



MASTER PLAN REEXAMINATION REPORT

Prepared for the Township of Teaneck Planning Board

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The Township of Teaneck Planning Board

by

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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 Birdsall Engineering, Inc. Subsequently, a master plan reexamination report was prepared by Phillips Preiss Grygiel LLC and adopted in 2011. 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 2011 MASTER PLAN REEXAMINATION

The following outlines the major problems and objectives relating to land development as set forth in the 2011 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 both the 2007 Master Plan and the 2011 Master Plan Reexamination, the Township has seen an overall erosion of the non-residential tax base since the 1970s, while at the same time the value of residential properties significantly increased. Quasi-public uses in Teaneck, most notably Holy Name Medical Center and the Teaneck portion of Fairleigh Dickinson University, grew significantly

and added employees during this same time period. These and other additional nontaxable quasi-public uses, which include houses of worship and civic uses, shifted an increasing burden to residential land uses for real tax property purposes. In addition, Teaneck's inventory of vacant properties has substantially diminished, resulting in limited opportunities for new either non-residential or residential development to supplement Teaneck's tax ratable base.

The 2011 Master Plan Reexamination stressed the need to identify opportunities for the private market to develop vacant sites or redevelop marginal or underutilized sites as a means to increase the Township's ratable base, particularly in light of declining municipal revenue 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; changing needs and technology in the medical field require hospitals to continually expand and upgrade. While the national and regional economy has slowed Holy Name's expansion plans somewhat, the medical center wishes to continue to expand but has little land available within Teaneck to do so. Expansion has also not occurred, in part, due to the fact that the hospital, while in a hospital zoning district, is surrounded by the R-S Residential Single Family District which does not permit medical office or other hospital uses.

3. Substandard Housing Stock

As part of the Township's 2008 adopted Fair Share and Housing Element of the Master Plan, the Township conducted a housing survey which indicated that there were 57 housing units in need of rehabilitation in Teaneck. While the number of construction permits issued by the Township remained steady and renovations and additions have continued on units administered by the Bergen County Housing Authority, at the time of the writing of the 2011 Master Plan Reexamination, some units previously identified as substandard remained in need of upgrades.

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. However, the 2011 Master Plan Reexamination noted that much of the construction of new larger homes or the expansion of existing homes were occurring in neighborhoods where the existing housing stock contained larger homes. Thus, these new homes were more contextual with the surrounding homes.

5. Economic Development in the Retail Districts

At the time of the writing of the 2011 Master Plan Reexamination, continued improvements to Teaneck's retail districts were recommended, including an upgrading of aesthetics, developing a retail identity, and establishing a stronger market presence. It was hoped that once the real estate market began an upswing opportunities created by the changes to Teaneck's land use regulations would allow for increased development, providing more employment, housing opportunities, an enlivened commercial sector, and a strong tax base.

The changes by retail district are described below.

The Cedar Lane Retail District had seen some aesthetic improvements but vacant space persisted. The Cedar Lane Special Improvement District (SID) was engaging in marketing efforts, including a website, to draw customers and businesses to Cedar Lane. Cedar Lane was also rezoned as a result of the 2007 Master Plan from the B-1 Business District to the MX-1 which added some additional permitted uses and increased the permitted height in the corridor to 45 feet/3 stories which helped to bring in some new tenants.

Teaneck Road from Cedar Lane to Tryon Avenue had also seen some aesthetic improvements. However, the corridor was not organized by a SID and façade or streetscape improvements had to be undertaken by individual business owners or landlords rather than through a coordinated effort. This typically occurs when a new business moves in. Since the 2007 Master Plan the B-R zone regulations were amended to encourage upper-floor uses that would enhance the value of underutilized sites. At the same time, height restrictions remained unchanged and additional uses have been added to the list of prohibited uses. As a result, few building owners have reinvested or made significant changes to their buildings.

Queen Anne Road and DeGraw Avenue had seen few changes and continued to be a convenience retail corridor primarily serving the residents in the neighborhood. As a result of the 2007 Master Plan, the area was rezoned from the B-1 Business District to the MX-2 zone which added some uses and increased the building height to 45 feet/3 stories which attracted some new tenants.

West Englewood - The Plaza had seen few changes. Businesses in this area, mainly international and ethnic specialty food stores, typically do very well because it is close to residential neighborhoods. A former gas station property on Queen Anne and State Street is being proposed for redevelopment including retail on the ground floor and multi-levels of residential apartments above.

6. Outdated Zoning

The Township's zoning regulations did not correspond to conditions on the ground and several disparate areas of the Township were governed by the same zoning district regulations despite vastly different characteristics. While a number of amendments that were recommended in the 2007 Master

Plan were implemented, others have not yet taken place. These include the R-S Residential Single-Family Detached zone throughout the Township; the Alfred Avenue Light Industrial Zone; the Palisade Avenue Light Industrial Zone; Block 2402, Lot 1 in both the (LI) Light Industrial and R-S zones; and American Legion Drive area; and Block 4102, Lot 26.

At the time of the writing of the 2011 Master Plan Reexamination, per Section 33-26A(2) of the Township Code, off-premises advertising signs – signs advertising businesses not being conducted on the same premises upon which they are located – were prohibited throughout Teaneck. Both of the properties for which hotels were recommended to be permitted through amendments to Teaneck’s current zoning regulations (i.e., Block 4102, Lots 26.01, 27 and Block 6002, Lot 10), were found to be suitable for the accommodation of such signs.

The 2011 Master Plan Reexamination Report, therefore, recommended that one off-premises advertising sign be permitted on each of the above properties (one on the eastbound and one on the westbound side), of a size, height and location that would make them all but invisible to the adjacent residential areas, and with regulations pertaining to lighting, landscaping and other regulations which would control other visual and safety aspects.

7. Utilities

If the Township approved additional development or rezoned districts to permit greater density, provisions would need to be taken to assure adequate water supply and sanitary sewer facilities to these areas.

8. Circulation

The 2011 Master Plan Reexamination reiterated the traffic improvements recommended in the 2007 and 1994 Master Plans. The lack of sidewalks made walking to the schools and the business districts from residential neighborhoods difficult. The bus system required additional parking for riders, relocating or adding new bus stops along routes, and increasing the number of benches, bicycle racks, bus shelters and newspaper stands. The Township does not have a taxi service. Cyclists found it difficult to follow designated bike routes without utilizing a map, instead relying solely on signage to navigate Teaneck’s streets. Pedestrian bridges should be maintained.

9. Community Services and Recreation

The municipal complex did not function at optimal efficiency. However, at the time of the writing of the 2011 Master Plan Reexamination, Township staff were being relocated within the municipal complex; the administrative staff, Township Manager, Township Clerk, Building and Zoning, and Health Departments were all being relocated to the former police station. The Health Department indicated that it needed to increase the number of inspectors as the number of housing units grew. The Department also suggested the need for updated protective gear to respond to hazardous emergencies and for

dealing with other occupational hazards. The fire station, with the exception of Station No. 3, was in need of upgrading. There was limited parking supply at the Library because it shares a parking lot with the rest of the Municipal Complex. The DPW needed to upgrade and expand its facilities and 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. Since the 2007 Master Plan, two additional sites had been designated by the Township Council upon the recommendation of the Historic Preservation Commission (HPC): the George V. Demarest House (12 DeGraw Avenue, Block 3216, Lot 11) and the John I. Post House (790 Old Newbridge Road, Block 1001, Lot 4). The Township Council declined to designate three Teaneck houses recommended for designation by the HPC because the owners of all three properties objected to the designation (580 Standish Road, 755 Pomander Walk and 658 Larch Avenue).

The Township did not have any historic districts or design guidelines for new construction in a historic district.

11. Recycling

The Township was interested in examining innovative ways to reduce the costs and improve the efficiency of solid waste management.

12. Conservation, Recreation and Open Space

Existing recreational facilities needed to be rehabilitated. The Township needed to make efforts to meet the public demand for new recreational facilities through acquisition. Park staffing and maintenance facilities needed to be increased. Individual park master plans needed to be updated. At the time of the writing of the 2011 Master Plan Reexamination, the Environmental Commission was in the process of updating the Open Space and Recreation Plan (OSRP), which was last adopted by the Township in 2008.

13. Housing Element

In 2008, the Township adopted a Fair Share Plan and Housing Element of the Master Plan and submitted the plan to the Council on Affordable Housing (COAH) for Substantive Certification to fulfil its fair share obligation under the revised third round rules. The Township has worked with COAH since the time of submission to provide supplementary documentation necessary for the granting of substantive certification. At the time of the writing of the 2011 Master Plan Reexamination, COAH's third round had been invalidated by the courts and the overall status of New Jersey's Fair Housing Act is in question.

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 2011 Master Plan Reexamination. Overall, the goals and objectives that formed the basis for the Township's 2007 Master Plan and 2011 Master Plan Reexamination remain valid today.

1. Decline in Non-Residential Tax Ratable Base

There has been no new commercial development of note in the Township since the adoption of the 2011 Master Plan Reexamination Report.

There has been no changes of substance with regard to Township-owned vacant land reserved for COAH units and/or dedicated as parkland since the adoption of the 2011 Master Plan Reexamination Report. There remains a need to identify 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

Fairleigh Dickinson University

Fairleigh Dickinson University (FDU) has been able, thus far, to accommodate expansion plans within the borders of its campus.

Unforeseen renovations in one of FDU's classroom buildings were undertaken during the Fall 2013 semester due to a fire. Minor interior renovations were being made to the building prior to the fire (e.g., elevator, restroom renovations), and will be realized when the fire damage is repaired.

Holy Name Medical Center

Holy Name Medical Center has undertaken minor interior renovations in order to add more departments within the existing building footprint. No expansions of note have occurred since the adoption of the 2011 Master Plan Reexamination Report.

Religious Institutions

There have not been any teardowns or construction of new religious institutions in Teaneck since the 2011 Master Plan Reexamination, nor have there been any additional approvals for new institutions. Some improvements have been made to existing religious buildings, including incidences of adaptive reuse of existing religious buildings.

3. Substandard Housing Stock

There have been no changes of substance with respect to the renovation of substandard housing stock since the adoption of the 2011 Master Plan Reexamination Report.

4. Substantial Expansions to or Teardowns of Single Family Homes

The Township is still getting a number of applications for the substantial expansion or teardown of homes in Teaneck. For example, in November the Township received 6 to 8 such applications. This is not occurring in any particular neighborhood; rather it is spread throughout the Township.

5. Economic Development in the Retail Districts

There has been little new commercial development in the Township since the adoption of the 2011 Master Plan Reexamination Report. Development has been limited to minor renovations of existing commercial buildings: commercial development, which dropped off significantly during the Great Recession has not yet picked up in Teaneck. However, there have been several tenant fit-outs, including:

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

6. Outdated Zoning

The Medical Overlay zoning was adopted per the recommendations of the 2011 Master Plan Reexamination Report.

The Township Council has not adopted the rezoning of the properties (i.e., Block 4102, Lots 26.01, 27 and Block 6002, Lot 10) to Hotel as recommended in the 2011 Master Plan Reexamination Report. However, the recommendation pertaining to permitting off-premises advertising signs is carried forward in this 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 must adhere to setback requirements in the zone, but do not count towards coverage. The Township continues to get variance applications for placing HVAC units in the side yard rather than the rear yard.

7. Utilities

There have been no changes of substance with respect to the Township's water supply and sanitary sewer facilities since May 2011, nor are any changes in policies or underlying assumptions recommended at this time.

8. Circulation

There have been no changes of substance with respect to the Township's circulation system since the adoption of the 2011 Master Plan Reexamination Report. 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 Master Plan Reexamination, to the extent that they are financially feasible.

9. Community Services and Recreation

Renovations of the former police station (including additional square footage) next to municipal building were undertaken. A link will be constructed between the two buildings. The kitchen in the fire headquarters is being renovated. No other new community facilities have been constructed in Teaneck since 2011.

10. Historic Preservation

Since the 2011 Master Plan Reexamination, the oak tree on Cedar Lane was designated by Township Council as "historic". The tree was estimated to be between 250 and 300 years old. However, the tree was subsequently cut down by the County in 2013 because it was deemed to have fallen victim to decay and termites.

11. Recycling

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

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 are adopted by reference in this Reexamination Report. The Township continues to make improvements to its existing parks and open space as funding becomes available. The Environmental Resource Inventory (ERI) which was originally prepared and adopted in 2002 was updated

and adopted on October 10, 2013, reaffirming its commitment to preserve and protect its natural resources for its residents.

There have not been any changes of substance in the Township with regard to the Hackensack River Greenway since May 2011.

13. Housing Element

There have been no changes of substance with respect to the Township's housing element since the adoption of the 2011 Master Plan Reexamination. The overall status of New Jersey's Fair Housing Act still remains in question.

IV. RECOMMENDED CHANGES TO THE MASTER PLAN AND DEVELOPMENT REGULATIONS

A. INTRODUCTION

Based on the assumptions, policies and objectives discussed in the previous sections, several specific additional changes are recommended to the master plan and development regulations as follows.

B. REZONING OF 227 TEANECK ROAD

227 Teaneck Road is designated as Block 3502, Lot 7 on the official tax map of the Township of Teaneck. The property is located at the southeastern corner of the intersection Teaneck and Fort Lee Roads and is adjacent to single-family residences to the south and a multi-family residence to the east. The property was formerly developed as a Shell gas station. While the building and canopy remain, the gas pumps have been removed and much of the existing paved surface has been torn up. The property is in a state of disrepair and is an eyesore to the neighborhood.

As noted in the 2011 Master Plan Reexamination, the three corners of the intersection of Teaneck and Fort Lee Roads that are currently zoned B-1 Business-Retail are, or were recently, developed for intensive retail uses. In addition to the former Shell gas station at 227 Teaneck Road, the remaining two corners are developed with an Exxon gas station and a Dairy Queen fast food restaurant. The 2011 Reexamination further states that neither of the gas station sites are appropriately located due to their small size and proximity to residential uses. Further, noise, glare, odor and traffic activity on the sites have a substantial detrimental impact on the quality of life of the surrounding residential areas.

The 2011 Reexamination provided specific recommendations regarding the rezoning of the three properties at the intersection of Teaneck and Fort Lee Roads:

Alternative retail uses are likewise inappropriate given the properties' small size and their location in the midst of an otherwise fully established single-family residential neighborhood. However, the B-2 Business-Office district would seem to provide for the appropriate redevelopment opportunities, which allows office, financial institutions, medical offices and funeral homes as permitted uses, and nursing homes and residential multi-family and single-family attached dwellings subject to the limitations set forth in the R-M Residential Multi-Family district. Such zoning would allow for more intense uses than the surrounding single-family attached dwellings, but do provide for uses which are far more compatible with their neighbors than the present intensive retail uses.

This Reexamination continues to recommend the rezoning of the additional two retail properties from the B-1 Business-Retail district to the B-2 Business-Office district. However, an opportunity has arisen

to redevelop 227 Teaneck Road in a manner that would be beneficial to the Township, as well as compatible with the adjacent residential development.

The property is subject to an application for the development of a low-rise multi-family residential building with an affordable housing component. This emerging opportunity to redevelop the site for residential use will not only allow for the remediation and reuse of the former Shell gas station site, but it will also provide quality market-rate and affordable housing options for Teaneck residents and help the Township meet its share of affordable housing per the New Jersey Fair Housing Act. The property is suitable for the development of affordable housing per both COAH's Second and Third Round Rules, as it has street access, adequate water and sewer capacity, and does not have any environmental constraints of note, such as wetlands, streams, steep slopes, etc. that would constrain its development for residential use.

In order to remove the deleterious former gas station use and promote the redevelopment of this property in a manner that is compatible with surrounding residential uses, this Reexamination recommends rezoning of the property to R-AH Residential-Affordable Housing. As the neighborhood surrounding the property has been increasingly developed for multi-family residential uses in recent years, including the Willow Gardens Apartments just northeast of the site along Fort Lee Road, this Reexamination is not recommending the introduction of a wholly different or unfamiliar use to the neighborhood.

It is recommended that 24 units be provided on the property, five of which will be designated for low- and moderate-income families in accordance with Uniform Housing Affordability Controls (UHAC) with regard to income requirements and bedroom distribution. Off-street parking will be provided at the ground level, with three residential levels above; a maximum building height of four stories/55 feet is recommended.

Though this Reexamination recommends a change from an intense retail use (i.e., a gas station) to a comparatively less intense multi-family residential use, measures must be taken to ensure that existing residences to the south and east of the property are not substantially negatively impacted, with controls in place to limit impacts, inclusive of building coverage, buffering, screening, and adequate yard requirements, as follows:

- One side yard must be at least 10 feet in width, with combined side yards of 40 feet in width. (The wider side yard must be provided adjacent to the existing residential uses facing Teaneck Road.)
- The front yard must measure at least 10 feet in width along the property's Teaneck Road frontage and at least 20 feet in width along the Fort Lee Road frontage.
- Ground floor parking must be screened by landscaping and a four foot fence along Teaneck Road and Fort Lee Road.
- Six-foot board-on-board fencing must be provided along the southern and eastern property lines, adjacent to existing residential uses.

- A staggered row of evergreens must be provided between the building and the southern and eastern property lines.
- Maximum building coverage: 50%
- Maximum lot coverage: 75%

The project is unlikely to provide off-street parking in accordance with Residential Site Improvement Standards (RSIS). However, occupants of low- and moderate-income housing typically have lower parking requirements than that of market-rate housing. Further, the property is located near to public transportation; New Jersey Transit bus service is provided along Teaneck and Fort Lee Roads and offers frequent, convenient and quick service to the Port Authority Bus Terminal in New York. In addition, site visits have indicated that on-street parking is available along Fort Lee Road proximate to the property.

C. LI-2 LIGHT INDUSTRY-2 DISTRICT

1775 Windsor Road is designated as Block 5201, Lot 2 on the official tax maps of the Township of Teaneck. The property was previously owned by Givaudan Raure Corporation, a manufacturer of flavors and fragrances. The 75,855 square foot office building on the property housed Givaudan's United States headquarters until it was vacated in 2009.

The property is immediately bounded to the south by Windsor Park, a Teaneck municipal park; to the west by an unimproved property located in the Borough of Bergenfield (utilized as a DPW facility); to the north by a Pathmark Supermarket that fronts on New Bridge Road (also in Bergenfield); and to the east by the Conrail West Shore Line, a freight rail line. The property is situated somewhat below the grade of the Pathmark property to the north and slightly below the grade of the rail right-of-way to the east. Beyond the immediate properties is an established single-family residential community. This includes the area to the east across the rail right-of-way and the areas to the west of the property. The bulk of the residential community to the west is in Bergenfield. Windsor Park extends one mile south.

The current zoning of the property is L-I Light Industry. The L-I zoning is mapped solely over the property in this area. Permitted principal uses in the L-I zone include general offices, research laboratories, light manufacturing and warehousing. Conditional uses include automobile service stations, garages, public service installations and wireless towers. Accessory uses include those uses "customarily incidental" to the principal uses and satellite antennas.

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) was approved by the Zoning Board in 2011; minimal changes to the building and overall property were required as part of this proposal. The Township is intent on recognizing this family entertainment use and brining the zoning into compliance.

This Reexamination, therefore, recommends the creation of the LI-2 Light Industry 2 district. The LI-2 zone will be substantially similar to the existing L-I zone, but with the addition of "family entertainment" as a permitted use, as well as recognizing the desirability of the atrium, a feature that was added to

the existing principal building, and which was specifically approved by the Zoning Board by the grant of a height variance, since the atrium exceeded the maximum permitted height in the LI zone. With the exception of increasing the maximum permitted height, all bulk regulations of the L-I zone will be retained.

This Reexamination further recommends that the Zoning Ordinance be revised to define family entertainment uses, to include the following: museums, meeting, convention space, exhibits space and conference facilities, classrooms, indoor zoos, indoor playrooms (including arcade games and video games) and small movie theatres (not to exceed 50 seats). Permitted indoor accessory uses should include cafeteria, banquet halls and restaurants including kitchen and food preparations areas, gift shops and administrative offices. Permitted outdoor accessory uses would include parking, parks and open space, outdoor seating and tables and gazebos, but not including outdoor dining or food service.

The associated rezoning will recognize the existence of the current use of the property because of its positive effect on the Township; the facility will contribute not only much needed ratables to the Township, but also will enhance entertainment and recreational resources available to its residents. Overall, it will support the reuse of a building that does not lend itself easily to reuse. Further, the site has been operating as a family entertainment use without any problems of note, including those of parking or traffic.