was unpaved, was re-constructed and paved. Improvements are proposed to ramps from Route 4 in the Township, including repaving and adding ADA accessible sidewalks.

The Route 4 bridge over the CSX railroad tracks is slated for replacement sometime in 2017-2018, and the Route 4 bridge over Teaneck Road is slated for replacement sometime in the next five years.

Sidewalks have been installed along the service road at Fairleigh Dickinson University near Route 4 and River Road, providing access to the FDU field house and Route 4 bus stop.

At Teaneck High School, sidewalks have been installed to provide access to bus stops along Queen Anne Road.

9. Community Services

Windows and lintels will be replaced in older parts of the municipal building.

Window improvements are proposed at the Teaneck Public Library and are expected to increase energy efficiency.

Several improvements are proposed to the police building, including installing ventilation in the basement; remediating mold; and replacing the HVAC system on other floors (i.e., roof and interior units).

The Township is drafting a Monuments Master Plan in order to establish appropriate locations and parameters for the addition of four new memorial sites on the Township Municipal Green, the open, lawned and landscaped area along Cedar Lane and Teaneck Road in front of the Teaneck municipal building and the Township library. It is expected that this plan will be finalized sometime in 2017.

10. Historic Preservation

Since the 2014 Master Plan Reexamination:

- Improvements have been made to the Zabriskie-Kipp-Cadmus House, an early dwelling from the Dutch Colonial era in Teaneck. Located on River Road, the home was originally owned by the Polish immigrant Albert Zabriskie. It is listed on the State and National Registers of Historic Places.
- Improvements have been made to the African American Burial Ground on Pomander Walk
- The house and land at 671 Pomander Walk, adjacent to the Burial Ground, was purchased by Teaneck, to be converted for use as open space.

11. Recycling

The Township continues to examine ways in which to reduce the costs and improve the efficiency of its solid waste management.

Recycling in the Township is now collected every two weeks, where it was previously collected only once per month.

12. Conservation, Recreation and Open Space

The Township adopted an Open Space and Recreation Plan (OSRP) in 2008, which made specific recommendations for improvements and park acquisitions. Teaneck adopted an updated version of the OSRP in 2013. The policies, objectives and assumptions underlying the Open Space and Recreation Element continue to be adopted by reference in this Reexamination Report.

The Township's Environmental Resource Inventory (ERI), which was originally prepared and adopted in 2002, was last updated and adopted in October 2013; this document reaffirms the Township's commitment to preserve and protect its natural resources for its residents.

The Township has prepared preliminary draft of a Municipal Public Access Plan (MPAP), which serves as a “vision for providing access to tidal waters and shorelines within the municipal boundary.” The draft MPAP was prepared in accordance with the Coastal Zone Management Rules at N.J.A.C. 7:7-16.9 and is intended for Teaneck to better plan, implement, maintain, and improve public access to all such tidal waters and shorelines for residents and visitors. The MPAP is also intended serve to inform and/or identify public access requirements associated with any proposed development or redevelopment project. The draft plan will be presented to the Township Planning Board within the next month or so. The Planning Board will then be in a position to incorporate – in whole in part, or by reference, or by summary – the recommendations of the MPAP.

The Township continues to make improvements to its existing parks and open space as funding becomes available.

It is expected that a new canteen with restrooms, meeting space and a pavilion will be added to Milton A. Votee Park in 2018; the project is currently in the design phase. The following improvements are also proposed for Votee Park:

- Resurfacing of basketball courts
- Renovation of baseball fields, bleachers, fencing, sprinklers, and backstop
- Splash pad in the north end of the park for children. It is about 10 years old and in need of repair; the base and tiles will be replaced to increase safety
- Upgrades to outdoor exercise equipment with grant monies
- Accessible playground

Two baseball fields at the Teaneck Southern Little League facility have been renovated.

There are plans to design a new roof for the Richard Rodda Community Center to address leaking, as well as to undertake façade improvements.

The Mary Topolsky Memorial Garden and Trail, located at 640 River Road, was dedicated by the Teaneck Township Council in September 2016. The property provides access from River Road to the Hackensack River and contains a butterfly garden and an accessible trail leading to a bench seating area at the riverside.

Renovations have been undertaken at the community garden, which is located at the eastern end of Lindbergh Boulevard opposite the Garden Club of Teaneck. Garden plots have been re-graded and wood dividers have been provided. However, the greenhouse roof support is in need of repair

13. Housing Element

The Township adopted a Housing Element and Fair Share Plan in December 2015. Teaneck has fulfilled its Prior Round obligation; as such, the 2015 Housing Element and Fair Share Plan addresses the Township's Third Round Prospective and Rehabilitation obligations. The Township is currently working with the court-appointed Special Master to provide supplementary documentation to verify the eligibility of existing and approved affordable units for credits.

While the overall status of New Jersey's Fair Housing Act remains in question, Teaneck continues to be committed to meeting its constitutional obligation to provide, through its land use regulations, a realistic opportunity for a fair share of the region's present and prospective needs for housing for low- and moderate-income families.

As part of its commitment to meeting that obligation the Teaneck Planning Board adopted several Master Plan Amendments and properties were subsequently rezoned for multi-family inclusionary developments. As a result, the Township Planning and Zoning Boards have approved several multifamily residential developments since 2014, as follows:

- 1500 Teaneck Road – following the adoption of a Master Plan Amendment and a rezoning, the Planning Board approved a 228 unit multifamily residential apartment building in the R-M3 Residential Multifamily zone, as memorialized on October 27, 2016. Preliminary County Planning Board approval has been granted. Twenty-three (23) affordable units will be provided.
- 1475 Palisade Avenue – The Zoning Board granted site plan approval for the construction of a multifamily residential apartment building in the LI Light Industry zone, as memorialized on December 5, 2013. Plans were later revised to remove one story (resulting in a seven-story building), as well as to redesign the building exterior such that the four apartments on the top floor would be set back. Amended approval was subsequently granted, as memorialized on December 4, 2014. A total of 128 apartments are to be provided. Eight affordable units are required be provided within the building and two additional affordable units will be provided off-site. The building is currently under construction.
- 227 Teaneck Road – The Planning Board approved a 24 unit, four-story multifamily residential development in the R-AH Residential-Affordable Housing zone, as memorialized on April 16, 2015. Five affordable units will be provided. The property was rezoned from B-1 Business Retail to R-AH pursuant to an ordinance adopted on April 2014. While the property has been cleared, construction has not yet started.
- 1775 Windsor Road – An Amendment to the Township of Teaneck Master Plan Land Use Element for Block 5201, Lots 1 and 2 (the former Givaudan-Roure property, and subsequently occupied by the World or Wings) was adopted in October 2015, the purpose of which was to provide a framework to guide the rezoning of the property from LI-2 Light Industry-2 in order to facilitate a multifamily residential use. The property was rezoned to R-M2 Residential Multifamily 2 per Ordinance No. 46-2015, adopted in December 2015. The Planning Board granted site plan approval on July 14, 2016 for the construction of a 248 unit multifamily residential building on the site. Amended approval was granted for several minor dimensional modifications to the proposed development, as memorialized on October 27, 2016. The Resolution of Amended Approval indicates that the applicant will comply with all affordable housing requirements of

the Township. The buildings have been demolished and the site is currently being readied for new construction.

- 100 State Street – In addition, an application for a proposed five-story, 60 unit multifamily residential building located at 100 State Street in the R-M Residential Multifamily Zone is currently being heard by the Zoning Board.
- In addition to these projects, the Township Planning Board adopted a Master Plan Amendment in December 2015, and subsequently the Township Council adopted an overlay zone over 9 tax lots (Lots 1-9 in Block 6002), over an area known as the “Alfred Avenue Industrial Area”, wherein the underlying L-I Light Industrial zoning was retained, but where a 5 story multi-family residential apartments, a hotel and some accessory retail development would be permitted. The area encompassed by the overlay zone is over 18 acres in size, and if fully developed, could accommodate between 700 and 1,000 apartments, A mandatory 10% set-aside for low and moderate income family was included in the overlay zone.

IV. RECOMMENDED CHANGES TO THE MASTER PLAN AND DEVELOPMENT REGULATIONS

This 2017 Master Plan Reexamination makes recommendations for changes to the Master Plan for Teaneck and to the Teaneck Zoning Regulations in two categories: (a) changes in zoning for specific sites within the Township; and (b) general areas or general issues within Teaneck for which further study and potential rezoning could be undertaken in the near and intermediate future.

A. RECOMMENDED ZONING CHANGES FOR SPECIFIC SITES WITHIN TEANECK

There are five (5) specific sites in Teaneck where zoning amendments are recommended. Figure 1 identifies the location of the five sites within Teaneck, and Table 1 sets forth salient details (location, block and lot, address, size, current owner, current zoning designation) and the proposed future use. More detailed information and recommendations are provided below.

1. Site 1 Route 4/Alfred Avenue (Block 6202, Lot 10)

This site consists of a single tax lot, Lot 10 of Block 6202, and is located between Route 4 and Alfred Avenue, between the Township border with the City of Englewood to the north and Decatur Avenue to the South. (See Figures 2A and 2B). This property is owned by the Township of Teaneck. The property is very long and narrow and is mostly wooded, but otherwise devoid of development. It is 4.96 acres in area. A small area of freshwater wetland may exist at the northern end of the property, based upon field observation. However, the NJDEP Geoweb mapping does not identify any NJDEP regulated wetlands on the site. Only on-site wetland field verification and an LOI (letter of Interpretation) issued by the NJDEP would be able to ascertain whether such wetlands exist on the property, their location, their quality, and hence the potential constraints for further development on that portion of the site. The southern portion of the property contains sloping topography where direct access from Route 4 would be unlikely. In general, access associated with future development of this parcel would most likely be from Alfred Avenue rather than from Route 4.

Despite its present wooded nature, this parcel is not designated as “green acres” or part of Teaneck’s ROSI (Recreational and Open Space Inventory). Whereas master plans adopted many years ago designated this parcel for open space and buffering purposes, the parcel was until 2015 located in the R-S Single Family Residential Zone, but thereafter rezoned to L-I Light Industrial to match the zoning designation of the area to its west – the Alfred Avenue industrial area.

It is also interesting to note that this property – along with site #2 of the 2017 Master Plan Reexamination (i.e., the Route 4/Farragut Drive Site) - was recommended to be rezoned for hotel use in the adopted 2011 Master Plan Reexamination Plan six years ago. However, as indicated above, the Council chose not to adopt such the hotel zoning recommendations in the 2011 Master Plan Reexamination. Rather, in 2015, the property was rezoned L-I Light Industrial. It is also noteworthy that the Town



Figure 1 | Properties Recommended for Rezoning

Table 1
List of Sites Recommended to be Rezoned per 2017 Master Plan Reexamination

Location/Site Identification	Block	Lot	Address	Size	Owner	Current Zone	Proposed Use
1. Route 4/Alfred Avenue	6002	10	Rte. 4/Alfred Avenue	4.96	Township of Teaneck	I-L	Hotel overlay zone
2. Route 4/Farragut Drive	4102	26.01	300 Rte. 4	1.21	Howard Siegel & Betram Siegel	R-S	Self-storage/office
		27	Farragut Dr.	0.94	Township of Teaneck	R-S	
3. East Oakdene/Glenwood Avenue	4402	1	411 Glenwood Ave	0.13	Glenpointe Associates VI LLC	R-S	Townhouse and stacked townhouses
		2	417 Glenwood Ave	0.17	Javid & Tarrannum Omran Abdul	R-S	
		13	299 E Oakdene Ave	0.44	Shams Qureshi	R-S	
		14	289 E Oakdene Ave	0.14	Township of Teaneck	R-S	
		15	287 E Oakdene Ave	0.14	Razia Querdshi	R-S	
		16	285 E Oakdene Ave	0.14	Glenpointe Associates VI LLC	R-S	
4. 1425 Teaneck Road	3604	9	420 Glenwood Ave	0.177	Milton M. Frankel	R-S	Retail ground floor, Senior apartment housing above
		10	412 Glenwood Ave	0.1148	Alejandro & Nancy Torres	R-S	
		11	255 E. Oakdene Ave.	0.1392	Glenpointe Associates VI LLC	RC-2	
		12	251 E. Oakdene Ave.	0.1367	Glenpointe Associates VI LLC	RC-2	
5. DPW Yard	1002	11	1425 Teaneck Rd.	0.32	Township of Teaneck	B-2	Redevelopment of DPW or apartments
		10	1405 Teaneck Rd.	0.54	Teaneck Realty Inc.	BR	

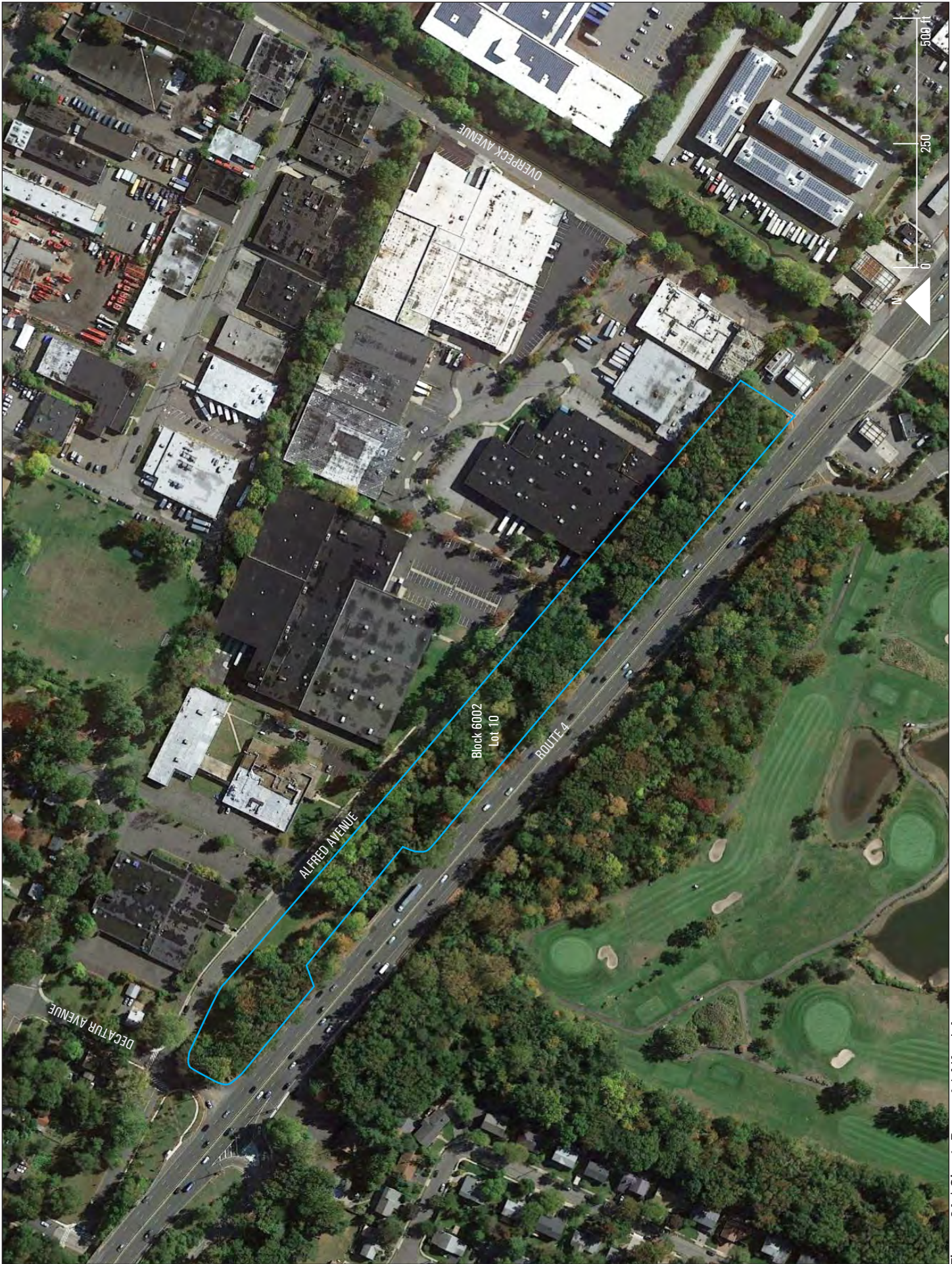


Figure 2A | Site 1: Route 4 / Alfred Avenue



Figure 2B | Site 1: Route 4 / Alfred Avenue

ship Council adopted a multi-family residential overlay zone for the Alfred Avenue industrial area located to its west, (which shares the same underlying L-I zoning), but did not include this site i.e., Lot 10, of Block 6202.

(A description of the overlay zoning is provided in Chapter III of the report on page 17.) Finally, as also set forth in this report, a zoning amendment adopted by the Teaneck Council in 2015 paved the way for a billboard to be placed at the northern end of this site, and earlier this year, the Planning Board approved a single digital billboard at that location, close to the Englewood border. That billboard is unlikely to have an impact on the development of the remaining portion of the site – located to its south.

This 2017 Master Plan Reexamination recommends that a hotel overlay zone be adopted for this site, leaving the underlying L-I Light Industrial zone in place, so that in addition to the uses permitted by the underlying zone (office, for example), a hotel will also be permitted. The hotel would be able to take advantage of the site's excellent visibility along Route 4 and its relatively close proximity to the George Washington Bridge and New York City which is within a 10 minute drive of the site. At the same time, such a hotel could serve to both compliment and buffer the existing industrial uses to the west, or serve as a transition between Route 4 and the redevelopment of the Alfred Avenue area for multi-family residential development that is possible under the Alfred Avenue overlay zoning adopted in 2016.

To insure that the hotel is of a good quality and supports both the business and residential sectors of the Township, it would be appropriate to require the hotel to contain a minimum of 100 rooms. This is typically the minimum number of rooms proposed for business-oriented hotels and is also the number required to qualify for a Class C retailer's Hotel/Motel liquor license. This license then provides an incentive for the hotel to include dining, meeting and restaurant facilities in addition to the hotel rooms. Owing to the narrowness of the lot and the fact that such a hotel would most likely be located a substantial distance from any single family residential zones, a maximum permitted height of 4 stories with small front and rear (Route 4 and Alfred Avenue) setbacks, should be allowed. A larger buffer setback should be required on the southern end (adjacent to Decatur Avenue) so as to provide good vehicular visibility at the Route 4/Decatur Avenue intersection and also to provide a substantial setback and buffering from the residential areas located south of Decatur Avenue.

Either surface parking, or parking at grade, (below or partially below the building), should be permitted. Design standards should also be adopted to ensure the hotel is aesthetically attractive, since this parcel is a "gateway" into Teaneck along the Route 4 corridor. Finally, a 4 acre minimum lot size should be required to ensure that only a single hotel is developed on the parcel.

2. Site #2 Route 4 Farragut Drive (Block 4102, Lots 26.01, 27)

This site consists of two lots as shown in Figure 3A and 3B. Lot 26.01 is just over an acre in size, is privately owned, and developed with a small professional office building to the rear, with a parking.

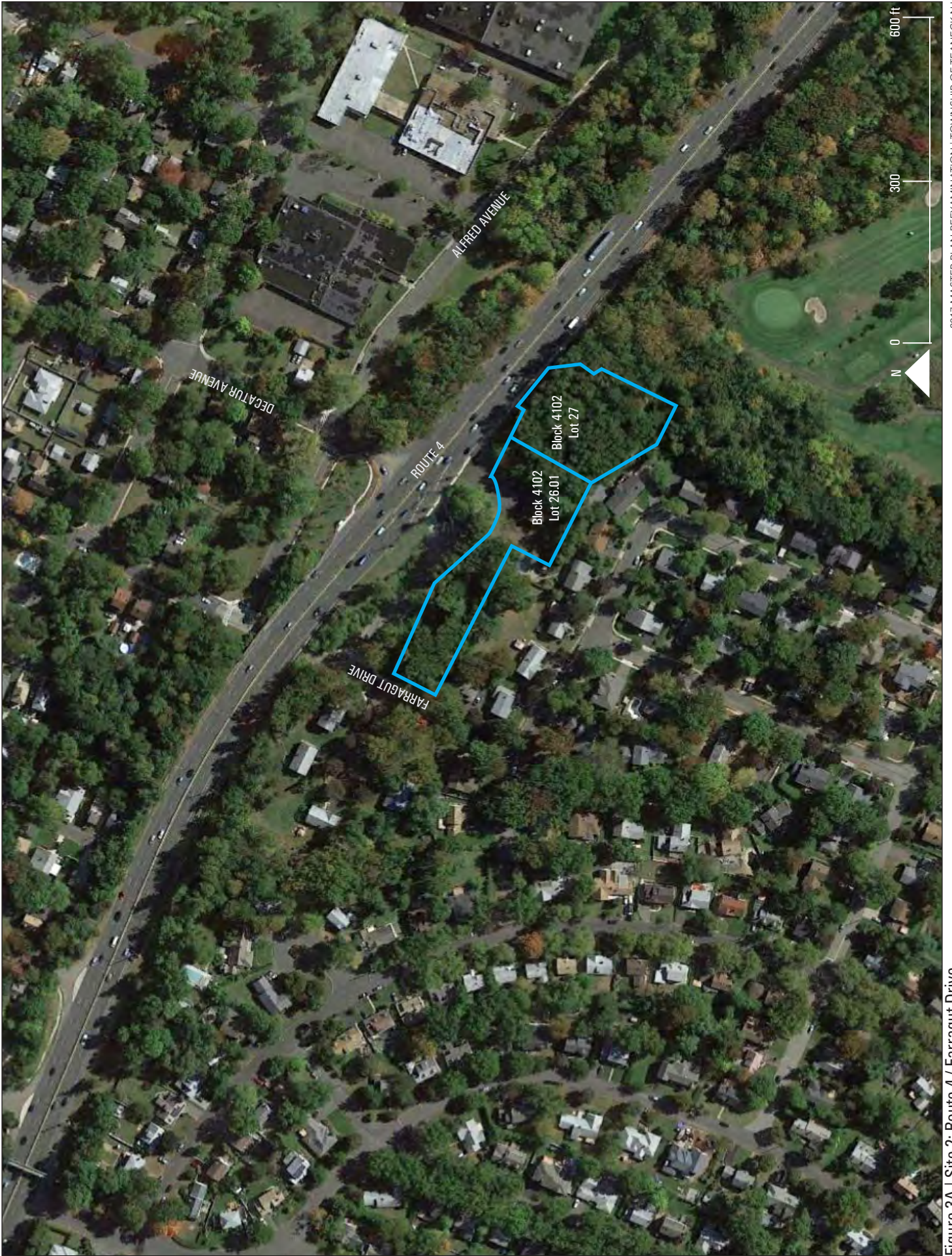


Figure 3A | Site 2: Route 4 / Farragut Drive

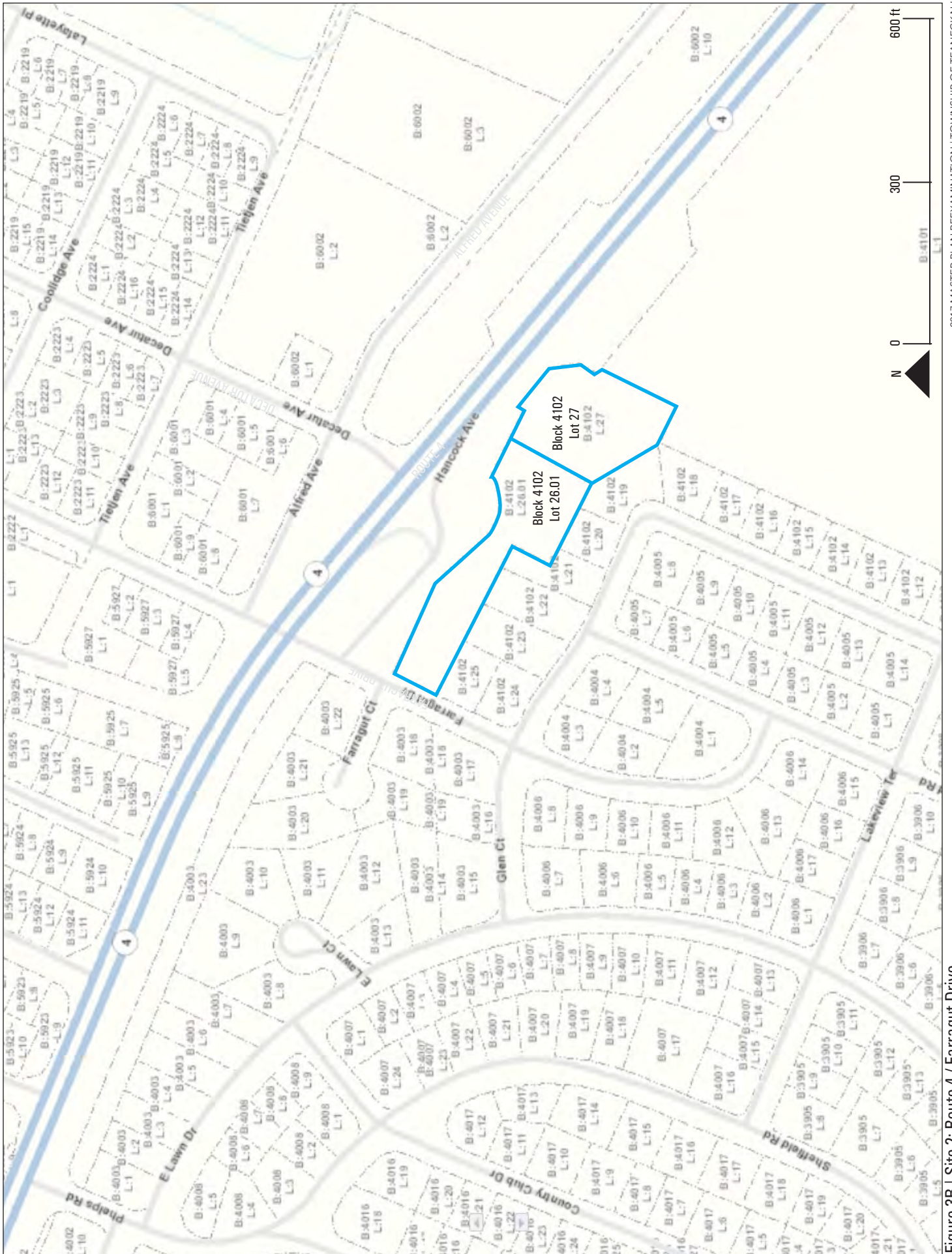


Figure 3B | Site 2: Route 4 / Farragut Drive

area in front, with access provided from Route 4 just north of the Hancock Avenue on-ramp. The southern long and narrow portion of the lot is wooded

The second lot, Lot 27, is slightly under one acre in size and more regularly configured. However, because of topographical constraints direct access to Route 4 – the only means by which the property can be accessed – is difficult. The lot is owned by the Township and is wooded and otherwise undeveloped. North of Lot 27 is the County golf course (Overpeck Country Golf Course). To the west and south of this site are single family residential homes which front on, and are oriented to, Columbus Drive and Glen Court. In other words, the rear yards of these homes are adjacent to the subject site's rear yard. As previously mentioned, this property was designated in the 2011 Master Plan Reexamination for hotel development. However, the Council did not rezone the property for such use. Concerns related to the potential height of the hotel, the relatively shallow depth of the property, the amount of on-site activity generated by a hotel use – especially service deliveries, loading, parking and the like to the rear and adjacent to the single family homes – may have led to the Township having second thoughts about the appropriateness of a hotel at this location.

At the same time, the property is currently very underdeveloped with good access and visibility to Route 4, but with characteristics which clearly make it unsuitable for single family or multi-family residential development. As such, this 2017 Master Plan Reexamination recommends the site be rezoned for two uses. The first is professional, business or general office use – essentially what the property is currently used for. Even in an enlarged form, an office use would not have detrimental impacts on the adjacent residential use and could take advantage of its accessibility and visibility on Route 4. Currently however, and for the foreseeable future, the demand for office uses, especially on a property of that size, is lacking. The site's relative isolation from other offices, retail uses and services would be a drawback to the expansion of the current office use on the site. Nevertheless, with respect to the site's locational and physical characteristics, an office use would be appropriate.

The second additional use for which the site is recommended to be rezoned, is for a self-storage facility. Such a use has all the attributes necessary to make it attractive to the market place, while at the same time without negatively impacting the adjacent single family uses. If the regulations were to: (1) limit the height to the same height as that permitted in the R-S Single Family Residential Zone – 35 feet; (2) not allow parking or access driveways to be permitted in the rear yard, with a substantial rear yard and setback buffer requirement; (3) requirements for attractive exterior finishes on all sides, including the sides and rear; then both functionally and aesthetically, there would be little impact on such residential uses. In addition, self-storage facilities are perhaps the lowest generators of traffic in the Institute of Transportation Engineers Trip Generation Manual (9th Edition)¹. Moreover, self-storage facilities are typically located along highways because they are in fact retail uses that thrive on the accessibility and visibility that such locations provide, despite the fact that such facilities are not often visited by the travelling public.

¹ See land Use 151 “Mini-Warehouse”

3. Site #3 East Oakdene /Glenwood Avenue (Block 4402 Lots 1, 2, 13-16; Block 3604 Lots 9-12)

This site consists of 10 lots located to the north of East Oakdene Avenue, located both to the east and west of Glenwood Avenue, that is, to the north of the Glenpointe Marriott Hotel and new dual branded hotel (Hampton Inn and Homewood Suites) under construction on the former Glenpointe hotel employee parking lot. (See Figures 4A and 4B.) Most of the lots are developed with single family residential homes, or are vacant, some of which were previously developed with single family homes. A portion of lots 13 and 14 of Block 4402 are partially located within the 100 year floodplain, but otherwise, the site is devoid of environmental constraints. The total area of the site is 1.737 acres, of which 0.5677 acres lies to the west of Glenwood, and 1.16 acres lies to the east of Glenwood Avenue. This row of homes are essentially a transitional area, located between the taller more intensive hotels, and the hotel parking lots and the single family residential neighborhood to the north. Note that the Glenpointe multi-level parking garage is located to the west and the Dar Ul Islah mosque and Teaneck sewer pump station are local to the east.

When Teaneck designated the area upon which the Glenpointe complex is now developed, East Oakdene Avenue was the designated boundary. It is clear that in the intervening almost 40 years since the Glenpointe complex was developed, that this row of homes have for the most part, fallen into a state of disrepair – leading to the demolition and clearing of some of these lots. Their condition and location represents both a challenge and opportunity for reuse or redevelopment which could lead to significantly greater utilization and improvements in land use terms, which at the same time may help to further buffer and insulate the adjacent neighborhood from the type of deterioration and dysfunction that these homes have suffered.

A land use which would provide such a transitional and insulating impact, would be attached row-houses or townhouses (and stacked townhouses, which are two 1 ½ story townhouses stacked one on top of the other). First, such a land use would be a step down in intensity and height from the hotels that lie to the south. Second, being somewhat greater in value than single family homes, such rezoning would provide the necessary economic incentive for this row-homes of individually owned properties to be assembled and redeveloped comprehensively. Such row-houses or townhouses, could be located close to East Oakdene Avenue with no garages, driveways or curb-cuts along East Oakdene. Instead vehicular access could be provided in the form of an “alley” or private driveway which runs parallel to East Oakdene but is located to the rear of such row-houses, with access to garages, or driveways with garages, or surface parking to the rear of such homes. Such a configuration offers several advantages. First, with the new dual branded hotel’s main entrances is located off East Oakdene. The lack of driveways and vehicles backing out or turning in from East Oakdene means for fewer potential conflicts and much safer access to both uses. Locating the row houses close to East Oakdene Avenue at 3 stories or 40 feet in height, will provide both a visual buffer, and a “noise wall” between the new hotel and the residential neighborhood to the north. The lots are sufficiently deep to allow space for the rear alley, such that driveways, rear loading garages or surface parking can be accessed from the alley. A wall, fence and landscaping setback from the alley to the homes would provide sufficient buffering from such traffic movements. Moreover, since the overall number of units will not be significant, the amount of traffic utilizing this alley will not be significant.



Figure 4A | Site 3: East Oakdene / Glenwood Avenue



Figure 4B | Site 3: East Oakdene / Glenwood Avenue

Finally, from a market viewpoint, both Teaneck and many of the surrounding communities in Bergen County have and are continuing to provide opportunities for multi-family apartments – mostly upscale rental developments. While such development will help to meet the current shortage of such housing in the marketplace, the amount of new upscale apartment units which are coming on-line, including in Teaneck itself, may lead to a glut of such units. An opportunity to provide row-houses or townhouses or stacked townhouses – which are larger than apartments, and more likely a sales-related project - holds the prospect to be different and competitive in the market place. It should be also noted that Glenpointe has both townhouses and stacked townhouses within its current complex, and as such, this land use is neither an aberration nor untested. At the same time, since it may take some time before all of the properties can be assembled for comprehensive redevelopment, the current RC-2 Zoning² of a portion of the property and a rezoning of the rest of the lots to an underlying RC-2 zone would provide consistency in the underlying zoning of all of these properties. The new row-houses/townhouses/stacked townhouse use should be adopted in the form of an overlay zone.

4. Site 4: 1425 Teaneck Road (Block 5703, Lot 11, Block 5703, Lot 10)

Site number 4 consists of two tax lots: Lot 11 of Block 5703, which is 0.32 acres in size, and the current location of the maintenance shop of Teaneck Department of Public Works (DPW); and the adjacent lot, Lot 10 of Block 5703, which is 0.54 acres in size and is occupied by “East”, a Japanese restaurant. (See Figures 5A and 5B) Lot 10, is owned by the Township and Lot 11 is privately owned. Both lots front on Teaneck Road, with Lot 11 a corner lot with frontage also on Westervelt Place, and Lot 10, also a corner lot, with frontage also on Beveridge Street. Across Teaneck Road from this site is a shopping center anchored by a Walgreens Pharmacy. Across Beveridge Road fronting on Teaneck Road is a municipal parking lot, while across Westervelt Road fronting Teaneck Road is the G & G’s Liquor and Bar establishment. Single family residential uses are located to the east of the site.

Both lots are located in the B-2 Business Zone and are also located within Teaneck’s Medical Office Business Overlay Zone. Both sites are devoid of environmental constraints. The Teaneck Township Council is considering vacating the DPW maintenance shop and relocating it and consolidating it as part of the overall DPW yard currently located at 1600 River Road³. The maintenance shop is in a poor state of repair and being located apart and far from the DPW yard on River Road, plus the fact that is occupying valuable real estate adjacent to single family residential uses, represents an opportunity to upgrade a valuable and important municipal service while at the same time meeting a pressing housing need in Teaneck.

² The following lots have already been rezoned from R-S to RC-2: Lots 11 and 12 of Block 3604 together with the vacant parts of East Oakdene Avenue adjacent to Lots 11 and 12. The remaining lots - Lots 10 and 11 of Block 3604 , and Lots 1 ,2 and 13-16 of Block 4402 are now zoned R-S and per the recommendation herein, are also proposed to have their underlying zoning changed to be RC-2.

³ As will be discussed further on in this Reexamination Report, in a new comprehensive DPW yard elsewhere in Teaneck is under consideration.

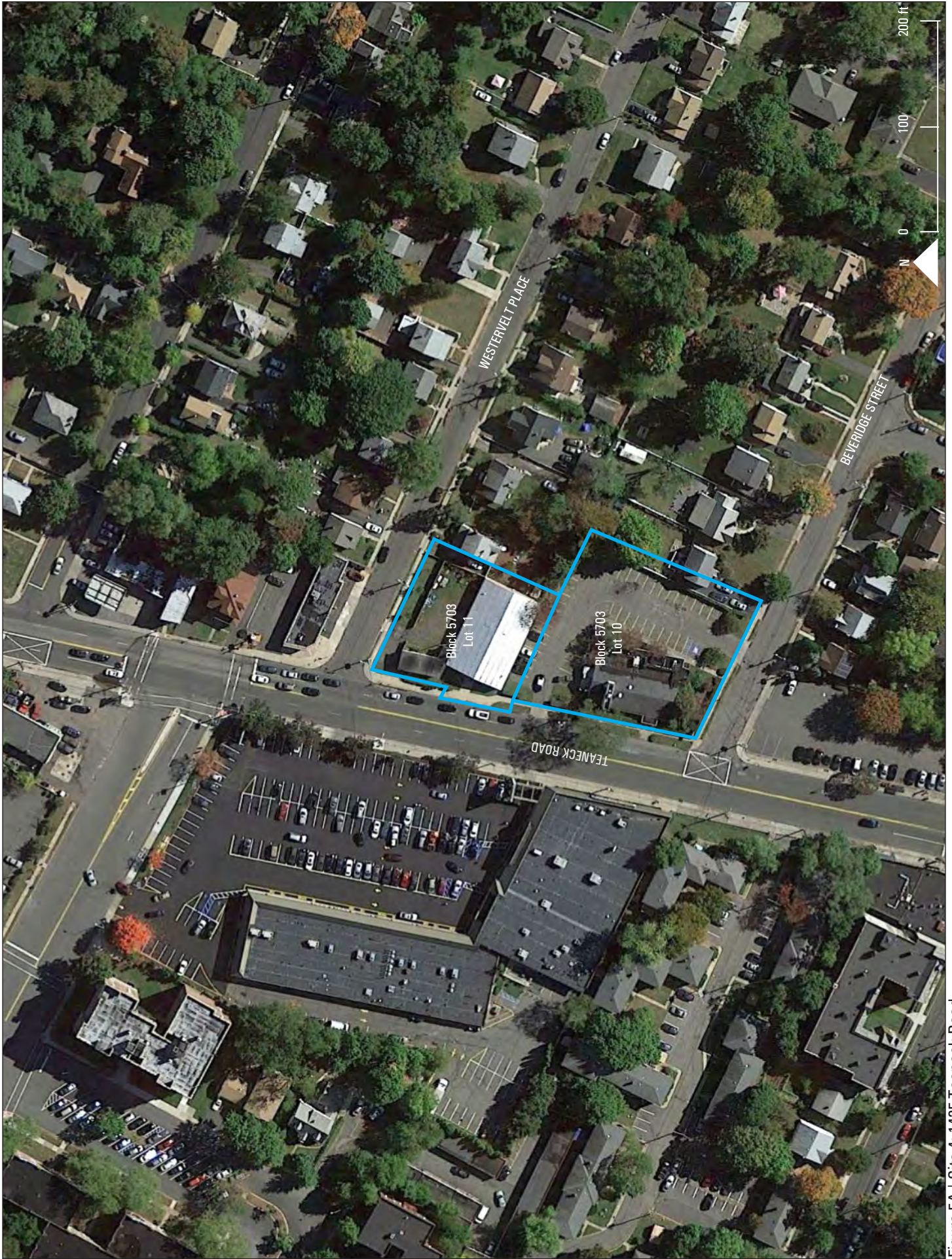


Figure 5A | Site 4: 1425 Teaneck Road



Figure 5B | Site 4: 1425 Teaneck Road

The Township Council has identified Lot 11, also referred to as “1425 Teaneck Road” as an opportunity to building a multi-family senior or age-restricted housing project, once the DPW maintenance shop is vacated. While development of a small \pm 20 unit senior housing project is possible on Lot 11 alone, the addition of adjacent Lot 10 opens the possibility for a larger scale, more functional and attractive development. While the Township is unaware of any future plans for the existing restaurant on Lot 10, its inclusion in the redevelopment as a larger overall site means that on-site parking could be provided at grade, either below the apartments or on the surface, and the added gross floor may allow for retail uses to be developed under the apartments fronting on Teaneck Road. This 2017 Master Plan Reexamination therefore recommends the two lots be rezoned to permit retail uses on the first level, with 3 stories of residential apartments above, and parking at grade or below the building. Such development regulations should permit the building to be located with a zero-foot setback from Teaneck Road, or with a shallow setback at most. It would also be advantageous and prudent from a traffic safety viewpoint to permit access only from Beveridge and/or Westervelt Street, not directly from Teaneck Road. Visibility would be poor and traffic movements from the two adjacent streets so close to the access drive on Teaneck Road for the senior project could be problematic. Further, locating the buildings close to Teaneck Road would allow for an appropriate setback and buffer from the single family homes located to the rear.

Age-restricted or senior housing is especially appropriate at this location for a variety of reasons. Such projects are best located in close proximity to shopping, in this case across the street; and public transportation, which in this case would be in the form of frequent bus service on Teaneck Road. The property is also proximate to many other apartment complexes on State Street, and therefore not an isolated project within the neighborhood. Senior projects also generate fewer vehicular trips – especially at peak hours – and their car ownership and therefore parking needs are lesser, an important consideration with a relatively small site and competition for on-street and municipal parking space with other retail uses in the area.

5. Site 5: DPW Yard/1600 River Road (Block 1002, Lot 2)

The Teaneck DPW yard is located at 1600 River Road in Teaneck, and designated as Lot 1 of Block 1002. The site is 7.58 acres in size and located to the west of River Road opposite rear the intersections of River Road with Dearborn Street to the south and River Road and Washburn Street towards the north. (See Figures 6A & B). The site has considerable frontage on the Hackensack River across from which are retail facilities in the City of Hackensack. Clarence Brett Park is located to the north and single family residential uses are located to the south and east.

The site has been the location of the DPW Yard for decades, and since the 1960's has been the subject of plans to renovate or redevelop the facility. There are several significant development constraints associated with the parcel, including: the fact that a portion lies within the Hackensack River itself; freshwater wetlands are located along the banks of most of its frontage on the river; a 100 year floodplain encompasses more than half the site – including significantly most of the existing buildings and as well as space in which vehicles and equipment are stored both indoors and out; a sewer trunk line



Figure 6A | Site 5: DPW Yard



Figure 6B | Site 5: DPW Yard

runs diagonally through the site; and the site may be contaminated owing to its historic use as a DPW yard⁴.

Approximately 10 years ago, the Township undertook a study to look for sites elsewhere in Teaneck where the DPW yard could be relocated. The study's results were inconclusive and the DPW has remained at 1600 River Road. The current buildings and other improvements are in a severe state of disrepair and inadequate to perform the functions of the DPW efficiently and cost effectively. Moreover, frequent flooding of the yard and exposure of much of the equipment to the elements has made the DPW's mission even more difficult. Earlier this year, studies were commenced for revisiting the constraints and opportunities associated with relocating the DPW to another site in Teaneck, and redeveloping the property for higher density multi-family housing by the private sector - potentially after clean-up and preparing a plan which satisfactorily addresses the sites considerable constraints, or alternatively, redeveloping the DPW yard in place. Currently, the Township's Environmental Commission has been charged with making recommendations in regard to further studying the site environmental contamination as a prelude to moving forward with a choice of alternative redevelopment scenarios.

This 2017 Master Plan Reexamination therefore recommends that such studies continue and that the site either be rezoned to permit a higher density multi-family residential development (assuming an alternative location in Teaneck is found where the DPW Yard could be relocated), or that the site be remediated and redeveloped with a new, up-to-date DPW facility.

B. GENERAL ZONING CHANGES RECOMMENDED

In addition to the recommendations for zoning amendments to specific sites in Teaneck, there are other more general recommendations for further study which could lead to further zoning amendments in Teaneck in the future. These recommendations are set forth below.

1. Increasing retail use in the Alfred Avenue Overlay Zone

The Township Council would like to increase the amount of retail use that would be permitted within this Alfred Avenue overlay zone (that is, within the apartments and hotels) from a maximum of 5% to 10% of the gross floor area. This Master Plan Reexamination endorses such a recommendation, increasing the prospect for redevelopment and economic development within that area of the Township.

2. Multi-Level Parking Garages within Cedar Lane Business District and Along the State Street Corridor

As evidenced in Chapter III of the Reexamination Report, Teaneck has granted variances for and rezoned several specific parcels for the development of higher density multi-family apartment projects throughout the Township. The Zoning Board approved two such developments along the State Street

⁴ Approximately 10 years ago an area of lead contamination was remediated to accommodate a salt storage structure; however other areas of potential contamination on the site have neither been examined nor remediated.

corridor – 1475 Palisade Road, a seven story apartment complex under construction, and 140 State Street, whose development status is uncertain at this time. The Zoning Board is also in the midst of considering a use variance for another 60 unit multi-family residential development at 100 State Street.

In addition, at least two further developments have been proposed conceptually along the Cedar Lane business corridor, one at the corner of Garrison and Cedar Lane over the existing Wells Fargo Bank site, and another on the site of the former Geronimo's restaurant. While the land use considerations of the impacts of such developments on the adjacent uses are extremely important, the singular consideration that may be holding these developments back, is the lack of on-site parking to meet the needs of residents and guests. Conceptually, most of the developments have proposed either no on-site parking, or very low parking ratios (1 space per unit), and instead rely upon the availability of on-street parking or underutilized municipal parking lots in the area.

The approval of development under such circumstances would be short-sighted and ill-conceived for a number of reasons. First many of the retail uses on both Cedar Lane and State Street/Queen Anne Road, rely on such parking to support their businesses. Use of these space by new residents to the area puts both of these retail areas at risk. A prosperous and functioning downtown along Cedar Lane and a thriving retail center at Queen Anne Road/ State Street is of paramount importance to the well-being of the Township. Secondly, essentially "giving away" such valuable parking spaces, a scarce resource that are only replaceable with expensive multi-level parking garages, would be granting an enormous subsidy to the private sector, with little or no return to the Township. The cost of providing a single parking space in a multi-level parking garage is in the order of \$20,000 to \$30,000 per space. Third, granting variances or rezoning to those who were "first in the queue", would quickly utilize whatever parking surplus currently exists, such that any subsequent development in the area would not be able to proceed. This would be both unfair and unequal treatment for subsequent but equally meritorious developments.

The Township Council therefore has indicated an intent in pursuing a more in depth analysis of potential multi-family developments (and other mixed use developments, including retail ground floor uses in particular), along the Cedar Lane and State Street corridors, and potentially within all business zoned areas of Teaneck. The future feasibility of developing such uses rests primarily on the ability to provide sufficient off-street parking to support such uses, including potentially the erection of multi-level parking garages. Such garages are most likely to be developed over existing municipal parking lots, perhaps under the auspices of a new Teaneck Parking Authority, whose creation and mission would be to develop and operate such lots for the benefit of all of Teaneck, including existing businesses and residents, in addition to new development, with a sharing of costs for their construction, operation and maintenance.

Step one in the process would be the hiring of professional consultants with the expertise and experience necessary to assist Teaneck in laying out the alternatives and in determining their economic feasibility. Step two, or perhaps concurrently, would be the need to identify potential locations for multi-level parking garages, and a determination of the potential yield in number of spaces, along with a determination of how much development (square feet of new retail spaces and/or number of residential units) that could be supported by such garages. To the extent that the studies yield posi-

tive results, Teaneck could then embark on further studies for determining where such new development (as well as their scale) could be facilitated by amendments to the zoning map and ordinance of the Township.