

PROPOSED HOUSING ELEMENT AND FAIR SHARE PLAN

Prepared for the **Planning Board and Township Council** | Township of Teaneck

by **PHILLIPS PREISS GRYGIEL LLC** | Planning & Real Estate Consultants

November 20, 2015



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HOUSING ELEMENT AND FAIR SHARE PLAN

Prepared for:

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



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I. Introduction

The Township of Teaneck, Bergen County, has prepared this Housing Plan Element and Fair Share Plan in accordance with the Municipal Land Use Law (“MLUL”) per N.J.S.A. 40:55D-28b(3), the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) and the Second Round Substantive Rules (N.J.A.C. 5:93 et seq.) of the New Jersey Council on Affordable Housing (COAH).

There are three components to a municipality’s affordable housing obligation: the Rehabilitation share, the Prior Round obligation¹ and the Third Round obligation. The previous two iterations of COAH’s Third Round rules have been invalidated by the Court. As a result of its March 10, 2015 ruling, re. Adoption of Third Round Regulations, N.J.A.C. 5:96 and 5:97, by the Council on Affordable Housing, the New Jersey Supreme Court ruled that the courts would accept Mt. Laurel cases and, as such, the municipal affordable housing obligation will be determined by the trial court on a case-by-case basis. The Supreme Court directed that trial courts use the methodologies from the First and Second Rounds as developed by COAH and approved by court decisions. Importantly, the Court preserved Prior Round obligations.

Teaneck remains 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. Teaneck has fulfilled its Prior Round obligation and will address its Third Round Prospective and Rehabilitation obligations, as provided for in this Housing Element and Fair Share Plan.

¹ In 1994, the Council on Affordable Housing (COAH) adopted N.J.A.C. 5:93, et seq., which established criteria for the calculation of each municipality’s low- and moderate-income housing obligation. The obligation was cumulative for the period between 1987 and 1999 (i.e., COAH’s First and Second Rounds), which is commonly referred to as the Prior Round.

II. Affordable Housing in New Jersey

In 1975 the Supreme Court of New Jersey in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 67 N.J. 151 (1975), ruled that the developing municipalities in the State of New Jersey exercising their zoning power, in general, had a constitutional obligation to provide a realistic opportunity for the construction of their fair share of the region's low- and moderate-income housing needs. In 1983, the Supreme Court refined that constitutional obligation in South Burlington County N.A.A.C.P. v. Township of Mount Laurel, 92 N.J. 158 (1983), to apply to those municipalities having any portion of their boundaries within the growth area as shown on the State Development Guide Plan. In 1985, the New Jersey Legislature adopted, and the Governor signed, the Fair Housing Act ("FHA") N.J.S.A. 52:2D-301 et seq. which transformed the judicial doctrine which became known as the "Mount Laurel doctrine" into a statutory one and provided an alternative administrative process in which municipalities could elect to participate in order to establish a Housing Element and Fair Share Plan ("HEFSP") that would satisfy its constitutional obligation by creating an administrative agency known as the Council on Affordable Housing ("COAH") to develop regulations to define the obligation and implement it. COAH proceeded to adopt regulations for First Round obligations applicable from 1987 to 1993 and Second Round obligations that created a cumulative obligation from 1987 to 1999.

COAH first proposed Third Round Substantive and Procedural Rules in October, 2003. 35 N.J.R. 4636(a); 35 N.J.R. 4700(a). Those rules remained un-adopted and COAH re-proposed both the Substantive and Procedural Third Round Rules (N.J.A.C. 5:94 and 5:95) in August of 2004 and adopted the same effective on December 20, 2004 (the "2004 Regulations"). The 2004 Regulations were challenged and on January 25, 2007, the Appellate Division invalidated various aspects of those regulations and remanded considerable portions of the rules to COAH with direction to adopt revised rules. In the Matter of the Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 72 (2007) (the "2007 Case"). On January 22, 2008, COAH proposed and published revised Third Round regulations in the New Jersey Register. 40 N.J.R. 237.

On May 6, 2008, COAH adopted the revised Third Round regulations and advised that the new regulations would be published in the June 2, 2008 New Jersey Register, thereby becoming effective. On May 6, 2008, COAH simultaneously proposed amendments to the revised Third Round rules it had just adopted. Those amendments were published in the June 16, 2008 New Jersey Register, 40 N.J.R. 3373 (Procedural N.J.A.C. 5:96); 40 N.J.R. 3374 (Substantive N.J.A.C. 5:97). The amendments were adopted on September 22, 2008 and made effective on October 20, 2008.

N.J.A.C. 5:96 and 5:97 as adopted in 2008 were challenged in an appeal entitled In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 416 N.J. Super. 462 (App. Div. 2010) (the "2010 Case"). In its October 8, 2010 decision, the Appellate Division determined,

among other things, that the growth share methodology was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in the First and Second Rounds (i.e., 1987-1999). On September 26, 2013, the Supreme Court of New Jersey affirmed the Appellate Division's invalidation of the third iteration of the Third Round regulations, sustained their determination that the growth share methodology was invalid, and directed COAH to adopt new regulations based upon the methodology utilized in the First and Second Rounds. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 215 N.J. 578 (2013) (the "2013 Case"). COAH proceeded to propose such regulations in accordance with the schedule and amended schedule established by the New Jersey Supreme Court in the 2013 Case. On October 20, 2014, COAH deadlocked with a 3-3 vote and failed to adopt the revised Third Round regulations.

Due to COAH's failure to adopt the revised regulations and subsequent inaction, Fair Share Housing Center ("FSHC"), a party in the 2010 Case and the 2013 Case, filed a motion with the New Jersey Supreme Court to enforce litigant's rights. On March 10, 2015 the New Jersey Supreme Court issued its decision on FSHC's motion to enforce litigant's rights. The Supreme Court in the 2015 Case found that the COAH administrative process had become non-functioning and, as a result, returned primary jurisdiction over affordable housing matters to the trial courts. In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. (2015) (the "2015 Case"). In doing so, the Supreme Court declined to adopt a specific methodology or formula to calculate the Third Round affordable housing obligations of the municipalities. The Court did provide some guidance by reiterating its endorsement of the previous methodologies employed in the First and Second Round rules as the template to establish Third Round affordable housing obligations. Importantly, the Court preserved Prior Round obligations.

III. Housing Element/ Fair Share Plan Requirements

In accordance with the Municipal Land Use Law (*N.J.S.A 40:55D-1, et seq.*), a municipal Master Plan must include a housing element as the foundation for the municipal zoning ordinance. Pursuant to the Fair Housing Act, a municipality's housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. The housing element must contain at least the following, as per FHA at *N.J.S.A 52:27D-310*:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development, and probable residential development trends;
- An analysis of the municipality's demographic characteristics, including, but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low- and moderate-income housing; and
- A consideration of the lands most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

IV. Housing Stock and Demographic Analysis

Housing Stock Inventory

In 2013, there were 13,779 housing units in Teaneck Township, of which 674, or 5 percent, were vacant. Of the 13,105 occupied units, 76 percent were owner occupied and 24 percent were renter occupied. Table 1, Housing Units by Occupancy Status, 2013, illustrates this occupancy status.

Table 1. Housing Units by Occupancy Status, 2013

	Housing Units	Owner Occupied	Renter Occupied
Occupied	13,105	9,905	3,200
Vacant	674	-	-
Total	13,779	-	-

Source: American Community Survey, 2009-2013

Approximately 73 percent of the total housing stock in the Township consists of single-family detached units. Structures with three or more units make up 19 percent of the total housing stock. See Table 2, Housing Units by Number of Units in Structure, 2013, for a detailed explanation of the housing units in 2013.

Table 2. Housing Units by Number of Units in Structure, 2013

Number of Units	Total	Percent
1, Detached	10,045	72.9%
1, Attached	394	2.9%
2	708	5.1%
3 or 4	303	2.2%
5 to 9	1,094	7.9%
10 to 19	641	2.5%
20+	832	6.3%
Mobile Home	32	0.2%
Other	0	0.0%
Total	13,779	100.0%

Source: American Community Survey, 2009-2013

Table 3, Housing Units by Age, 2013, illustrates the age of the Township's housing stock. As one would expect from an older, largely built-out community, only 3.5 percent of the Township's housing stock was constructed in the years since 2000. A majority of the housing, or 53 percent, was constructed in the years between 1940 and 1979, and 36 percent of the Township's housing stock was constructed prior to 1940.

Table 3. Housing Units by Age, 2013

Year Built	Total Units	Percent
2010 or later	0	0.0%
2000-2010	481	3.5%
1990-2000	540	3.9%
1980-1989	446	3.2%
1970-1979	545	4.0%
1960-1969	1,173	8.5%
1950-1959	2,822	20.5%
1940-1949	2,785	20.2%
Before 1940	4,987	36.2%
Total	13,779	100.0%

Source: American Community Survey, 2009-2013

Table 4, Housing Units by Number of Rooms for Teaneck and Bergen County, 2013, shows that 11 percent of Township housing units have between one and three rooms; 35 percent have between four and six rooms; and 54 percent have seven or more rooms. In Bergen County, 15 percent of housing units have between one and three rooms; 46 percent have between four and six rooms; and 39 percent have seven or more rooms. The mean number of rooms per unit in Teaneck is 6.7, which indicates that housing units in Teaneck are, on average, somewhat larger than that of Bergen County (i.e., 5.9 rooms per unit).

Table 4. Housing Units by Number of Rooms for Teaneck and Bergen County, 2013

Rooms	Number of Units in Teaneck	Percent of Units in Teaneck	Number of Units in Bergen County	Percent of Units in Bergen County
1	66	0.5%	6,263	1.8%
2	205	1.5%	7,754	2.2%
3	1,276	9.3%	39,131	11.1%
4	1,300	9.4%	48,334	13.7%
5	1,416	10.3%	54,093	15.3%
6	2,115	15.3%	60,027	17.0%
7	3,143	22.8%	48,414	13.7%
8	1,846	13.4%	37,802	10.6%
9+	2,412	17.5%	51,597	14.6%
Total	13,779	100.0%	353,415	100.0%
Mean Rooms per Unit	6.7		5.9	

Source: American Community Survey, 2009-2013

Tables 5 and 6, Housing Values, Owner Occupied, 2000 and 2013, respectively, show that the median housing values of owner occupied housing in Teaneck increased 90 percent between 2000 and 2013. During the same time period, the median value in Bergen County increased by 87 percent. In 2000, Teaneck's median housing value of \$209,200 was 13 percent lower than that of Bergen County (i.e., \$240,800). In 2013, Teaneck's median housing value of \$396,600 was 12 percent lower than that of Bergen County (i.e., \$451,400).

Table 5. Housing Values, Owner Occupied, 2000

Housing Value	Number in Teaneck	Percent in Teaneck	Number in Bergen County	Percent in Bergen County
Less than \$50,000	51	0.5%	2,963	1.3%
\$50,000 to \$99,999	152	1.5%	5,953	2.7%
\$100,000 to \$149,999	885	8.5%	144,24	6.5%
\$150,000 to \$199,999	3,671	35.3%	514,25	23.1%
\$200,000 to \$299,999	3,839	36.9%	75,743	34.1%
\$300,000 to \$499,999	1,261	12.1%	49,212	22.1%
\$500,000 to \$999,999	519	5.0%	18,958	8.5%
\$1,000,000 or more	32	0.3%	3,559	1.6%
Total	10,410	100.0%	222,237	100.0%
2000 Median Value	\$209,200		\$240,800	

Source: American Community Survey, 2009-2013

Table 6. Housing Values, Owner Occupied, 2013

Housing Value	Number in Teaneck	Percent in Teaneck	Number in Bergen County	Percent in Bergen County
Less than \$50,000	165	1.7%	3,463	1.6%
\$50,000 to \$99,999	61	0.6%	2,019	0.9%
\$100,000 to \$149,999	90	0.9%	3,343	1.5%
\$150,000 to \$199,999	170	1.7%	4,657	2.1%

\$200,000 to \$299,999	1,092	11.0%	21,262	9.7%
\$300,000 to \$499,999	6,090	61.5%	97,870	44.5%
\$500,000 to \$999,999	1,955	19.7%	72,577	33.0%
\$1,000,000 or more	282	2.8%	17,827	6.7%
Total	9,905	100.0%	220,018	100.0%
2013 Median Value	\$396,600		\$451,400	

Source: American Community Survey, 2009 -2013

Monthly rental costs in Teaneck are somewhat lower than that of Bergen County, wherein the median monthly rent in Teaneck is \$1,271 versus \$1,334 in Bergen County. In Teaneck, the largest percentage of renters, 52 percent, pay between \$1,000 and \$1,499 per month in rent. See Table 7, Township of Teaneck and Bergen County, Monthly Rental Cost, 2013, for additional details.

Table 7. Township of Teaneck and Bergen County, Monthly Rental Cost, 2013

Source: American Community Survey, 2009-2013

Monthly Rent	Number in Teaneck	Percent in Teaneck	Number in Bergen County	Percent in Bergen County
Less than \$200	30	1.0%	1,026	0.9%
\$200 - \$299	95	3.1%	1,884	1.7%
\$300 - \$499	71	2.2%	3,138	2.8%
\$500 - \$749	120	3.8%	3,332	3.0%
\$750 - \$999	228	7.3%	11,898	10.7%
\$1,000 - \$1,499	1,608	51.7%	48,224	43.4%
\$1,500 or more	961	30.9%	41,719	37.5%
Total	3,113	100.0%	111,221	100.0%
Median Rent	\$1,271		\$1,334	

In 2013, 42 percent of Teaneck owner occupied households contributed 30 percent or more of their income towards monthly housing costs. Thirty-five percent of Teaneck owner occupied households contributed less than 20 percent of their income towards monthly housing costs. See Table 8, Monthly Housing Costs as

Percentage of Household Income in the Past 12 Months – Owner Occupied Units, 2013, for further information.

Table 8. Monthly Housing Costs as Percentage of Household Income in the Past 12 Months – Owner Occupied Housing Units, 2013

	Less than 20 percent	20 to 29 percent	30 percent or more
Less than \$20,000	0.1%	0.0%	3.8%
\$20,000 - \$34,999	0.0%	0.4%	5.6%
\$35,000 - \$49,999	0.2%	1.0%	4.9%
\$50,000 - \$74,999	1.5%	3.4%	7.1%
\$75,000 or more	33.2%	18.1%	20.5%
Zero or Negative Income	0.3%		

Source: American Community Survey, 2009-2013

In 2013, 56 percent of Teaneck renter occupied households contributed 30 percent or more of their income towards monthly rental costs, whereas only 17 percent of Teaneck renter occupied households contributed less than 20 percent. See Table 9, Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Units, 2013, for further information.

Table 9. Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months – Renter Occupied Housing Units, 2013

	Less than 20 percent	20 to 29 percent	30 percent or more
Less than \$20,000	0.0%	2.2%	20.7%
\$20,000 - \$34,999	1.0%	0.9%	13.3%
\$35,000 - \$49,999	0.3%	1.6%	11.9%
\$50,000 - \$74,999	0.7%	11.1%	7.2%
\$75,000 or more	14.7%	4.4%	2.4%
Zero or Negative Income	4.8%		
No Cash Rent	2.7%		

Source: American Community Survey 2009-2013

Teaneck has 18 housing units that lack complete plumbing facilities and 221 units that are overcrowded (defined as having 1.01 or more persons per room). The Township has 84 units that have no telephone service available and 85 units that lack complete kitchen facilities. See Table 10, Selected Quality Indicators, Occupied Housing Stock, 2013, for further information.

Table 10. Selected Quality Indicators, Occupied Housing Stock, 2013

	Overcrowded	No Telephone Service Available	Lacking Complete Plumbing	Lacking Complete Kitchen Facilities
No. Units	221	84	18	85

Source: American Community Survey, 2009-2013

General Population Characteristics

The overall population of Teaneck has increased since 1980, with a slight decrease of 3 percent from 1980 to 1990. From 1990 to 2000, the population of Teaneck grew by 4 percent; during this same time period, Bergen County's population increased by 7 percent. See Table 11, Population Growth, for more information.

Table 11. Population Growth

	1980	1990	Percent Change (1980-1990)	2000	Percent Change (1990-2000)	2010	Percent Change (2000-2010)
Teaneck	39,007	37,825	-3.0%	39,260	3.8%	39,776	1.3%
Bergen County	845,385	825,380	-2.4%	884,118	7.1%	905,116	2.4%

Source: 1980, 1990, 2000, and 2010 U.S. Census

From 2000 through 2010, there were shifts in the age distribution of Teaneck. The age group 5 to 14 decreased from 5,932 persons to 5,494 persons (i.e., -7 percent). The largest decrease was in the 35 to 44 age group, which decreased from 6,028 persons to 5,035 persons (i.e., -17 percent). Conversely, the age group 55 through 64 increased by 31 percent, from 3,988 persons to 5,230 persons. See Table 12, Age Distribution, 2000-2010, for additional details.

Table 12. Age Distribution, 2000-2010

Age Group	2000	Percent	2010	Percent	Percent Change
Under 5	2,521	6.4%	2,622	6.6%	4.0%
5-14	5,932	15.1%	5,494	13.8%	-7.4%
15-24	5,020	12.8%	5,558	14.0%	10.7%
25-34	4,237	10.8%	4,144	10.4%	-2.2%
35-44	6,028	15.4%	5,035	12.7%	-16.5%
45-54	5,950	15.2%	5,787	14.5%	-2.7%
55-64	3,988	10.2%	5,230	13.1%	31.1%

65-74	2,827	7.2%	3,125	7.9%	10.5%
75+	2,757	7.0%	2,781	7.0%	0.9%
Total	39,260	100.0%	39,776	100.0%	-

Source: 2000 and 2010 U.S. Census

Household Characteristics

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however these persons may or may not be related. As a subset of households, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage, or adoption, all living in the same household. In 2013, there were 13,105 households in Teaneck, with an average of 2.88 persons per household and an average of 3.37 persons per family. Approximately 75 percent of the households are comprised of married couples with or without children. Almost 25 percent of the Teaneck households are non-family households, which includes individuals.

Income Characteristics

Teaneck households have, on average, higher incomes than that of Bergen County. Annual median income for Teaneck households in 2013 was \$93,463 versus \$78,314 in Bergen County. Table 13, Household and Family Income by Income Brackets for Teaneck and Bergen County, 2013, further illustrates these findings by noting the number of households in each of the income categories.

Table 13. Household and Family Income by Income Brackets for Teaneck and Bergen County, 2013

	Teaneck		Bergen County	
	Households	Percent	Households	Percent
Less than \$10,000	655	5.0%	14,302	4.3%
\$10,000 - \$14,999	288	2.2%	10,976	3.3%
\$15,000 - \$24,999	839	6.4%	21,952	6.6%
\$25,000 - \$34,999	616	4.7%	22,285	6.7%
\$35,000 - \$49,999	1,075	8.2%	34,258	10.3%
\$50,000 - \$74,999	1,795	13.7%	56,875	17.1%
\$75,000 - \$99,999	1,861	14.2%	43,94	13.2%
\$100,000 - \$149,999	2,660	20.3%	61,865	18.6%

\$150,000 - \$199,999	1,481	11.3%	28,604	8.6%
\$200,000 or more	1,835	14.0%	37,584	11.3%
Total	13,105	100.0%	332,605	100.0%
Median Income	\$93,463		\$78,314	

Source: American Community Survey, 2009-2013

Although the Census data does not provide a breakdown of household income by household size, COAH's 2013 Regional Income Limits for Bergen/Hudson/Passaic/Sussex County (Region 1) for a household of one person was \$59,095. As such, the moderate-income threshold for a household of one person was \$47,276 (i.e., 80 percent of \$59,095). In attempting to approximate the number of low- and moderate-income households in the Township, using the household size of one person is a conservative approach that represents just a minimum threshold. Table 13 shows that the percentage of households in the Township for which income was below this minimum threshold was approximately 27 percent.

The percentage of persons and households below the poverty level, as defined by the 2013 American Community Survey, equates to 8.1 percent of all Teaneck residents. This is higher than the County as a whole, wherein 7.2 percent of County residents were living below the poverty level in 2013.

Employment Characteristics

Table 14, Employment Status, indicates the number of Township residents 16 years and over who are in the labor force, the type of labor force (i.e., civilian or armed forces) and employment status. Approximately 65 percent of Teaneck residents 16 and over are in the in the labor force and, among those in the labor force, all are in the civilian labor force. Of the residents in the civilian labor force, approximately 93 percent are employed and approximately 7 percent are unemployed.

Table 14. *Employment Status*

	Number in Teaneck	Percent in Teaneck
Population 16 years and over	31,314	-
In Labor Force	20,367	65.0%
Civilian Labor Force	20,322	64.9%
<i>Employed</i>	18,842	92.7%
<i>Unemployed</i>	1,480	7.2%
Armed Forces	45	0.1%
Not in Labor Force	10,947	35.0%

Source: American Community Survey, 2009-2013

Table 15, Employment by Occupation, Teaneck, 2013, identifies the occupations of employed persons.

While Teaneck residents work in a variety of industries, 56 percent of employed residents work in Management, Business, Science, and Arts-related occupations; and 23 percent are employed in Sales and Office-related occupations. A small number of employed Township residents, 4 percent, work in Production, Transportation and Moving-related occupations.

Table 15. Employment by Occupation, Teaneck, 2013

Sector Jobs	Number	Percent
Management, Business, Science, and Arts Occupations	10,557	56.0%
Service	2,513	13.3%
Sales and Office	4,117	21.9%
Natural Resources, Construction, and Maintenance	838	4.4%
Production, Transportation, and Moving	817	4.3%
Total	18,842	100.0%

Source: American Community Survey, 2009-2013

Table 16, Distribution of Employment by Industry, Township Residents, 2013, shows the distribution of employment by industry for employed Teaneck residents. The four industries to capture the largest segments of the population were Educational, Health, and Social Services at 35 percent; Professional, Scientific, Management, Administrative, and Waste Management Services at 13 percent; Financing, Insurance, Real Estate, Renting and Leasing at 10 percent; and Arts, Entertainment, Recreation, Accommodation and Food services at 8 percent.

Table 16. Distribution of Employment by Industry, Township Residents, 2013

Sector Jobs	Number	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	0	0.0%
Construction	599	3.2%
Manufacturing	780	4.1%
Wholesale Trade	433	2.3%
Retail Trade	1,555	8.3%
Transportation and Warehousing, and Utilities	708	3.8%
Information	1,019	5.4%
Financing, Insurance, Real Estate, Renting, and Leasing	1,842	9.8%

Professional, Scientific, Management, Administrative, and Waste Management Services	2,438	12.9%
Educational, Health and Social Services	6,682	35.5%
Arts, Entertainment, Recreation, Accommodation and Food Services	1,495	7.9%
Public Administration	593	3.1%
Other	698	3.7%
Total	18,842	100.0%

Source: American Community Survey, 2009-2013

Of the employed Teaneck residents, approximately 81 percent are private wage and salary workers; 18 percent are government workers; and 6 percent are self-employed. See Table 17, Distribution by Class of Worker, 2013, for additional details.

Table 17. *Distribution by Class of Worker, 2013*

	Number in Teaneck	Percent in Teaneck
Private Wage and Salary Workers	15,215	80.8%
Government Workers	2,489	13.2%
Self-employed in own not incorporated business workers	1,121	5.9%
Unpaid family workers	17	0.1%
Total	18,842	100.0%

Source: American Community Survey, 2009-2013

The New Jersey Department of Labor and Statistics tracks covered employment throughout the State. See Table 18, Employment in Teaneck by Industry Sector, 2002, 2007, 2011, for additional details. According to the New Jersey Department of Labor and Statistics, there were 16,015 private sector jobs in Teaneck in 2011. Health Care and Social Assistance; Professional, Scientific, and Technical Services; and Educational Services were the largest sectors of in-town employment, with 4,481, 3,555, and 2,786 jobs, respectively. Table 18 also shows the number of employees by sector in Teaneck in 2002 and 2007. The largest decrease in local employment between 2002 and 2011 was in the Information (-447 jobs) and Accommodation and Food Services (-432 jobs) sectors, which experienced decreases of 46 and 34 percent, respectively. The sector which saw the largest local employment increase between 2002 and 2011 was

the Professional, Scientific and Technical Services sector, which experienced an increase of 2,299 jobs (or 183 percent).

Table 18. Public Sector Employment in Teaneck by Industry Sector, 2002, 2007, 2011

	2002		2007		2011	
	COUNT	SHARE	COUNT	SHARE	COUNT	SHARE
PRIVATE SECTOR JOBS						
Agriculture, Forestry, Fishing and Hunting, and Mining	2	0.0%	1	0.0%	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0.0%
Utilities	1	0.0%	0	0.0%	0	0.0%
Construction	203	1.5%	184	1.2%	101	0.6%
Manufacturing	495	3.6%	345	2.2%	347	2.2%
Wholesale Trade	886	6.4%	554	3.6%	566	3.5%
Retail Trade	851	6.2%	874	5.6%	732	4.6%
Transportation and Warehousing	68	0.5%	45	0.3%	47	0.3%
Information	977	7.1%	1,428	9.2%	530	3.3%
Finance and Insurance	610	4.4%	529	3.4%	508	3.2%
Real Estate and Rental and Leasing	160	1.2%	310	2.0%	148	0.9%
Professional, Scientific and Technical Services	1,256	9.1%	2,655	17.0%	3,555	22.2%
Management of Companies and Enterprises Administration & Support	254	1.8%	198	1.3%	23	0.1%
Waste Management and Remediation	504	3.7%	267	1.7%	252	1.6%
Educational Services	2,002	14.6%	2,696	17.3%	2,786	17.4%
Health Care and Social Assistance	3,522	25.6%	3,547	22.8%	4,481	28.0%
Arts, Entertainment, and Recreation	131	1.0%	129	0.8%	147	0.9%
Accommodation and Food Services	1,320	9.6%	912	5.9%	888	5.5%
Other Services (Excluding Public Administration)	316	2.3%	351	2.3%	376	2.3%
Public Administration	183	1.3%	561	3.6%	528	3.3%
TOTAL PRIVATE SECTOR	13,741	100.0%	15,586	100.0%	16,015	100.0%

Source: State of New Jersey Department of Labor and Workforce Development Local Employment Dynamics; <http://onthemap.ces.census.gov/>

Growth Trends and Projections

Residential Trends and Projections

According to the New Jersey Construction Reporter, between 2004 and 2014, Teaneck issued 444 certificates of occupancy: 291 for one- and two-family dwellings and 161 for multifamily dwellings. See Table 19, Residential Certificates of Occupancy, 2004-2014, for additional details.

Table 19. Residential Certificates of Occupancy, 2004-2014

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
1 & 2 Family	173	10	13	11	17	20	11	10	8	4	14	291
Multifamily	8	79	0	74	0	0	0	0	0	0	0	161
Total	181	89	13	85	17	20	11	10	0	4	14	444

Source: New Jersey Construction Reporter

Nonresidential Trends and Projections

According to the New Jersey Construction Reporter, between 2003 and 2013, Teaneck issued certificates of occupancy for a total of ±630,760 square feet of non-residential building space. See Table 20, Non-Residential Certificates of Occupancy, 2003-2013, for additional details. The majority of the non-residential growth can be attributed to:

- 476,555 square feet of multifamily/dormitory space, for which certificates of occupancy were issued in 2003 to 2005, 2007 and 2009;
- 59,074 square feet of institutional space, for which certificates of occupancy were issued in 2004 and 2013; and
- 43,641 square feet of office space, for which certificates of occupancy were issued in 2004, 2005, 2007 to 2009 and 2012.

Table 20. Non-Residential Certificates of Occupancy, 2003-2013

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Office	0	1,369	10,108	0	298	19,955	4,355	0	40	7,516	0	43,641
Retail	0	0	0	0	0	0	0	0	0	0	0	0
A-1	0	0	0	0	0	0	0	0	0	0	0	0
A-2	0	0	0	0	0	0	0	0	0	0	0	0
A-3	0	0	0	7,036	0	1,800	0	0	16,482	12,166	0	37,484
A-4	0	0	2,709	6,000	0	0	0	0	0	0	0	8,709
A-5	0	0	0	0	0	0	0	0	0	0	0	0
Multifamily/ Dormitories	84,806	179,211	171,256	0	18,857	0	22,425	0	0	0	0	476,555

Hotel/ Motel	0	0	0	0	0	0	0	0	0	0	0	0
Education	0	0	0	0	0	0	0	0	1,000	0	0	1,000
Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Hazardous	0	0	0	0	0	0	0	0	0	0	0	0
Institutional	0	5,000	0	0	0	0	0	0	0	0	54,074	59,074
Storage	0	0	60	1,310	0	0	0	0	0	0	0	1,370
Signs, Fences, Utility and Misc.	0	200	384	599	462	0	0	0	0	1,282	0	2,927
TOTAL	84,806	185,780	184,517	14,945	19,617	21,755	26,780	0	17,522	20,964	54,074	630,760

Source: New Jersey Construction Reporter

Capacity for Growth (Vacant Land Analysis: Realistic Development Potential)

Teaneck is essentially fully developed. Per COAH's Second Round Rules, municipalities may seek an adjustment to their prospective need by undertaking a vacant land analysis and determining their capacity to provide new housing in which affordable housing has the potential to be accommodated, known as the realistic development potential (RDP). Such an analysis of lands was conducted. The analysis is set forth in Appendix A, containing a table and map. The map in Appendix A also indicates the locations of vacant parcels and environmental constraints. While there were a number of parcels identified as potentially developable based on the most recent parcel and tax assessment data for the Township, most of these are also encumbered by flood hazard areas, water bodies, steep slopes, and/or wetlands. Many of these parcels are isolated lots in residential neighborhoods that are too small for affordable housing development, while others are irregularly shapes or otherwise constrained. The Vacant Land Adjustment map, also in Appendix A, illustrates those sites that can realistically accommodate affordable housing in the Township.

V. Teaneck Affordable Housing Plan

Teaneck's Affordable Housing Efforts

The Township of Teaneck has made good faith efforts to address its affordable housing obligations. The Township was granted Second Round Certification on December 15, 2004. In 2008, the Planning Board adopted a Third Round Housing Element and Fair Share Plan and the governing body petitioned COAH for substantive certification of the plan. The 2008 housing plan addressed Teaneck's obligations as they were determined at that time, while recognizing that the Township has a limited amount of vacant and developable land to provide realistic opportunities for low- and moderate-income households. This current Fair Share Plan identifies additional realistic mechanisms for the construction of affordable housing.

Satisfaction of the Rehabilitation Obligation

A municipality's rehabilitation obligation is based upon the estimated amount of substandard housing occupied by low- and moderate-income households. In 2008, COAH determined the Township's rehabilitation obligation to be 234 units. However, the Township conducted an exterior housing survey pursuant to N.J.A.C. 5:97-6.2(a) to determine its rehabilitation number, which indicated that there were 57 units in need of rehabilitation in Teaneck. The Township subsequently requested that COAH lower its Third Round rehabilitation obligation from 234 units to 115 units based upon a Third Round rehabilitation obligation that includes 57 units identified by the Teaneck Building Official as being in need of rehabilitation, plus 58 units that were rehabilitated by the Bergen County Division of Community Development since April 1, 2000.

In 2014, the Township's rehabilitation obligation according to COAH's proposed Third Round Substantive Rules was 56 units. See Table 21, Township of Teaneck Rehabilitation Obligation, below. However, this figure has not been definitively calculated for 2015.

Table 21. Township of Teaneck Rehabilitation Obligation

	Crowded, Built Pre-1960	Incomplete Plumbing	Incomplete Kitchen	Total Minus Double Count	Low/Mod Share	Total Rehabilitation Obligation
Units	62	21	38	94	0.595	56

The Township participates in Bergen County's Home Improvement Program, which has rehabilitated a number of housing units in recent years. See Table 22, Rehabilitated Units in the Township of Teaneck Since 2010, below, which details the 10 units in Teaneck that have been rehabilitated through the Home Improvement Program in the years since 2010.

Table 22. Rehabilitated Units in the Township of Teaneck Since 2010

Street Address	Block	Lot	Units	Loan Amount	Year of Loan	Work Done
395 Terhune Street	106	18	1	\$65,550	2010	Windows, electrical, front steps
131 Hamilton Road	5408	17	1	\$17,250	2010	Roof, heating system
118 Fairview Avenue	5813	7	1	\$17,500	2011	Plot survey, handrails, driveway, h/w heater, gutters/leaders, doors, ceiling tile, smoke & CO detectors
12 Irvington Road	5401	26	1	\$10,310	2011	Roof, h/w heater, windows
7 Lerome Place	5204	10	1	\$17,400	2012	Smoke detectors, steps, walk, French drain system, gutters/leaders, windows
1280 Taft Road	2104	22	1	\$32,600	2012	Smoke & CO detectors, roof, repair chimney, steps, plot survey, doors (storm & garage)
14 Voorhees Street	29	2	1	\$16,800	2013	Roof, electrical, front & garage doors
466 Hillcrest Street	118	5	1	\$23,700	2014	Smoke & CO detectors, electrical, doors, windows
1707 Ardsley Court	5504	13	1	\$18,900	2014	Windows, painting, sump pump, French drain system, mold remediation
1568 Walden Street	5605	4	1	\$33,150	2014	Patio door, garage door, windows, driveway, siding, smoke & CO detectors, lead upgrade

Therefore, the Township is entitled to **10 credits** for rehabilitated dwelling units. The Township will continue to work to rehabilitate the remaining units through the ongoing relationship with Bergen County's Home Improvement Program. The Bergen County Division of Community Development, a part of the County's Planning and Development Department, administers the program, which provides resources to rehabilitate one- and two-family housing. The Township will continue to participate in this program and will utilize the County as the administrative agent of the program. Additionally, the Township will contract with either the County or a private consultant, as needed, to offer a rental rehabilitation program.

Satisfaction of the Prior Round Obligation

The Prior Round obligation for Teaneck has not yet been definitively determined. The Township has entered into a shared services agreement with over 200 municipalities to retain an expert (Econsult Solutions) to determine their affordable housing obligations, but these figures are not expected to be available before the end of December 2015.

The Prior Round obligation can be defined as the cumulative 1987 through 1999 affordable housing obligation. This time period corresponds to the First and Second Rounds of affordable housing. In 2008, COAH calculated the Township's Prior Round obligation to be 192 units. Based on Teaneck's adopted 2008 Third Round Fair Share Plan, the Township has not only met, but exceeds its obligation, as follows:

A housing unit that was created and occupied between April 1, 1980 and December 15, 1986 is eligible for one credit when it was developed specifically for households whose income did not exceed 80 percent of the median income and the unit is governed by controls on affordability that are consistent with the requirements set forth in N.J.A.C. 5:92-12; such credits are identified as “Prior Cycle” credits. Teaneck is able to claim 170 Prior Cycle credits from family affordable for-sale units at the Chestnut Hill and Thomas Street Condominiums, family affordable rental units at 87 Tryon Avenue West and senior affordable units at 5 Dogwood Lane. See Table 23, Prior Cycle Credits (1980-1986), below for additional information.

Table 23. Prior Cycle Credits (1980-1986)

Development	Address	Credits
Chestnut Hill Condominiums	400/408 Terhune Street	2 units
Thomas Street Condominiums	379/385 Thomas Street	2 units
Teaneck Senior Citizen Housing	5 Dogwood Lane	158 units
87 Tryon Avenue	87 Tryon Avenue	8 units
Total		170 units

N.J.A.C. 5:93-1.3 defines a group home for the developmentally disabled as licensed and/or regulated by the New Jersey Department of Human Services as an “alternative living arrangement.” Per N.J.A.C. 5:93-5.8, alternative living arrangements may be used to address a municipal housing obligation. The unit of credit is the bedroom and each unit may be used to address a municipality’s rental obligation. See Table 24, Group Homes and Rental Bonuses Addressing the Prior Round Obligation, below for additional information.

Table 24. Group Home Credits and Rental Bonuses Addressing the Prior Round Obligation

Development	Credits	Anticipated Rental Bonus	Total
1266 Teaneck Road	2	2	4
640 American Legion Drive	13	3	16
911 Teaneck Road	2	1*	3
Arc Group Home	5	0*	5
North Jersey Friendship House (315 Locust Street)	4	0*	4
Deveraux Foundation Group Home (1014 Palisade Avenue)	3	0*	3
Total	29	6	35
*Pursuant to N.J.A.C. 5:93-5.15(d)3, no rental bonus shall be granted in excess of the rental obligation			

Teaneck addressed its Prior Round obligation through nine affordable for-sale units. Six of the nine units are located at 481 through 491 Linden Avenue in the Lindcrest Garden Condominiums. The remaining three units are located at 243, 245 and 247 Thompson Avenue. See Table 25, Family For-Sale Units Addressing the Prior Round Obligation, below.

Table 25. Family For-Sale Units Addressing the Prior Round Obligation

Development	Credits
481-491 Linden Avenue	6 units
243, 245 & 247 Thompson Avenue	3 units
Total	9 units

The Township of Teaneck is eligible for **214 credits** towards the Prior Round obligation. These projects are detailed above and summarized below in Table 26, Entitlement to Prior Round Affordable Housing Credits for Constructed Projects. Any credits above the Prior Round obligation are considered surplus credits that can be applied to the Township’s Third Round obligations.

Table 26. Entitlement to Prior Round Affordable Housing Credits for Constructed Projects

Compliance Mechanism	Credits
Prior Cycle Credits	170 units
Family For-Sale Units	9 units
Rental Units	29 units
Anticipated Rental Bonus	6 units
Total	214 units
*22 Prior Round surplus units to be credited to the Third Round	

Satisfaction of the Third Round Obligation

Since 1999, COAH has failed to adopt Third Round rules that have withstood legal challenge. In the intervening years, three Third Round rules were promulgated by COAH and three reports have been issued by the Fair Share Housing Center (FSHC), each of which assigned Teaneck a Third Round Fair Share Obligation. This tremendous variation has created a great deal of uncertainty for Teaneck, and indeed all of New Jersey’s municipalities, as to what their prospective Fair Share obligation will be.

As such, the Third Round Obligation for Teaneck has not yet been definitively determined. The Township has entered into a shared services agreement with over 200 municipalities to retain an expert (Econsult Solutions) to determine their affordable housing obligations, but these figures are not expected to be available before the end of December 2015. Until that number is released, Teaneck is relying on a Vacant Land Adjustment (VLA) to determine the Township’s realistic developmental potential (RDP), (which is set

forth in Appendix “A” of this report). Based on the VLA analysis, approximately 46 acres of vacant land exist within the Township that would be suitable for inclusionary multifamily residential development. Assuming that all such parcels were rezoned accordingly at the presumptive minimum density of six units per acre and with a mandatory set-aside of 20 percent, the Township has a RDP of 37 affordable housing units (46 acres x 6 units/acre x 20% = 37 units). However, if Econsult Solutions determines a Third Round Fair Share Obligation for Teaneck that is less than 37 units, Teaneck reserves the right to amend its Fair Share Housing Plan.

The proposed affordable housing mechanisms that would address Teaneck’s Third Round obligations are discussed below.

1. **Surplus units from Prior Round: 22 units**
22 units were carried from Round Two to Round Three
2. **Supportive Shared Living Housing: 28 units**
All of the housing set forth in Table 27, Township of Teaneck Supportive Shared Living Housing Units, are completed and occupied.

Table 27. Township of Teaneck Supportive Shared Living Housing Units

Development	Credits (Bedrooms/Units)
624 Ogden Avenue	4
733 Pomander Walk	9
1390 Hill Street 1B	2
121 Washington Place	4
565 John Street	3
236 Irvington Road	4
Walraven Place	2
Total	28

3. **Teaneck Senior Citizen’s Addition: 18 units**
18 additional senior units were added to the existing project on Cedar Lane and are fully occupied.
4. **Single-Family Homes: 8 units**
Eight single-family homes have been developed in Teaneck by the Bergen County Housing Authority and all are occupied. The addresses are 528 and 532 Chestnut Place; 621 and 623 American Legion Drive; 393 and 389 Morningside Terrace; and 197 and 195 Fort Lee Road.
5. **Bright Side Senior: 61 units**
This 61-unit senior rental project located at 60 Bergen Avenue in Teaneck received site plan approval in 2014 and is expected to be open in 2016. (Note that the project contains 62 total units, but one unit within the project is intended to be occupied by a superintendent.)

6. **227 Teaneck Road: 5 units**
This 24 unit apartment project, inclusive of five family units for low- and moderate-income residents, received site plan approval in 2015 and is expected to start construction in 2016.
7. **1475 Palisade Avenue: 15 units**
This 128 unit apartment project was approved in 2014. The development is obligated to set aside eight units within the project and build seven additional units elsewhere in Teaneck for low- and moderate-income families.
8. **764 New Bridge Road: 2 units**
This 19 unit townhouse project received site plan approval in 2009, of which two units were to be set aside for low- and moderate-income residents.

Table 28. Entitlement to Third Round Affordable Housing Credits for Approved/Planned Projects

Plan Component	Type	Units
Surplus Units Carried from Prior Round	-	22
Supportive Shared Living	Alternative Living Arrangements	28
Teaneck Senior Citizens Addition	Age-Restricted	18
Single-Family Homes (Bergen County Housing Authority)	Family For-Sale	8
Bright Side Senior (60 Bergen Avenue)	Senior Rental	61
227 Teaneck Road	Family For-Sale/Rental	5
1475 Palisade Avenue	Family For-Sale/Rental	15
764 New Bridge Road	Family For-Sale/Rental	2
Total		159

Satisfaction of Minimum/Maximum Requirements

By being eligible for a total of **159 credits** of low- and moderate-income housing, Teaneck has more than satisfied its Third Round Prospective Need obligation.

In addition, Teaneck is subject to minimum requirements for very low-income units and rental units; and maximum restrictions for age-restricted units, which is also satisfied as follows:

- **Minimum Very Low-Income Units = 5 units**
Pursuant to the Fair Housing Act (N.J.S.A. 52:27D-329.1), municipalities must ensure that at least 13 percent of the housing units made available for occupancy by low- and moderate-income households shall be reserved for occupancy by very low-income households (13% x 37 units). The Township will satisfy this requirement in one or more of the family rental projects that are to be completed in 2016 and beyond (227 Teaneck Road, 1475 Palisade Avenue, or 764 New Bridge Road).
- **Minimum Rental Obligation = 10 units**
Pursuant to COAH's Second Round Substantive Rules (N.J.A.C. 5:93-5.13), every municipality shall have an obligation to create a realistic opportunity to construct rental units. The formula which

establishes the Township's rental obligation is equal to 25% of the Township's realistic development potential (25% x 37 units). Teaneck has satisfied this requirement with the existing supportive housing units in the Township (28 units), and anticipates that additional rental units may be provided in the following projects: 227 Teaneck Road, 1475 Palisade Avenue and 764 New Bridge Road.

- Maximum Age-Restricted Units = 21 units
Pursuant to COAH's Second Round Substantive Rules (N.J.A.C. 5:93-5.12), municipalities may restrict housing for senior citizens based on the following formula:

$$0.25 (\text{prior-cycle fair share} + \text{realistic development potential} + \text{rehabilitation component} - \text{credits pursuant to N.J.A.C. 5:93-3.4})$$

The Township has satisfied its prior-cycle fair share obligation and anticipates receiving 10 credits for the rehabilitation of low- and moderate-income substandard units. The maximum number of age-restricted units is equal to 25% of the Township's realistic development potential plus the remaining rehabilitation component, as follows:

$$0.25 \times (37 \text{ units} + 56 \text{ units} - 10 \text{ units}) = 21 \text{ units}$$

The Township will address its Third Round obligation with the soon-to-be completed Bright Side Senior housing project of 61 units.

Spending Plan

The Township of Teaneck has a development fee ordinance (Chapter 33, Article VI, Section 33-35) which provides a dedicated revenue source for affordable housing. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund for the purposes of affordable housing. These funds shall be spent for purposes including a housing rehabilitation program, costs associated with affordable housing construction, providing affordability assistance to low-income households and professional services related to the planning for affordable housing.

Future Emerging Development Opportunities

While Teaneck has fully satisfied its obligation for low- and moderate-income housing for the Third Round as documented above, including its Rehabilitation Share, Prior Round obligation and Prospective Need, it should be noted that there are rezonings under consideration or which have been proposed, which may add to Teaneck's inventory of low- and moderate-income housing. These are detailed below.

It should be stressed that **none** of these are included in this present Housing Element and Fair Share Plan because: (a) they are not **required** to meet the Third Round obligation; and (b) the Township is still in the process of considering whether to undertake such rezonings, exactly what type of housing, what densities or total units should be permitted, and whether and what percentage of such units would be set-aside for low- and moderate-income households. They are set forth here as “emerging opportunities” for such future housing, nothing more. Teaneck will determine at the appropriate time whether to amend this Plan and whether to include one or more such projects in its future Fair Share Plans.

Four additional rezonings are under consideration in Teaneck which could yield additional affordable housing opportunities in Teaneck. It is anticipated that in each case, ten percent (10%) of its total units will be set aside for low and moderate income housing.

The four sites or areas are as follows:

- (1) 1775 Windsor Road (Block 5602, Lots 1 and 2): The contract purchaser has requested a rezoning to allow 248 total units, of which 10% of the units (25 units), or payment-in-lieu of such units, would be provided for affordable housing. A Master Plan Amendment recommending the rezoning has been adopted by the Planning Board and Township Council has introduced an amendment for such a rezoning.
- (2) 520 Palisade Avenue: The property owner has requested a rezoning of this property for 196 units. The applicant was not proposing to include any affordable housing. However, assuming a 10% set aside was mandated, 20 units of low and moderate income housing would be included. The Township Council has not yet taken up this request.
- (3) 1500 Teaneck Road: The contract purchaser has requested a rezoning of the property for 258 residential units of which 10% (or 26 units) would be set aside for low and moderate income housing. The Planning Board is currently evaluating this proposed rezoning.
- (4) Alfred Avenue Area: the Township is considering adopting an overlay zoning of a ± 18 acre industrial area located on Alfred Avenue in Teaneck which is projected to generate approximately 700 residential units in total if the entire area is redeveloped. It is anticipated that a 10% set-aside for low and moderate income families would be mandated. Realistically, only about one-half (350 units) are likely to be redeveloped in the next 10 years, yielding another 35 units of low- and moderate-income housing. The Planning Board will be holding a hearing on the adoption of a Master Plan Amendment recommending such rezoning in December 2015.

VI. Conclusion

Teaneck believes that this Fair Share Plan is a viable and credible plan, providing realistic opportunities for the provision of new affordable housing units and rehabilitation of existing substandard units, in light of the Township's limited resources – both in monetary terms and with regard to the limited amount of vacant land in the Township. However, to the extent that Econsult Solutions' calculations for Teaneck make it necessary or desirable for the Township to amend this Fair Share Plan, the Township reserves the right to do so. Table 29, The Township of Teaneck Entitlement to Affordable Housing Credits, summarizes the affordable housing mechanisms that address Teaneck's Prior Round and Third Round obligations.

Table 29. The Township of Teaneck Entitlement to Affordable Housing Credits

CREDITS APPLIED TOWARDS PRIOR ROUND OBLIGATION				
<u>Affordable Development</u>	<u>Type</u>	<u>Units</u>	<u>Anticipated Bonus Credits</u>	<u>Total Credits Plus Bonuses</u>
Chestnut Hill Condominiums	Family For-Sale	2	-	2
Thomas Street Condominiums	Family For-Sale	2	-	2
Teaneck Senior Citizen Housing	Age-Restricted	158	-	158
87 Tryon Avenue	Family Rental	8	-	8
1266 Teaneck Road	Alternative Living Arrangements	2	2	4
640 American Legion Drive	Alternative Living Arrangements	13	3	16
911 Teaneck Road	Alternative Living Arrangements	2	1	3
Arc Group Home	Alternative Living Arrangements	5	-	5
North Jersey Friendship House (315 Locust Street)	Alternative Living Arrangements	4	-	4
Deveraux Foundation Group Home (1014 Palisade Avenue)	Alternative Living Arrangements	3	-	3
481-491 Linden Avenue	Family For-Sale	6	-	6
243, 245 & 247 Thompson Avenue	Family For-Sale	3	-	3
Total		208	6	214

CREDITS APPLIED TOWARDS THIRD ROUND OBLIGATION				
<i><u>Affordable Development</u></i>	<i><u>Type</u></i>	<i><u>Units</u></i>	<i><u>Anticipated Bonus Credits</u></i>	<i><u>Total Credits Plus Bonuses</u></i>
Surplus Units Carried from Prior Round	-	22	-	22
Supportive Shared Living	Alternative Living Arrangements	28	TBD	28
Teaneck Senior Citizens Addition	Age-Restricted	18	TBD	18
Single-Family Homes (Bergen County Housing Authority)	Family For-Sale	8	-	8
Bright Side Senior (60 Bergen Avenue)	Age-Restricted Rental	61	-	61
227 Teaneck Road	Family For-Sale/Rental	5	TBD	5
1475 Palisade Avenue	Family For-Sale/Rental	15	TBD	15
764 New Bridge Road	Family For-Sale/Rental	2	TBD	2
Total		159	-	159

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
101	1		P	1.01	ROSI Green Acres	640 RIVER ROAD	15C	TOWNSHIP OF TEANECK
101	7		P	10.3	Green Acres, Terhune Park	550 RIVER RD	15C	TOWNSHIP OF TEANECK
105	21		R01	0.0298	Too small	440 KIPP ST	15C	TOWNSHIP OF TEANECK
107	5		R01	0.157	Too small	370 KIPP ST	15C	TOWNSHIP OF TEANECK
117	3			0.0103	Too small	568 HILLCREST ST (REAR)	1	UNKNOWN
117	18			0.0172	Too small	512 HILLCREST ST (REAR)	1	UNKNOWN
118	1			0.0803	Too small	161 LARCH AVE	1	UNKNOWN
119	1			0.0379	Too small	183 ELM AVE	1	UNKNOWN
201	1 X		P	9.4	Public land	700 POMANDER WALK	15C	TOWNSHIP OF TEANECK
201	2		R01	0.2709	Too small	836 CEDAR LANE	1	836 CEDAR LN LLC
212	1		R01	0.5562	Too small	671 POMANDER WALK	15C	TOWNSHIP OF TEANECK
212	2		R01	0.3197	Too small	662 POMANDER WALK	15C	TOWNSHIP OF TEANECK
302	4		R01	0.2862	Too small	827 CEDAR LANE	15C	BOARD OF FREEHOLDERS
402	1		U	3	Adjacent to Route 4 and FDU facilities; traffic island isolated by Route 4/assoc. ramps (2008 VLA)	1100 RIVER RD	1	FAIRLEIGH DICKENSON UNIVERSITY
502	18		R01	0.58	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
502	19		R01	0.062	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
503	10		R01	0.0599	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
504	9		R01	0.0823	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
510	2		R01	0.1041	Too small	681 MARTENSE AVE	15C	TOWNSHIP OF TEANECK
511	22		R01	16.31	Green Acres, Phelps Park	1005 RIVER RD	15C	TOWNSHIP OF TEANECK
604	5		R01	0.0918	Too small	668 TILDEN AVE	15C	TOWNSHIP OF TEANECK
605	6		R01	0.0129	Too small	668 MAPLE AVE	15C	TOWNSHIP OF TEANECK
608	1		P	0.33	Too small	682 BEVERLY RD	15C	TOWNSHIP OF TEANECK
610	29		B1	0.1537	Too small	619 CEDAR LANE	15C	TOWNSHIP OF TEANECK
705	4.01		P	1.47	Parking lot	AMERICAN LEGION DRIVE	15C	TOWNSHIP OF TEANECK
705.01	4.01		P	0.15	Too small	ALMA TERRACE	15C	TOWNSHIP OF TEANECK
706	5		MX-1	0.0275	Too small	404 CEDAR LANE	15C	TOWNSHIP OF TEANECK
706	9		MX-1	0.1655	Too small	380 CEDAR LANE	15C	TOWNSHIP OF TEANECK
803	6		R01	4.48	Green Acres, Sagamore Park	900 WINDSOR RD	15C	TOWNSHIP OF TEANECK
810	9		R01	1.48	Green Acres, Brookstaver Park	860 WINDSOR RD	15C	TOWNSHIP OF TEANECK
817	8		P	0.3306	Too small	539 CEDAR LANE	15C	TOWNSHIP OF TEANECK
818	6		P	0.2938	Too small	BEVERLY RD	15C	TOWNSHIP OF TEANECK
819	1		P	0.2382	Too small	408 BEVERLY RD	15C	TOWNSHIP OF TEANECK
819	14		P	0.36	Too small	824 WINDSOR RD	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
819	16		MX-1	0.0666	Too small	BEVERLY RD	15C	TOWNSHIP OF TEANECK
819	17		P	2.03	Public land	821 GARRISON AVE	15C	TOWNSHIP OF TEANECK
902	1		R01	1.16	Green Acres, S. Gaylord Park	399 WOODS RD	15C	TOWNSHIP OF TEANECK
903	1		R01	1.31	Green Acres, S. Gaylord Park	401 WOODS RD	15C	TOWNSHIP OF TEANECK
1002	1		RS	10.54	Green Acres, Brett Park	1660 RIVER RD	15C	TOWNSHIP OF TEANECK
1002	2		P	7.58	Public land	1600 RIVER RD	15C	TOWNSHIP OF TEANECK
1102	11		R01	1.2	Green Acres, Continental Park	ROEMER AVE	15C	TOWNSHIP OF TEANECK
1102	14		R01	0.2101	Too small	578 NEW BRIDGE RD	1	GOREN,JACOB & BONNIE
1103	1.01		R01	15.1	ROSI Green Acres - Feldman Nature Preserve	1725 RIVER RD	15C	TOWNSHIP OF TEANECK
1103	16		R01	0.2332	Too small	757 WINTHROP RD	1	PERL, ALLEN S & KAREN
1107	5		R01	0.043	Too small	416 NEW BRIDGE RD	15C	TOWNSHIP OF TEANECK
1107	6			0.0168	Too small	THAMES BLVD(REAR)	1	UNKNOWN
1107	12			0.0029	Too small	414 NEW BRIDGE RD	1	UNKNOWN
1108	8		R01	0.1286	Too small	640 THAMES BLVD (REAR)	1	SUSS,MORRIS & BARBARA
1108	9		R01	0.0537	Too small	630 THAMES BLVD (REAR)	1	BERNSTEIN,MORRIS & IRENE
1108	10		R01	0.0219	Too small	THAMES BOULEVARD	1	UNKNOWN
1109	3		R01	0.0551	Too small	630 NORFOLK ST	1	GROSSBARD,MARVIN & BEA
1112	1		R01	0.43	Too small	751 ROEMER AVE	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
1204	1		R01	10.58	Green Acres, Tokoloka Park	589 MAITLAND AVE	15C	TOWNSHIP OF TEANECK
1301	1		RS	23.38	Borough Park, Andreas Memorial	1400 RIVER RD	15C	TOWNSHIP OF TEANECK
1401	2			0.3419	Too small	1262 RIVER RD	15C	TOWNSHIP OF TEANECK
1501	1		R01	0.0386	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
1501	7		R01	0.0675	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
1502	1		R01	0.0964	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
1503	1		R01	0.0689	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
1507	1		R01	0.1653	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
1510	1		R01	0.461	Too small	PEMBROKE ST	15C	TOWNSHIP OF TEANECK
1510	2		R01	0.0414	Too small	DARTMOUTH ST	15C	STATE OF NEW JERSEY
1609	8		R01	0.1653	Too small	690 FOREST AVE	1	JERROLD S DREYER MD INC
1610	13		R01	0.0266	Too small	1196 THE STRAND (REAR)	15C	TOWNSHIP OF TEANECK
1614	5		R01	0.1423	Too small	1163 TRAFALGAR ST	1	FISCH, JEROME
1618	1		R01	0.1928	Too small	668 NORTHUMBERLAND RD	15C	TOWNSHIP OF TEANECK
1716	12		R01	0.1653	Too small	1351 SOMERSET RD	1	MOBILITY BUILDERS, LLC
1801	14.01			0	Too small	CHURCHILL ROAD (REAR)	15C	TOWNSHIP OF TEANECK
1802	10.02			0	Too small	CHURCHILL ROAD (REAR)	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
1803	11		R01	0.2948	Too small	490 CHURCHILL RD	1	SCHULHOF, STEVEN & YAEL
1806	11		R01	0.6428	Too small	450 WINTHROP RD	1	LINDENBAUM, NATHAN J. & SHARI A.
1808	20		R01	0.1653	Too small	569 MAITLAND AVE	1	ZAYAT, AHMED & JOANNE
1808	21		R01	0.1653	Too small	563 MAITLAND AVE	1	ZAYAT, AHMED & JOANNE
1811	11		R01	0.1928	Too small	448 MAITLAND AVE	1	HORNBLASS, MAURICE & RICKY
1907	11		R01	0.0138	Too small	416 BRIARCLIFFE RD	1	GOTESMAN, ALEXANDER & MATY
1908	19		R01	0.2583	Too small	393 WINTHROP RD	1	BLACKSTONE INC
2005	10		R01	0.2204	Too small	359 MAITLAND AVE	1	HOFFER, AARON J & JENNIFER
2006	21		R01	0.1653	Too small	327 MAITLAND AVE	1	SINGLETON, JENNIFER D
2008	8		R01	0.1653	Too small	372 MAITLAND AVE	1	372 MAITLAND AVENUE, LLC
2008	14		R01	0.2204	Too small	387 RUTLAND AVE	1	BORGER, LAWRENCE & IRIS OFER
2011	9		R01	0.1653	Too small	286 OGDEN AVE	1	MOBILITY BLDGRS LLC
2105	17		R01	0.1626	Too small	1363 TAFT RD	1	TEUBER, GORDON ET AL
2105	18		R01	0.14	Too small	1357 TAFT RD (REAR)	15C	TOWNSHIP OF TEANECK
2107	5		R01	0.003	Too small	1220 EMERSON AVE	15C	TOWNSHIP OF TEANECK
2205	9		R01	0.1733	Too small	1192 WINDSOR RD	15C	TOWNSHIP OF TEANECK
2210	5		R01	1.25	Green Acres, N. Gaylord Park	434 BILLINGTON RD	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
2211	1		R01	1	Green Acres, N. Gaylord Park	374 BILLINGTON RD	15C	TOWNSHIP OF TEANECK
2301	1			0.0069	Too small	334 GROVE ST	1	UNKNOWN
2301	2		R01	0.0826	Too small	332 GROVE ST	1	HYLTON, SHANNEICE & LLOYDFORD
2301	12			0.023	Too small	321 CANE ST	1	UNKNOWN
2303	10			0.0356	Too small	147 GRAY ST	1	UNKNOWN
2304	15			0.0986	Too small	317 HIGHWOOD ST	1	UNKNOWN
2305	35			0.0286	Too small	316 HIGHWOOD ST	1	UNKNOWN
2306	15		B1	0.0057	Too small	370 QUEEN ANNE RD (REAR)	15C	TOWNSHIP OF TEANECK
2402	2		P	2.74	Green Acres, Herrick Park	PALISADE AVE	15C	TOWNSHIP OF TEANECK
2405	4		R01	0.2525	Too small	266 JOHNSON AVE	1	GURALNIK, MORDECHAI & SARAH
2414	21			0.0056	Too small	315 PINE ST (REAR)	1	UNKNOWN
2415	1			0.0044	Too small	316 PINE ST	1	UNKNOWN
2415	2			0.0713	Too small	314 PINE ST	1	UNKNOWN
2415	12		R01	0.0069	Too small	GROVE ST	1	RUSSO, JOHN & LASANTA, DANIELLE
2415	13			0.0084	Too small	GROVE ST(REAR)	1	UNKNOWN
2505	1		P	0.98	Public land	751 PALISADE AVE	15C	U.S.OF AMERICA C/O NORTHEAST REGION
2601	1		RS	0.77	Too small	949 WINDSOR RD	15C	TOWNSHIP OF TEANECK
2603	23		B2	0.0413	Too small	FRANCES ST	1	SAGAMA CORPORATION
2701	1		RS	1.31	Green Acres, Windsor Park	1001 WINDSOR RD	15C	TOWNSHIP OF TEANECK
2702	11		R01	0.3488	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
2801	2		R01	0.7	Too small	101 CRANFORD PL	15C	TOWNSHIP OF TEANECK
2904	11		P	1.23	Green Acres, Town Hall	873 BROAD ST	15C	TOWNSHIP OF TEANECK
2904	12		P	6.66	Green Acres, Town Hall Park	818 TEANECK RD	15C	TOWNSHIP OF TEANECK
2916	9		R01	0.0803	Too small	816 RED ROAD	1	811 GRANGE CORPORATION
3002	3		B2	0.2	Too small	60 CEDAR LANE	1	HOLY NAME REAL ESTATE CORP.
3002	6		R01	0.5338	Too small	75 CHADWICK RD	1	75 CHADWICK LLC
3103	17.01		R01	0.1435	Too small	16 JOHNSON AVE	1	KLEIN,ROBIN & DEBRA N
3114	68.01		R01	0.0069	Too small	127 OAKDENE AVE	15C	TOWNSHIP OF TEANECK
3210	2		P	0.3884	Too small	325 QUEEN ANNE RD	15C	TOWNSHIP OF TEANECK
3210	18		B1	0.1065	Too small	283 QUEEN ANNE RD	1	GILCHRIST,IRMGARD K. & MALCOLM J.
3301	1		RM	0.0218	Too small	129 FORT LEE RD	1	ROJAS,ROSALIO B. & ERIKA M.
3301	3.02		RM	0.088	Too small	165 FORT LEE RD	1	LOVINO ELECTRIC & BERGEN DEVEL
3301	26		R01	0.0545	Too small	211 HENRY ST	1	IWANO,MARIA & HEINSEN,HANS
3303	5		RS	5.29	Green Acres, Ammann Park	200 TEANECK RD	15C	TOWNSHIP OF TEANECK
3306	1		R01	0.0554	Too small	207 MUNN AVE	1	BRADY, CHRISTINE E.
3306	2		R01	0.0044	Too small	207 MUNN AVE	15C	TOWNSHIP OF TEANECK
3306	15		R01	0.0949	Too small	206 HENRY ST	1	DENICOLA, JOHN

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
3306	16		R01	0.0815	Too small	203 QUEEN ANNE RD (REAR)	1	FUCCI, JAMES E
3306	17	C0001	R01	0.0104	Too small	197 QUEEN ANNE RD (REAR)	1	TRIVINO, HERNANDO & CORONADO, GILMA
3306	17	C0002	R01	0.0104	Too small	197 QUEEN ANNE RD (REAR)	1	BARROS, SHEILA M.
3306	17	C0003	R01	0.0104	Too small	197 QUEEN ANNE RD (REAR)	1	ARMSTRONG, JEAN
3306	17	C0004	R01	0.0097	Too small	197 QUEEN ANNE RD (REAR)	1	ETZIONI, AVNER & ETZIONI, ZOE
3306	17	C0005	R01	0.0104	Too small	197 QUEEN ANNE RD (REAR)	1	KIAI S. JONES
3306	17	C0006	R01	0.0104	Too small	197 QUEEN ANNE RD (REAR)	1	SCHLACHTER, A. & D. & SCHLACHTER, S.
3306	17	C0007	R01	0.0104	Too small	197 QUEEN ANNE RD (REAR)	1	SHEER A. BACCHUS
3306	17	C0008	R01	0.0104	Too small	197 QUEEN ANNE RD (REAR)	1	ALEX ROLAND
3306	18		R01	0.0831	Too small	193 QUEEN ANNE RD (REAR)	1	CANZANI, THOMAS & PATRICIA
3306	19		R01	0.0815	Too small	187 QUEEN ANNE RD (REAR)	1	CUNANAN, ARNALDO & MARIA
3313	15			0.0184	Too small	196 WALNUT ST	1	UNKNOWN
3401	11			0.0092	Too small	195 MAPLE ST (REAR)	1	UNKNOWN
3408	1			0.0351	Too small	192 MAPLE ST	1	UNKNOWN
3408	7		R01		Approved for development	60 BERGEN AVE		TEANECK SENIOR HOUSING URBAN REN, LP
3501	1			35.65	Green Acres, Overpeck County Park	FORT LEE RD	15C	COUNTY OF BERGEN
3602	10		R01	0.77	Too small	379 TEANECK RD	15C	COUNTY OF BERGEN
3603	1		P	0.4037	Too small	DEGRAW AVE	15C	COUNTY OF BERGEN

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
3604	11		R01	0.1392	Too small	255 E OAKDENE AVE	1	A.SANZARI ENTERPRISES C/O HAMMER,J
3604	15		RS	0.2066	Too small	492 GLENWOOD AVE	15C	TOWNSHIP OF TEANECK
3605	7		RC3	0.367	Too small	370 GLENWOOD AVE	1	A.SANZARI ENTERPRISES C/O HAMMER,J
3608	1			39.68	Green Acres, Overpeck County Park	FORT LEE RD	15C	COUNTY OF BERGEN
3609	1		RM	0.1834	Too small	FORT LEE RD	15C	COUNTY OF BERGEN
3701	14		R01	0.1551	Too small	56 FYCKE LANE	15C	TOWNSHIP OF TEANECK
3703	11			45.618	Green Acres ROSI - Overpeck Co. Park	80 FYCKE LANE	15C	COUNTY OF BERGEN
3710.01	5.01		R01	0.1377	Too small	575 GRANT TERR	1	MANSOOR, QAISER & HUMERA
4001	8		R01	0.18	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
4002	11		R01	0.19	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
4101	1		R01	140	Overpeck County Park	COLUMBUS DR	15C	COUNTY OF BERGEN
4201	19		R01	0	Too small	EAST CEDAR LANE	15C	TOWNSHIP OF TEANECK
4201	19	X	R01	0	Too small	5 DOGWOOD LANE	15C	TEANECK SENIOR CITIZEN HSNG ASSOC
4204	5			6.89	Green Acres ROSI - Hawthorne Park	665 GLENWOOD AVE	15C	TOWNSHIP OF TEANECK
4207	1		R01	0.4201	Too small	HAWTHORNE AVE	15C	TOWNSHIP OF TEANECK
4208	11			7.52	Green Acres, Hawthorne Park	LUCY AVE	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
4302	3		R01	0.3817	Too small	565 GLENWOOD AVE	15C	TOWNSHIP OF TEANECK
4303	1		R01	0.4408	Too small	314 HOME ST	15C	TOWNSHIP OF TEANECK
4303	19		R01	0.03	Too small	HOME STREET	15C	TOWNSHIP OF TEANECK
4304	4.02		R01	0.1148	Too small	290 WASHINGTON ST	1	PETERKIN, DONNA LEE & ORGILL, DESMOND
4306	1			50.55	Green Acres, Overpeck County Park	ROUTE NO.95	15C	COUNTY OF BERGEN
4401	11		R01	0.3024	Too small	314 HARDING AVE	1	SALMA, SYEDA UMME & QURRATH U.A
4402	12		P	0.5253	Too small	309 E OAKDENE AVE	15C	TOWNSHIP OF TEANECK
4402	14		R01	0.1405	Too small	289 E OAKDENE AVE	15C	TOWNSHIP OF TEANECK
4501	1			56.67	Green Acres, Overpeck County Park	ROUTE NO.95	15C	COUNTY OF BERGEN
4701	1			2.75	Green Acres, Windsor Park	1101 WINDSOR RD	15C	TOWNSHIP OF TEANECK
4702	1			39	Green Acres, Milton Votee Park	1104 QUEEN ANNE RD	15C	TOWNSHIP OF TEANECK
4703	2		R01	0.079	Too small	1086 QUEEN ANNE RD	15C	TOWNSHIP OF TEANECK
4703	4		P	2.17	Public land	1079 PALISADE AVE	15C	TOWNSHIP OF TEANECK
4704	1			1.35	Green Acres, Milton Votee Park	1086 PALISADE AVE	15C	TOWNSHIP OF TEANECK
4811	12		P	0.1148	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
4812	15		P	0.255	Too small	1056 MARGARET ST	15C	TOWNSHIP OF TEANECK
4901	1			0.6382	Too small	1375 WINDSOR RD	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
4901	2			2.33	Green Acres, Windsor Park	1355 WINDSOR RD	15C	TOWNSHIP OF TEANECK
4903	4		P	0.2136	Too small	1350 QUEEN ANNE RD	15C	TOWNSHIP OF TEANECK
4905	14		P	0.4546	Too small	1344 TEANECK RD	15C	TOWNSHIP OF TEANECK
4906	17		P	0.528	Too small	1240 TEANECK RD	15C	TOWNSHIP OF TEANECK
4906	21		BR	0.584	Too small	1280 TEANECK RD	1	GRANITE 1280 C/O EPS MGMT CO
5002	1		R01	0.2439	Too small	108 AMSTERDAM AVE	15C	TOWNSHIP OF TEANECK
5002	20		P	0.4017	Too small	29 STATE ST	15C	TOWNSHIP OF TEANECK
5002	23		R01	0.4017	Too small	89 STATE ST	15C	TOWNSHIP OF TEANECK
5002	25		P	0.74	Too small	105 STATE ST	15C	TOWNSHIP OF TEANECK
5004	3		R01	0.066	Too small	118 STATE ST	1	100 STATE STREET DEVELOPMENT LLC
5004	5		R01	0.33	Too small	90 STATE ST	1	100 STATE STREET DEVELOPMENT LLC
5005	12		B1	0.0444	Too small	195 THE PLAZA	15C	TOWNSHIP OF TEANECK
5006	1			1.02	Green Acres, Windsor Park	1471 WINDSOR RD	15C	TOWNSHIP OF TEANECK
5007	1			3	Green Acres, Windsor Park	1421 WINDSOR RD	15C	TOWNSHIP OF TEANECK
5101	1			30	Green Acres, Windsor Park	1601 WINDSOR RD	15C	TOWNSHIP OF TEANECK
5103	7		R01	0.4591	Too small	1665 STEPHENS PL	15C	TOWNSHIP OF TEANECK

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Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
5105	10		LI	0.0333	Too small	GALWAY PL	15C	TOWNSHIP OF TEANECK
5106	11		R01	0.2494	Too small	77 TRYON AVE WEST	1	BULDO,AMBROSE
5106	16		R01	0.3162	Too small	44 GALWAY PL	1	BULDO,AMBROSE & LORETTA
5109	1		LI	0.6326	Too small	1480 PALISADE AVE	1	DCI TEANECK VENTURE, LLC
5109	3		LI	0.0172	Too small	PALISADE AVE	1	BONANNO REAL ESTATE GROUP 111
5201	1		LI	0.2934	Too small	1775 WINDSOR RD	1	TEANECK WINDSOR LLC
5202	8		R01	0.68	Too small	MEYER CT	1	PUBLIC SERVICE ELECTRIC & GAS CO
5202	9		R01	0.0163	Too small	1860 TEANECK RD	1	DIBELLA FAMILY, L.L.C.
5202	10		R01	0.1191	Too small	1860 TEANECK RD	1	DI BELLA FAMILY, L.L.C.
5204	1		R01	0.1413	Too small	38 ARMORY PLACE	1	PENA, EMMA A & RAQUEL
5301	1			13.66	Public land	1799 TEANECK RD	15C	STATE OF N.J./DEPT MILITARY
5302	29		R01	0.4132	Too small	207 LIBERTY RD	15C	TOWNSHIP OF TEANECK
5302	31			0.1457	Too small	461 HENDRICK AVE	1	UNKNOWN
5402	15		R01	0.0115	Too small	100 IRVINGTON RD	15C	TOWNSHIP OF TEANECK
5402	23		R01	0.0918	Too small	152 IRVINGTON RD	15C	TOWNSHIP OF TEANECK
5404	12		R01	0.0184	Too small	246 STUYVESANT RD	15C	TOWNSHIP OF TEANECK
5404	17		R01	0.0459	Too small	STUYVESANT ROAD	1	UNKNOWN
5410	1			0.0406	Too small	262 VOORHEES ST	1	UNKNOWN
5411	3		R01	0.0138	Too small	204 HAMILTON RD	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
5413	18		R01	0.0918	Too small	93 VAN BUSKIRK RD	15C	TOWNSHIP OF TEANECK
5413	20		R01	0.0918	Too small	97 VAN BUSKIRK RD	1	VAN BUSKIRK LLC
5502	4		R01	0.0918	Too small	151 INTERVALE RD	15C	TOWNSHIP OF TEANECK
5505	1		R01	0.0453	Too small	115 FAIRFIELD ST	1	FRAZIER, PAMELA
5505	2			0.0385	Too small	111 FAIRFIELD ST	1	UNKNOWN
5505	3			0.0316	Too small	107 FAIRFIELD ST	1	UNKNOWN
5505	4			0.0279	Too small	103 FAIRFIELD ST	1	UNKNOWN
5505	5			0.0184	Too small	99 FAIRFIELD ST	1	UNKNOWN
5505	8			0.014	Too small	95 FAIRFIELD ST	1	UNKNOWN
5505	9			0.0052	Too small	91 FAIRFIELD ST	1	UNKNOWN
5507	6		R01	0.7802	Too small	1603 ARDSLEY CT	15C	TOWNSHIP OF TEANECK
5507	9			0.0376	Too small	243 HARGREAVES AVE	1	UNKNOWN
5507	10			0.0327	Too small	273 HARGREAVES AVE (REAR)	1	UNKNOWN
5507	11			0.0175	Too small	231 HARGREAVES AVE (REAR)	1	UNKNOWN
5507	12			0.1098	Too small	1605 ARDSLEY CT (REAR)	1	UNKNOWN
5507	14			0.2837	Too small	1607 ARDSLEY CT (REAR)	1	UNKNOWN
5507	15			0.1309	Too small	1609 ARDSLEY CT (REAR)	1	UNKNOWN
5507	16		R01	0.1221	Too small	1615 ARDSLEY CT (REAR)	15C	TOWNSHIP OF TEANECK
5507	17			0.013	Too small	262 TRYON AVE (REAR)	1	UNKNOWN
5507	18			0.0117	Too small	262 TRYON AVE (REAR)	1	UNKNOWN
5508	2		R01	0.1934	Too small	175 HARGREAVES AVE	1	SYED HAZARI
5508	7		R01	0.1195	Too small	201 HARGREAVES AVE	15C	TOWNSHIP OF TEANECK
5511	28		R01	4.73	Green Acres, Tyron Park	150 INTERVALE RD	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreeage	Notes	Property Location	Property Class	Owner's Name
5602	1		R01	0.1652	Too small	116 TRYON AVE	15C	TOWNSHIP OF TEANECK
5602	10		R01	0.1029	Too small	190 TRYON AVE	1	KACZKOWSKI, MATTHEW S
5604.01	7		R01	0.1722	Too small	1576 SUMNER AVE	1	CHAIM GOTTSMAN
5604.01	10		R01	0.1216	Too small	191 WASHINGTON PL	1	CHAIM GOTTSMAN
5604.01	18		R01	0.1806	Too small	231 WASHINGTON PL	15C	TOWNSHIP OF TEANECK
5604.01	23.01		R01	0.2583	Too small	MANHATTAN AVE	1	RIZWAN ABDUS SALAM & UZMA SHABBIR
5604.01	23.02		R01	0.2583	Too small	MANHATTAN AVE	1	RIZWAN ABDUS SALAM & UZMA SHABBIR
5604.01	25			0	Too small	260 HARGREAVES AVE (REAR)	1	CLARA S. WILLIAMS
5604.01	26			0.1554	Too small	260 HARGREAVES AVE (REAR)	1	UNKNOWN
5607	4			0.0069	Too small	261 SHEPARD AVE	1	UNKNOWN
5608	12			0.0335	Too small	270 SHEPARD AVE	1	UNKNOWN
5608	13		RS	0.024	Too small	527 ENGLEWOOD AVE (REAR)	1	HUNT-YOUNG, ARMETRIA
5608	14		RS	0.0413	Too small	527B ENGLEWOOD AVE	1	FOSQUE, BRUCE E (ETAL)
5608	15		RS	0.0413	Too small	527A ENGLEWOOD AVE	1	CAROLYN NORRIS
5608	16		R01	0.1292	Too small	527 ENGLEWOOD AVE	1	DOWDY, FRED, JR & MOORE, CHARLES & D
5608	25		R01	0.0872	Too small	1478 SYLVAN TERR	15C	TOWNSHIP OF TEANECK
5612	11		R01	0.2181	Too small	1466 ENDICOTT TERR	15C	TOWNSHIP OF TEANECK
5703	11		B2	0.3246	Too small	1421-1425 TEANECK RD	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
5706	6		R01	0.68	Too small	ENGLEWOOD AVE	15C	TOWNSHIP OF TEANECK
5706	9		R01	0.551	Too small	1423 ASPEN TERR	15C	TOWNSHIP OF TEANECK
5707	2		R01	0.7604	Too small	ENGLEWOOD AVE	15C	TOWNSHIP OF TEANECK
5707	10		R01	0.3788	Too small	1423 SPRUCE ST	15C	TOWNSHIP OF TEANECK
5708	1		R01	0.0574	Too small	1415 BALSAM ST	15C	TOWNSHIP OF TEANECK
5710	35		P	0.4132	Too small	1391 TEANECK RD	15C	TOWNSHIP OF TEANECK
5713	18.02		R01	0.0169	Too small	FRANKLIN RD	1	HALL, WILBERT & LEZLI
5713	39		RS	0.0742	Too small	ARLINGTON AV	15C	TOWNSHIP OF TEANECK
5714	1		R01	54	Green Acres, Argonne Park	200 ENGLEWOOD AVE	15C	TOWNSHIP OF TEANECK
5714	7		R01	0.204	Too small	1288 LORAIN AVE	1	MCCAIN, ROSEMARY
5801	9		B2	1.24	Green Acres, Mackel Field Park	38 GENESEE AVE	15C	TOWNSHIP OF TEANECK
5801	15		R01	0.1357	Too small	GENESEE AVE	15C	TOWNSHIP OF TEANECK
5802	1		R01	0.1755	Too small	1295 LORAIN AVE	15C	TOWNSHIP OF TEANECK
5802	3		R01	0.1435	Too small	1279 LORAIN AVE	15C	TOWNSHIP OF TEANECK
5803	5			0.0275	Too small	256 ROSEMONT PL (REAR)	1	UNKNOWN
5808	1		P	0.4362	Too small	1231 TEANECK RD	15C	TOWNSHIP OF TEANECK
5809	2		R01	0.0717	Too small	1233 OVERLOOK AVE	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
5816	2		R01	0.0643	Too small	GENESEE AVE	15C	TOWNSHIP OF TEANECK
5902	9		R01	0.12	Too small	66 E FOREST AVE	15C	TOWNSHIP OF TEANECK
5905	2		R01	0.102	Too small	150 E FOREST AVE	15C	TOWNSHIP OF TEANECK
5909	9		R01	0.0551	Too small	254 E.FOREST AVE	15C	TOWNSHIP OF TEANECK
5909	10			0.0419	Too small	304 WEBSTER AVE (REAR)	1	UNKNOWN
5909	11			0.0448	Too small	308 WEBSTER AVE (REAR)	1	UNKNOWN
5910	3.01			0.0956	Too small	250 THOMSON AVE	1	UNKNOWN
5910	4.01			0.1779	Too small	255 COOLIDGE AVE	1	UNKNOWN
5911	1		R01	0.7931	Too small	1140 LORAIN AVE	15C	TOWNSHIP OF TEANECK
5918	3		R01	0.1148	Too small	36 PROSPECT TERR SO	15C	TOWNSHIP OF TEANECK
5921	11		R01	0.0692	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
5921	12		R01	0.0242	Too small	ROUTE 4 BUFFER	15C	STATE OF NEW JERSEY
5922	9		R01	0.0207	Too small	ROUTE 4 BUFFER	15C	STATE OF NEW JERSEY
5923	9		R01	0.1956	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
5924	11		R01	0.1591	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
5925	2		R01	0.1377	Too small	1124 LORAIN AVE	15C	TOWNSHIP OF TEANECK
5925	7		R01	0.53	Too small	1096 LORAIN AVE	15C	TOWNSHIP OF TEANECK
5925	8		R01	0.0937	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
5926	1		R01	0.92	Too small	1125 LORAIN AVE	15C	TOWNSHIP OF TEANECK

Appendix A-1. Suitability Analysis of all Vacant Land in Teaneck for Potential Inclusionary Affordable Housing Developments (Realistic Development Potential)

Block	Lot	Qual	Zone	Acreage	Notes	Property Location	Property Class	Owner's Name
5927	1		R01	0.2947	Too small	1101 LORAIN AVE	15C	TOWNSHIP OF TEANECK
5927	4		R01	0.0918	Too small	1111 WEBSTER AVE	15C	TOWNSHIP OF TEANECK
5927	5		R01	0.2336	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
6001	1		R01	0.3285	Too small	266 TIETJEN AVE	15C	TOWNSHIP OF TEANECK
6001	3		R01	0.2794	Too small	286 TIETJEN AVE	15C	TOWNSHIP OF TEANECK
6001	7		R01	0.65	Too small	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
6001	8		R01	0.1837	Too small	1091 WEBSTER AVE	15C	TOWNSHIP OF TEANECK
6002	11		R01	0.0092	Too small	ROUTE 4 BUFFER	15C	STATE OF NEW JERSEY

Appendix A-2. Properties in Teaneck Deemed Suitable for Potential Inclusionary Affordable Housing (Realistic Development Potential)

Appendix A-1. Properties in Teaneck Deemed Suitable for Potential Inclusionary Affordable Housing (Realistic Development Potential)

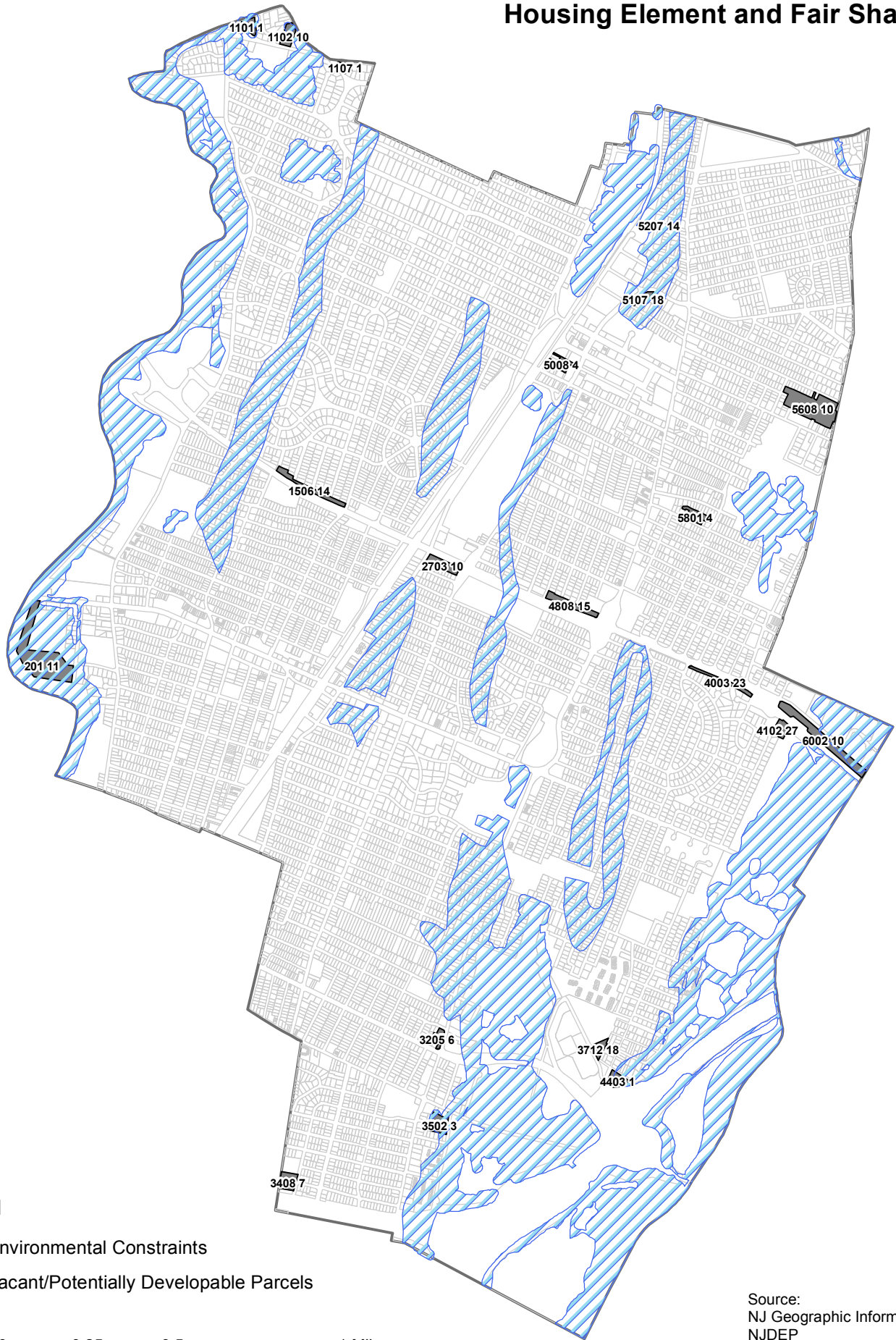
Block	Lot	Zone	Tax Acreage	GIS Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Notes	Property Location	Property Class	Owner's Name
<u>201</u>	<u>11</u>	P	6.94	9.08	9.08	0.00	0	Adjacent to Hackensack River; entirely constrained (2008 VLA)	672 POMANDER WALK	15C	TOWNSHIP OF TEANECK
<u>1101</u>	<u>1</u>	R01	1.04	0.93	0.93	0.00	0	Entirely constrained (2008 VLA)	739 ROEMER AVE	15C	TOWNSHIP OF TEANECK
<u>1102</u>	<u>10</u>	R01	1.39	1.28	0.59	0.69	1	Limited constraints (2008 VLA)	661 ROEMER AVE	15C	TOWNSHIP OF TEANECK
<u>1107</u>	<u>1</u>	R01	1.101	0.58	0.00	0.58	1	Triangular wooded lot, may be perceived as parkland; no constraints (2008 VLA)	440 NEW BRIDGE RD	15C	TOWNSHIP OF TEANECK
<u>1510</u>	<u>3</u>	R01	1.43	1.78	0.00	1.78	2	Route 4 buffer, long/narrow; not on 2008 VLA; prior Block 1506, Lot 14	1064 CAMBRIDGE RD	15C	TOWNSHIP OF TEANECK
<u>2402</u>	<u>1</u>	LI	6.75	7.20	0.00	7.20	9	Holuba property	520 PALISADE AVE	4B	HOLUBA REALTY CO LLC
<u>2703</u>	<u>10</u>	R01	1.49	1.60	0.00	1.60	2	Long/narrow; no constraints (2008 VLA)	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
<u>3205</u>	<u>6</u>	P	0.98	0.78	0.00	0.78	1	Fire station(?); No constraints (2008 VLA)	370 TEANECK RD	15C	TOWNSHIP OF TEANECK
<u>3502.01</u>	<u>8</u>	R01	1.93	1.66	1.57	0.09	0	Forested land adj. to Overpeck Park, may have access issues/constraints; not on 2008 VLA; prior Block 3502, Lot 3	18 E SHERWOOD AVE	15C	TOWNSHIP OF TEANECK
<u>3604</u>	<u>13</u>	RC2	0.845	0.90	0.00	0.90	1	Not on 2008 VLA; prior Block 3712, Lot 18	FRANK W BURR BLVD	1	A.SANZARI ENTERPRISES VC/O HAMMER,J
<u>4003</u>	<u>23</u>	R01	1.25	1.15	0.00	1.15	1	Long/narrow; no constraints (2008 VLA)	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
<u>4102</u>	<u>27</u>	R01	0.94	1.00	0.00	1.00	1	Landlocked/irregular with frontage on Route 4, only developable if coupled with Siegel & Siegel property; no constraints (2008 VLA)	FARRAGUT DR	15C	TOWNSHIP OF TEANECK
<u>4403</u>	<u>1</u>	RC3	1.22	1.32	0.61	0.71	1	Limited constraints (2008 VLA)	1 GLENWOOD AVENUE	1	GLENPOINTE ASSOCIATES IV LLC
<u>4808</u>	<u>15</u>		1.8	1.77	0.00	1.77	2	Long/narrow; no constraints (2008 VLA)	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
<u>5008</u>	<u>4</u>	B1	1.4	1.35	0.00	1.35	2	Parking lot (?); no constraints (2008 VLA)	1389 PALISADE AVE	15C	TOWNSHIP OF TEANECK
<u>5107</u>	<u>18</u>	R01	0.96	0.83	0.83	0.00	0	No constraints (2008 VLA)	56 TRYON AVE WEST	15C	TOWNSHIP OF TEANECK

Appendix A-1. Properties in Teaneck Deemed Suitable for Potential Inclusionary Affordable Housing (Realistic Development Potential)



Block	Lot	Zone	Tax Acreage	GIS Acreage	Constrained Acreage	Developable Acreage	Potential Affordable Units Generated	Notes	Property Location	Property Class	Owner's Name
<u>5207</u>	<u>14</u>	R01	0.1722	0.14	0.14	0.00	0	No constraints (2008 VLA)	43 SACKVILLE ST	15C	TOWNSHIP OF TEANECK
<u>5608</u>	<u>10</u>	R01	6.297	6.68	0.00	6.68	8	No constraints (2008 VLA)	210 SHEPARD AVE	15C	TOWNSHIP OF TEANECK
<u>5801</u>	<u>4</u>	R01	1.321	1.19	0.00	1.19	1	No constraints (2008 VLA)	75 BEDFORD AVE	15C	TOWNSHIP OF TEANECK
<u>6002</u>	<u>10</u>	R01	4.69	4.81	1.46	3.35	4	Dev't incumbent on future dev't of Alfred Avenue properties - not suitable on its own; partially constrained (2008 VLA)	ROUTE 4 BUFFER	15C	TOWNSHIP OF TEANECK
			Total	46.03	15.21	30.82	37				

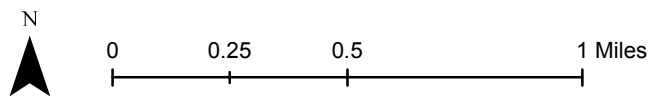
Appendix A-3. Map of Properties in Teaneck Deemed Suitable for Potential Inclusionary Affordable Housing (Realistic Development Potential)

Township of Teaneck Housing Element and Fair Share Plan



Legend

-  Environmental Constraints
-  Vacant/Potentially Developable Parcels



Source:
NJ Geographic Information Network
NJDEP

Phillips Preiss Grygiel LLC, 2015