



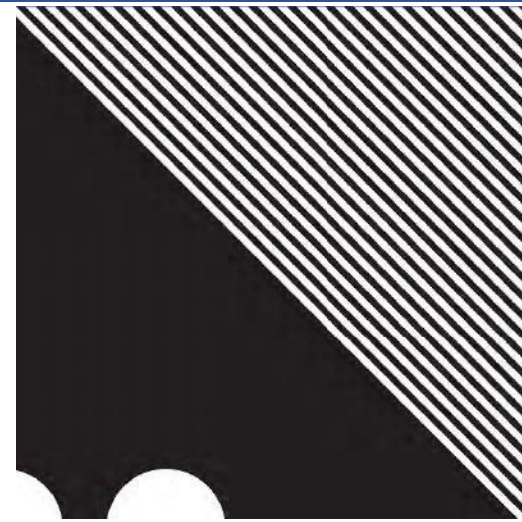
# STATE STREET IMPACT STUDY

PREPARED FOR THE TOWNSHIP OF TEANECK BY  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC  
PLANNING & REAL ESTATE CONSULTANTS SEPTEMBER  
26, 2019



STATE STREET **IMPACT STUDY**

PREPARED FOR THE TOWNSHIP OF TEANECK BY PHILLIPS  
PREISS GRYGIEL LEHENY HUGHES LLC 2019 PLANNING & REAL  
ESTATE CONSULTANTS  
JULY 1, 2019



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**TRAFFIC  
IMPACT  
STUDY**

July 31, 2019

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**Studies prepared by Phillips Preiss Grygiel Leheny Hughes LLC  
and Stonefield Engineering & Design, LLC**

# SCOPE OF IMPACT STUDIES

## Two studies undertaken:

- 1. Planning-related impacts by PPGLH, the Township's planning consultant**
  - 2. Traffic impact study by Stonefield Engineering, the Township's traffic consultant**
- In response to concerns voiced at a community meeting on February 19, 2019**
  - Planning-related impacts:  
Land use, visual, environment, utilities, community facilities and services, demographic, fiscal**
  - Study Area was selected based upon the preponderance of approved and proposed projects centered on State Street**

Site plans  
for each  
development site



# Project #1

1475 Palisade Avenue



# Project #1: 1475 Palisade Avenue

- **Now called Teaneck Square**
- **Completed construction, renting**
- **128 units, rental, 9 stories/93 feet tall**
- **31 one-bedroom, 89 two-bedroom, 8 three-bedroom**
- **8 affordable units**
- **251 parking spaces – two levels below building**
- **Approved by the Zoning Board in 2013/2014**
- **Was in LI Light Industrial District, on a former oil storage/service site**

# Project #2

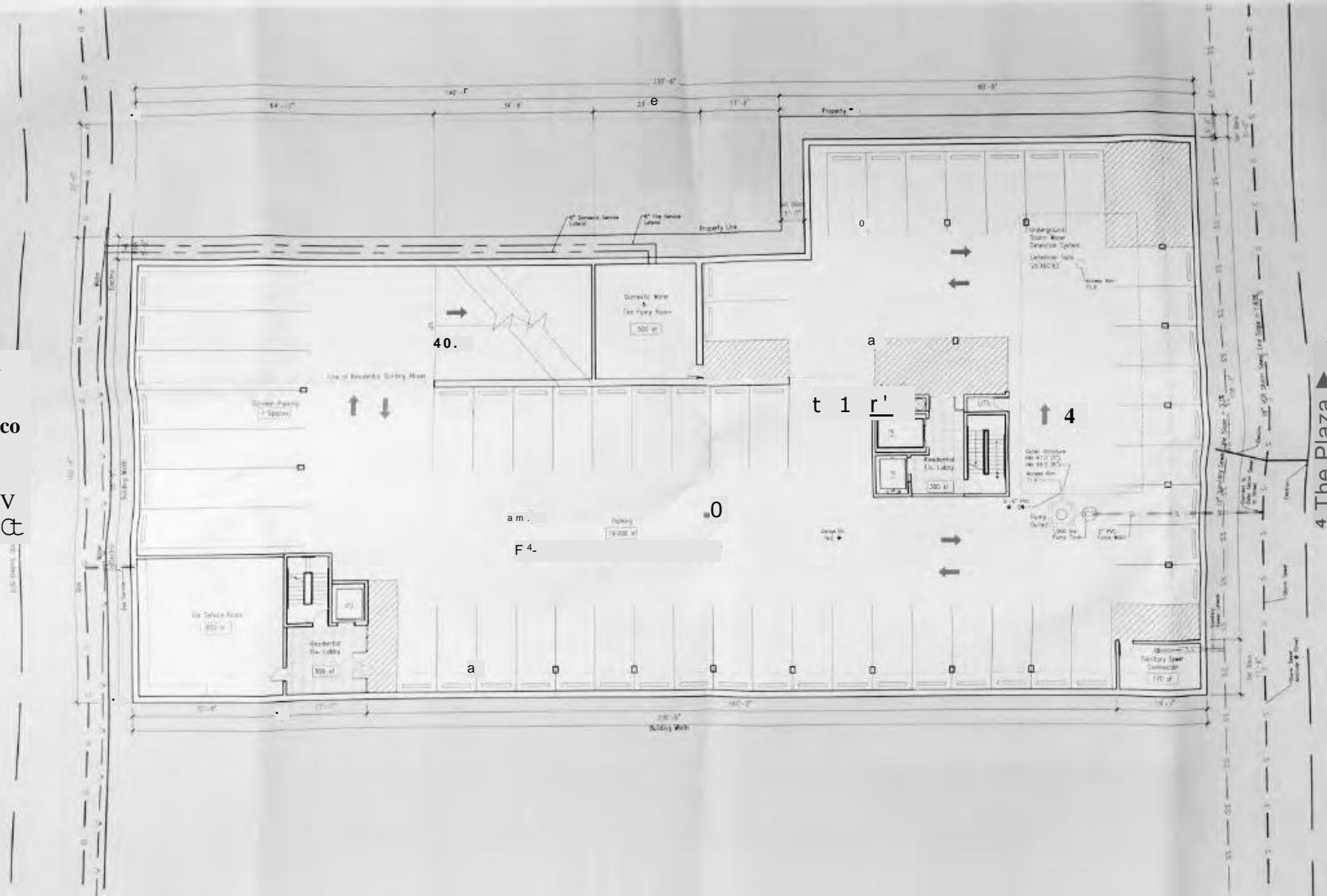
## Rendering of 189 The Plaza



Project # 2

Site plan for 189  
The Plaza

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4 The Plaza





189 The Plaza

Current street view along State Street of site for proposed project

Project #2

# Project #2: 189 The Plaza

- **Currently is before the Zoning Board of Adjustment**
- **Site located in B-1 Business Retail District which permits retail at ground level; apartments above; up to 35 feet high**
- **Proposal is for 13 story building with 123 units**
- **Ground floor common space**
- **46 one-bedroom, 59 two-bedroom, 18 three-bedroom**
- **19 affordable units**
- **76 parking spaces on 2 levels below**

# Project #3

## 140 State Street

Cleared site for  
140 State Street project



# Project #3: 140 State Steet

- **Approved by Zoning Board of Adjustment in 2013/2014**
- **Also in B-1 Business Retail District on a former gas station site**
- **5 stories, with 36 rental units and +8,000 square feet of retail space**
- **6 one-bedrooms, 26 two-bedrooms, 4 three-bedrooms**
- **5 affordable units**
- **76 parking spaces below grade**
- **Construction not commenced**

# Project #3

Site plan for 140 State Street



# Project #4

## 100 State Street

Rendering of proposed  
100 State Street project



# Project #4

## 100 State Street

Current site for proposed  
100 State Street project



# Project #4: 100 State Steet

- **Currently before Zoning Board of Adjustment**
- **Proposing 68 units, in 6 story building, 87 feet high**
- **One below-grade parking level, one parking level at grade, and 4 stories of apartments**
- **Current site is partially vacant/partially a rundown medical office building**
- **24 one-bedrooms, 38 two-bedrooms, 6 three-bedrooms**
- **10 affordable units**
- **100 parking spaces, and proposed to improve Township-owned site for 44 parking spaces for general public across the street**
- **In R-M Residential Multi-family District, which allows apartments up to 35 feet in height**



# Project #5

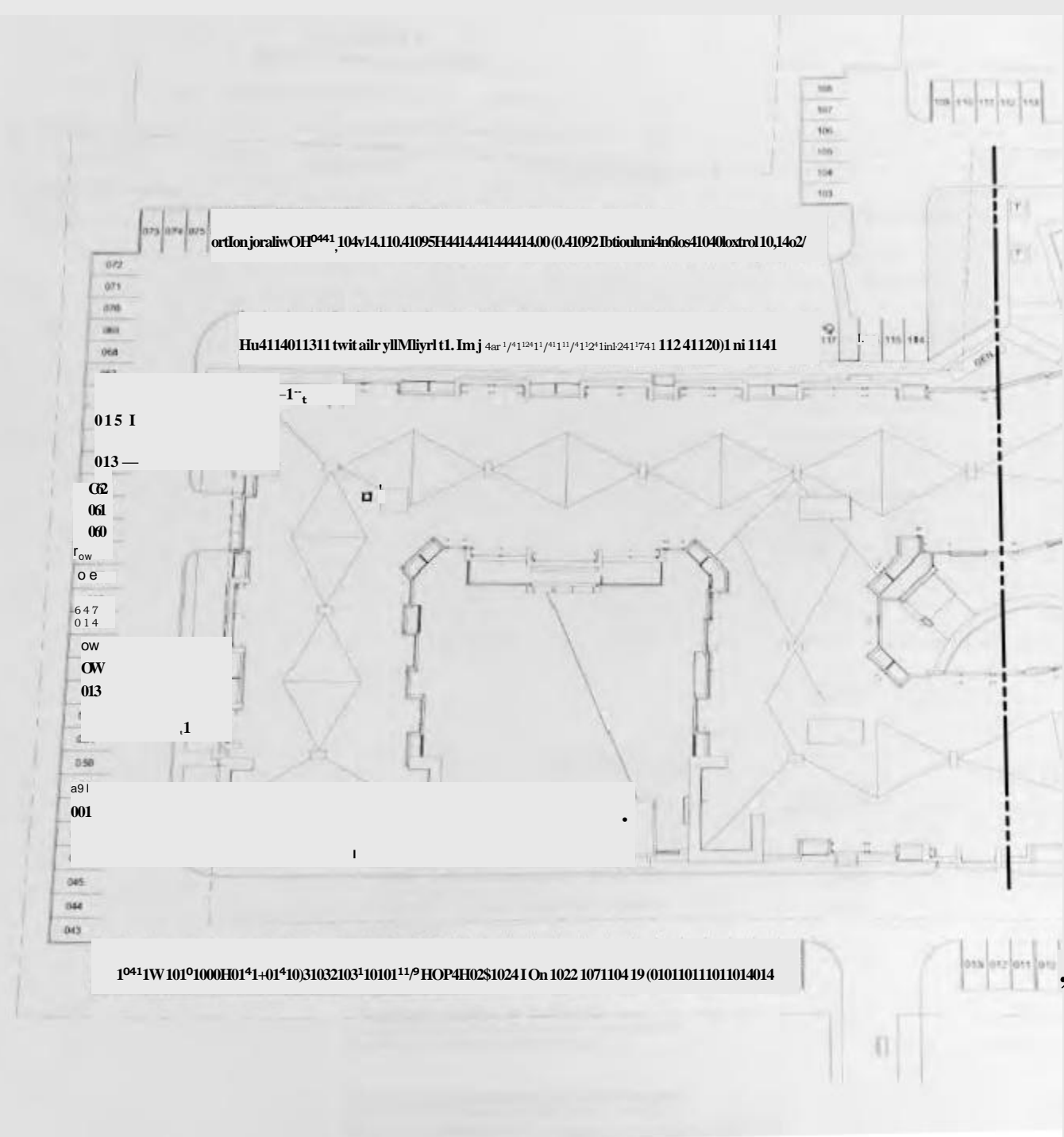
## 1500 Teaneck Road

1500 Teaneck Road  
development, under  
construction (as of  
March 2019)



# Project # 5

Site plan for 1500 Teaneck Road



# Project #5: 1500 Teaneck Road

- **Rezoned by Council to permit 5-story, 228 unit rental apartments, with site plan approval, both in 2016**
- **Under construction**
- **4 studios, 122 one-bedrooms, 97 two-bedrooms, 5 three-bedrooms**
- **23 affordable units**
- **149 surface parking and 286 garage parking spaces**

# Project #6

Rendering for  
1425 Teaneck Road

View from corner of  
Westervelt Place and  
Teaneck Road



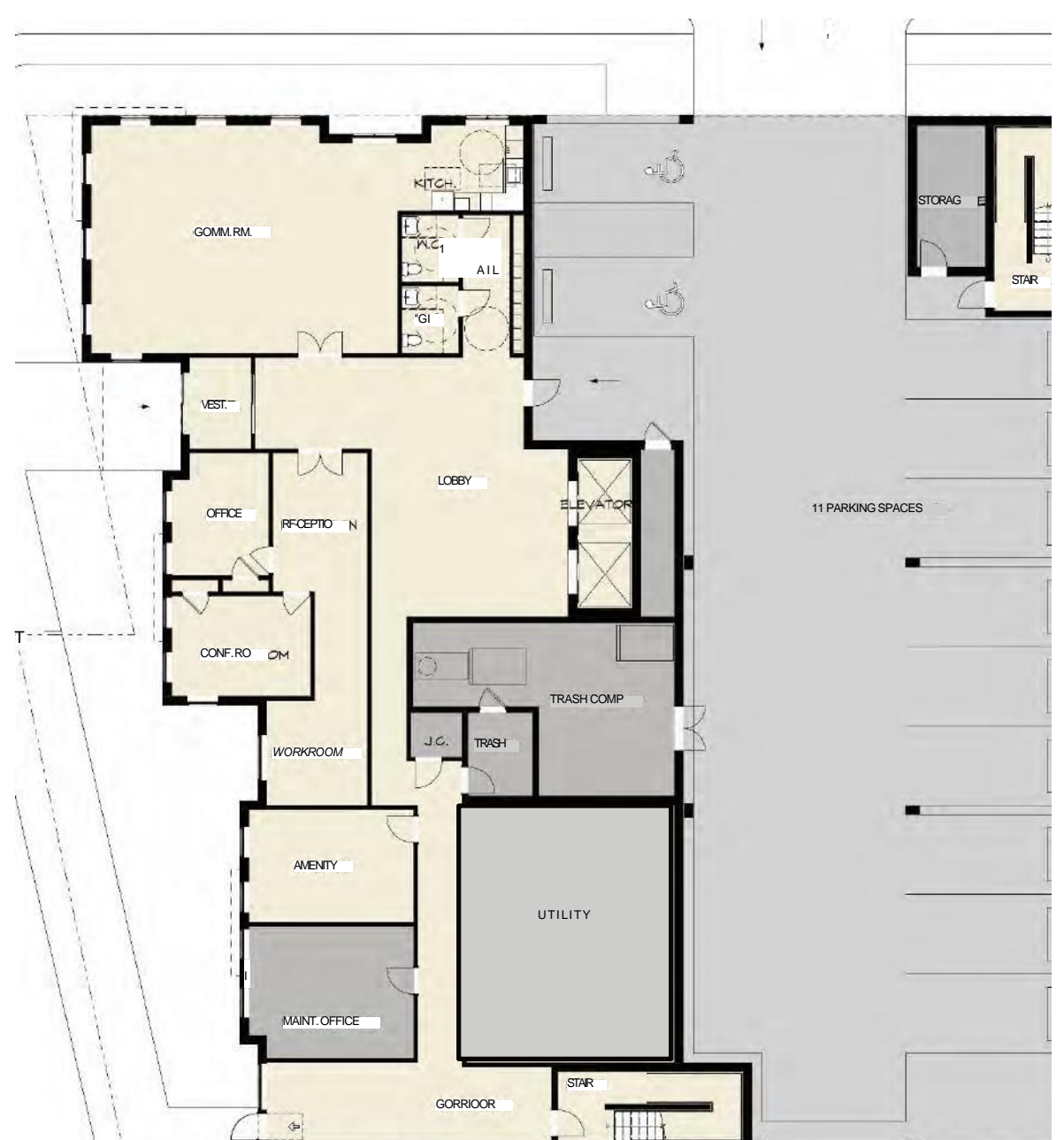


Existing DPW building at  
1425 Teaneck Road

Project #6

# Project #6

Site plan for 1425 Teaneck Road



GROUND FLOOR PLAN

# Project #6: 1425 Teaneck Road

- **Rezoned in 2017 for senior housing, and most recently proposed to be 5 story 40-unit affordable senior rental project**
- **Redevelopment plan currently undergoing approval**
- **4 two-bedroom units, 36 one-bedroom units**
- **Ground floor community room, common space and 11 parking spaces, with 4 floors of apartments above**
- **Replaces current DPW Maintenance Building on-site**

*Note: Change from July 1, 2019 report (20 added units and 20 added seniors)*

# Impact: Demographics

- **Would add 1,251 persons to Teaneck and to the neighborhood**
- **Would add 59 public school children to the Teaneck school district**



# Impact: Utilities

- **Water – Township Engineer: Sufficient to meet demands**
- **Stormwater runoff – Approvals with review by Township Engineer and adherence to state & municipal requirements. No adverse impacts on adjacent properties anticipated.**
- **Solid waste – Private haulers would serve all projects, with no problem. Recyclable collection would put a strain on DPW; might become more expensive.**
- **Electricity and gas – No capacity issues**

# **Impact: Environment**

- **No wetlands, streams, or steep slopes in study area**
- **All sites involve redevelopment of already disturbed land, mostly devoid of vegetation**
- **All sites would have to be cleaned up to residential standards (if contaminated)**
- **No adverse environmental impacts anticipated**

# Impact: Community Facilities & Services

## Schools

- **PPGLH projections: Based upon updated demographic multipliers (2018) 59 schoolchildren projected.**
- **Whitehall Associates study projections for schoolchildren used 2006 multipliers (and only 1475 Palisade and 1500 Teaneck Road). Projected 72 schoolchildren from these two projects.**
- **School District acknowledged that Teaneck schools could accommodate 95 additional students overall, from all residential projects, because of declining enrollments.**

## Police

- **Pedestrian safety concerns**
- **Increase in emergency calls**
- **Staffing concerns**

# Impact: Community Facilities & Services

## Fire

- **Recommends compliance with higher safety standards for new buildings (NFPA 13)**
- **Recommends providing access along rear for all new projects**
- **Fire department does a review of all applications for fire safety**

## Teaneck Volunteer Ambulance Corps

- **No anticipated problems despite likelihood of increased emergency calls**

## Department of Public Works

- **Additional waste and wear & tear on roads**
- **However, DPW does not anticipate significant impacts**

# Impact: Fiscal (Annual)

<b>Assessment</b>	<b>+\$196,000,000</b>
<b>Revenues: Municipal</b>	<b>\$1,860,000</b>
<b>Schools</b>	<b>\$3,052,000</b>
<b>County</b>	<b>\$458,000</b>
<b>Total</b>	<b>\$5,370,000</b>
<b>Costs: Municipal</b>	<b>\$875,000</b>
<b>Schools</b>	<b>\$1,325,000</b>
<b>Surpluses: Municipal</b>	<b>+\$985,000</b>
<b>Schools</b>	<b>+\$1,727,000</b>
<b>Total</b>	<b>+\$2,712,000</b>

# Impact: Land Use and Visual

- **Two projects – 1475 Palisades and 140 State Street – were granted significant variances related to use, density, setbacks, building coverage and height**
- **One project – 1500 Teaneck Road – was rezoned by the Council at 5 stories with moderate densities, setbacks & large supply of parking**
- **One project – 1425 Teaneck Road – is being redeveloped for 100% affordable seniors, by Council, also at 5 stories**
- **Two projects – 100 State Street and 189 The Plaza – are currently before ZBA requesting significant increases in height, density and variances for setbacks and building coverage**

# Visual Impact of development sites

Oblique aerial view of six projects within the State Street Study Area



# **Impact: Land Use and Visual**

- Except for 1425 and 1500 Teaneck Road, the Master Plan and underlying zoning calls for much lower, smaller scale buildings.**
- The remaining four projects have either been approved or are before the Zoning Board. While there are some taller garden apartments in the State Street area, most of the prevailing development consists of lower rise apartment buildings and one- and two-story retail or mixed use development.**



# **Impact: Land Use and Visual**

- Such developments reflect a much more urban downtown character not seen anywhere in Teaneck and more characteristic of communities like Fort Lee or Hackensack.**

# **Impact: Land Use and Visual**

- Advantages include: generating more customers to support local shopping, diversifying the housing stock, adding affordable housing and substantial revenues for Teaneck and the Teaneck public schools.**
- However, the scale and character of the State Street area will irreversibly be transformed by development which is significantly taller and more dense. That was not contemplated nor sanctioned by the Master Plan (2007) or last Master Plan Reexamination (2017).**

# **Impact: Land Use and Visual**

**This merits a reexamination of the Master Plan and zoning policies for the State Street area, to determine whether such projects are appropriate and designed in a manner that is compatible with which they are adjacent, as well as the neighborhood of which they are a part.**