



Revised Third Round Housing Element and Fair Share Plan



Township of Teaneck
Bergen County, New Jersey

In consultation with
Phillips Preiss Shapiro Associates, Inc.
Planning & Real Estate Consultants

Adopted December 18, 2008

**REVISED THIRD-ROUND HOUSING ELEMENT
AND FAIR SHARE PLAN
TOWNSHIP OF TEANECK**

Adopted: December 18, 2008

**Township of Teaneck Planning Board
Bergen County, New Jersey**

In consultation with

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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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EXECUTIVE SUMMARY

This revised third round housing element and fair share plan has been prepared for the Township of Teaneck, Bergen County in accordance with the revised rules of the New Jersey Council on Affordable Housing (hereinafter "COAH") at NJAC 5:96 et seq. and NJAC 5:97 et seq. This Plan will serve as the foundation for the Township's petition to COAH for substantive certification pursuant to NJAC 5:96 et seq. by December 31, 2008.

There are three components to a municipality's affordable housing obligation: the rehabilitation share, the prior round obligation and the third round obligation.

As assigned by COAH, the Township's affordable housing obligations are as follows:

- Rehabilitation Share: 234 units
- Prior Round Obligation: 192 units
- Third Round Obligation: 184 units

The Township fully addressed its prior round obligation through utilizing the following compliance mechanisms:

- One hundred seventy (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 rental units at 5 Dogwood Lane;
- Thirty-five (35) group home credits and bonus credits for units located at 1266 Teaneck Road, 640 American Legion Drive, 911 Teaneck Road, 321 Hillside Avenue, 315 Locust Street, 1014 Palisade Avenue; and
- Nine (9) credits for affordable for-sale units in the Lindcrest Garden Condominiums and at 243, 245, and 247 Thomson Avenue.

The third round obligation will be addressed through the utilizing the following mechanisms:

- Requesting, pursuant to *NJAC 5:97-5.6*, an adjustment, to its household and employment projections provided in Appendix F of the Substantive Rules, in order to lower the Township's growth share obligation from one hundred eighty-four (184) units listed in Appendix F to one hundred twenty (120) units;
- Utilizing twenty-two (22) surplus credits from the prior round;
- Claiming eight (8) units of credit from existing single-family for-sale family affordable units;
- Claiming eighteen (18) units of credit from a completed senior affordable rental housing project and two (2) units of credit from an approved inclusionary multifamily project;
- Providing twelve (12) affordable family rental units through municipally sponsored construction at a site to be determined at a future date; and
- Claiming twenty-eight (28) units of credit from existing supportive shared living housing; and

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- Claiming thirty (30) units of credit from compliance bonuses and rental bonuses generated by future projects.

CHAPTER 1. 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 which must contain at least the following:

- 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.

In addition, pursuant to COAH regulations (NJAC 5:97-2.3), the housing element and fair share plan must address the entire third round cumulative (1987-2018) affordable housing obligation consisting of the rehabilitation share, any remaining balance of the prior round obligation and the COAH-projected third round obligation. COAH's regulations require the following documentation to be submitted with the housing element and fair share plan:

- The minimum requirements of the Fair Housing Act, NJSA 52:27D-310 (listed above);
- Household and employment projections created by COAH;
- Municipal rehabilitation, prior round and third round obligation;
- Descriptions of any credits intended to address any portion of the fair share obligation, including all information required by NJAC 5:97-4;
- Descriptions of any adjustments to any portion of the fair share obligation, including all information required by NJAC 5:97-5;
- Descriptions of any mechanisms intended to address the prior round obligation, the rehabilitation share and the third round obligation;
- An implementation schedule with a detailed timetable that demonstrates a "realistic opportunity" for the construction of affordable housing, as defined by NJAC 5:97r.q.

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- Draft and/or adopted ordinances necessary for the implementation of the mechanisms designed to satisfy the fair share obligation;
- A demonstration that existing zoning or planned changes in zoning provide adequate capacity to accommodate any proposed inclusionary developments, pursuant to NJAC 5:97-6.4;
- A demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed mechanisms;
- A spending plan, pursuant to NJAC 5:97-8.10;
- A map of all sites designated by the municipality for the production of low and moderate income housing;
- A copy of the most recently adopted Master Plan and, where required, the immediately preceding adopted Master Plan;
- A copy of the most recently adopted zoning ordinance;
- A copy of the most up-to-date tax maps; and
- Any other information required by NJAC 5:97 or requested by COAH.

CHAPTER 2. HOUSING STOCK AND DEMOGRAPHIC ANALYSIS

A. *Housing Stock Inventory*

According to the 2000 United States Census, there were 13,719 housing units in the Township of Teaneck, of which 301 or 2% were vacant. Of the 10,410 occupied units, 76% were owner occupied and 22% were renter occupied. See Table 1, Housing Tenure by Number of Units in Structure, 2000 for a detailed explanation of the housing units in 2000.

Table 1. Housing Tenure by Number of Units in Structure, 2000

Type	Owner Occupied	Rental	Vacant	Total
1, detached	9,767	421	146	10,334
1, attached	261	60	0	321
2	168	393	12	573
3 or 4	8	275	53	336
5 to 9	48	676	0	724
10 to 19	74	342	31	447
20 to 49	38	454	0	492
50 or more	38	382	59	479
Mobile home	8	5	0	13
Boat, RV, van, etc.	0	0	0	0
Total	10,410	3,008	301	13,719

Source: 2000 United States Census

Table 2, Housing Units by Age of Structure, 2000, indicates the age of the Township's housing stock. Housing growth in Teaneck has decreased since the 1950's, with only 17% of Teaneck's housing stock having been built between 1960 and 2000. As a whole, the Township has an older housing stock; over one-third (37%) of the existing owner occupied dwellings in the Township were completed in 1939 or earlier, and well over a majority (83%) were constructed in 1959 or earlier.

Table 2. Housing Units by Age of Structure, 2000

<i>Year Built</i>	<i>Total Units</i>	<i>Percent of Total Units</i>	<i>Owner-Occupied</i>	<i>Percent of Total Units</i>	<i>Renter-Occupied</i>	<i>Percent of Total Units</i>	<i>Vacant</i>
1990 to 2000	372	3%	137	1%	180	1.3%	N/A
1980 to 1989	483	4%	223	2%	224	1.6%	N/A
1970 to 1979	432	3%	198	1%	213	1.6%	N/A
1960 to 1969	967	7%	610	4%	346	2.5%	N/A
1950 to 1959	3,490	25%	2,692	20%	739	5.4%	N/A
1940 to 1949	2,939	21%	2,201	16%	659	4.8%	N/A
1939 or earlier	5,036	37%	4,349	32%	647	4.7%	N/A
Total	13,719		10,410		3,008		301

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 United States Census

As seen in Table 3, Housing by Units in Structure, 2000, the Township of Teaneck is a community made up primarily of single-family residential housing. Approximately 77% of the existing housing stock consists of single-family units, of which 75% are single-family detached units and 2% are single-family attached units. Two-family units comprise 4% of the overall dwelling units within the Township and structures of three or more units make up approximately 17% of the total housing stock.

Table 3. Housing by Units in Structure, 2000

<i>Type</i>	<i>Units in Structure</i>	<i>Percentage of Total</i>
1, detached	10,334	75%
1, attached	321	2%
2	573	4%
3 or 4	336	2%
5 to 9	724	5%
10 to 19	447	3%
20 to 49	492	4%
50 or more	479	3%
Mobile home	13	0.1%
Boat, RV, van, etc.	0	0%
Total	13,719	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 United States Census

Table 4, Housing Units by Number of Rooms, 2000, shows that just under a majority (49%) of the Township's housing stock contains seven or more rooms and that 79% of housing within Teaneck has at least five rooms. The data from this table appears to indicate the relative age of Teaneck's housing stock as the majority of dwellings in Teaneck were completed before construction trends favored extremely large houses.

Table 4. Housing Units by Number of Rooms, 2000

Rooms	Number of Units	Percent
1 room	112	1%
2 rooms	406	3%
3 rooms	1,272	9%
4 rooms	1,105	8%
5 rooms	1,476	11%
6 rooms	2,672	19%
7 rooms	3,092	23%
8 rooms	1,787	13%
9 or more rooms	1,797	13%
Total	13,719	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 United States Census

Table 5 Housing Value, Owner Occupied Units, 1990 and Table 6, Housing Value, Owner Occupied Units, 2000 provide a detailed description of housing values within the Township of Teaneck. In 1990, 85% of the occupied housing stock was valued below \$300,000 (46% valued below \$200,000, 39% between \$200,000 and \$300,000). The remaining 15% was valued above \$300,000, with 2% of the housing stock being valued at \$500,000 or more. The 1990 median home value of housing units in the Township was \$206,900, which measured slightly below Bergen County (median home value \$226,000), but above the State of New Jersey (median home value \$161,200).

Housing data from the 2000 Census provides even greater detail concerning Township home values. The percentage of owner occupied housing units valued under \$200,000 (46%) did not change between 1990 and 2000 and the percentage of homes valued above \$300,000 decreased slightly from 39% to 37%. The value of occupied housing units valued at \$300,000 and above increased somewhat from 15% to 17%. The median home value within the Township increased slightly from \$206,900 in 1990 to \$209,800 in 2000. In 2000, the median home value of owner occupied units in Teaneck remained below Bergen County (median home value \$250,300), but above the State of New Jersey (median home value \$170,800).

Table 5. Housing Values, Owner-Occupied Units, 1990

<i>Home Value</i>	<i>Number</i>	<i>Percent</i>
Less than \$200,000	4,219	46%
\$200,000 to \$300,000	3,578	39%
\$300,000 to \$400,000	933	10%
\$400,000 to \$500,000	245	3%
\$500,000 or more	137	2%
Total	9,112	

1990 Median Home Value Owner Occupied Housing Units

\$ 206,900

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 1990 US Census

Table 6. Housing Values, Owner-Occupied Units, 2000

<i>Home Value</i>	<i>Number</i>	<i>Percent</i>
Less than \$200,000	4,512	46%
\$200,000 to \$300,000	3,604	37%
\$300,000 to \$400,000	815	8%
\$400,000 to \$500,000	363	4%
\$500,000 to \$750,000	396	4%
\$750,000 to \$1,000,000	87	1%
\$1,000,000 or more	32	0%
Total	9,809	

2000 Median Home Value Owner Occupied Housing Units

\$ 208,800

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

In 2000, Teaneck's average monthly contract rent (not including utilities) exceeded that of Bergen County (\$963/month v. \$844/month). In 2000, 67% of Teaneck renters paid between \$500 per month and \$1,000 per month in rent and 10% of renters paid between \$1,000 and \$1,500 per month in rent. Similarly, in Bergen County, 64% of renters paid between \$500 per month and \$1,000 per month in rent and 15% paid \$1,000 to \$1,500 per month in rent. For detailed figures, see Table 7, Comparison of Township of Teaneck/Bergen County Monthly Rental Cost, 2000.

**Table 7. Comparison of Township of Teaneck/Bergen County
Monthly Rental Cost, 2000**

Contract Rent	Teaneck	Percent	Bergen County	Percent
Less than \$500	265	9%	10,478	10%
\$500 to \$1000	2,014	67%	69,425	64%
\$1,000 to \$1,500	315	10%	16,548	15%
\$1,500 to \$2,000	85	3%	5,329	5%
\$2,000 or more	242	8%	3,085	3%
No Cash Rent	82	3%	3,576	3%
Total	3,003		108,441	

2000 Average Rent (Township of Teaneck)

\$ 963

2000 Average Rent (Bergen County)

\$ 844

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

Evidence of the quality of housing within the Township concerns the fact that approximately 1.0% of all housing units (134 total) lack complete plumbing facilities and 0.65% of all housing units (89 total) lack complete kitchen facilities. The high percentage of habitable dwelling units points to a well-maintained housing stock. It seems fair to assume that no less than 89 and no more than 223 units in the Township may be in need of rehabilitation.

Concurrently, while the Census Bureau has no actual definition for overcrowding (i.e. occupants per room), it is generally accepted that housing units with more than one occupant per room constitute an overcrowded dwelling unit. It appears that 4% of all owner and renter occupied housing units in Teaneck contain more than one occupant per room.

B. General Population Characteristics

According to census records gathered by the Bergen County Department of Planning & Economic Development, the population of Teaneck has decreased by 3,095 persons since 1970. The Township experienced population loss during both the 1970s (-7.9%) and the 1980's (-3.0%), but recorded a population growth of approximately 4% during the 1990's. Bergen County also experienced population loss during the 1970s (-5.8%) and 1980s (-2.4%), only to achieve a 7% increase in overall population between 1990 and 2000. See Table 8, Comparison of Township of Teaneck/Bergen County Population Growth, 1970-2000.

Table 8. Comparison of Township of Teaneck/Bergen County Population Growth, 1970-2000

	1970	Percent Change (1960-1970)	1980	Percent Change (1970-1980)	1990	Percent Change (1980-1990)	2000	Percent Change (1990-2000)
Township of Teaneck	42,355	0.6%	39,007	-7.9%	37,825	-3.0%	39,260	3.8%
Bergen County	897,148	15.0%	845,385	-5.8%	825,380	-2.4%	884,118	7.1%

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 1970, 1980, 1990, 2000 US Census

Teaneck's age distribution, as seen in Table 9, Teaneck Age Distribution, 1990-2000, is consistent with many suburban locations throughout New Jersey in which the residential population is dominated by families. In fact, according to the year 2000 census, the combined population of residents under age 24 and from age 35 to 54 comprised 64% of total Township population. During the decade, the most significant changes in the Township's age distribution were found in the 5 to 14 age group, with an increase of 29% and the 45 to 54 age group, with an increase of 27%. Teaneck also saw an 18% increase in those residents aged 75 and above, suggesting the need to accommodate and plan for a growing aging population.

Table 9. Teaneck Age Distribution, 1990-2000

Age Group	1990	Percent	2000	Percent	Percent Change (1990-2000)
Under 5	2,551	7%	2,521	6%	-1%
5 – 14	4,602	12%	5,932	15%	29%
15 – 24	5,301	14%	5,020	13%	-5%
25 – 34	5,130	14%	4,237	11%	-17%
35 – 44	6,080	16%	6,028	15%	-1%
45 – 54	4,675	12%	5,950	15%	27%
55 – 64	3,985	11%	3,988	10%	0%
65 – 74	3,172	8%	2,827	7%	-11%
75+	2,329	6%	2,757	7%	18%
Total	37,825		39,260		

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 1990 and 2000 US Census

C. Household Characteristics

As defined by the Census Bureau, a household includes all persons who occupy a single housing unit, regardless of blood relation. Thus, a household may also include a group of unrelated individu-

als sharing group quarters. 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 2000 there were 13,418 households in the Township, with an average of 2.86 persons per household and 10,071 families with an average of 3.34 persons per family. Approximately 86% of the Township's total population resided within families. Of these family households, approximately 79% were comprised of married couples with or without children.

D. Income Characteristics

According to the 2000 Census, the Township of Teaneck mirrored Bergen County in a variety of income categories. However, median household income in Teaneck (\$74,903) measured higher than that of Bergen County (\$65,241). Similarly, median family income in Teaneck slightly exceeded Bergen County (\$84,791 in Teaneck v. \$78,079 in Bergen County).

Not surprisingly, a greater percentage of households in Teaneck had incomes over \$100,000 than in Bergen County (33% in Teaneck v. 28% in Bergen County). On the other side of the income scale, 30% of households in Teaneck received under \$50,000 in annual income, as opposed to 38% of households in Bergen County. Table 10, Household Income – Township of Teaneck and Bergen County, 2000 illustrates additional income categories.

Table 10. Household Income – Township of Teaneck and Bergen County, 2000

	<i>Teaneck Households</i>	<i>Percent</i>	<i>Bergen County Households</i>	<i>Percent</i>
Less than \$15,000	956	7%	28,446	9%
\$15,000 to \$20,000	379	3%	12,372	4%
\$20,000 to \$25,000	400	3%	12,650	4%
\$25,000 to \$30,000	379	3%	13,578	4%
\$30,000 to \$35,000	324	2%	14,198	4%
\$35,000 to \$40,000	518	4%	15,181	5%
\$40,000 to \$45,000	508	4%	14,669	4%
\$45,000 to \$50,000	593	4%	13,696	4%
\$50,000 to \$75,000	2,660	20%	62,841	19%
\$75,000 to \$100,000	2,247	17%	48,612	15%
\$100,000 to \$150,000	2,382	18%	51,224	15%
\$150,000 to \$200,000	979	7%	19,403	6%
\$200,000 or more	1,091	8%	24,021	7%
Total	13,416		330,891	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

The poverty threshold, as defined by the 2000 U.S. Census, is \$8,959 for a one person household under age 65 and \$17,463 for a household that includes a family of four. Census data does not provide a breakdown of household income by household size. However, it does provide information concerning individuals under the poverty threshold. According to the Census, of the total population in the Township, approximately 4% (1,596 persons) live below the poverty level. This percentage is slightly lower than Bergen County, in which approximately 5% of County residents fall below the Census poverty level. Of these 1,596 persons, the Census indicates that 246 families obtained incomes below the Census poverty threshold in the Township.

E. Employment Characteristics

Table 11, Distribution of Employment by Industry, Employed Teaneck Residents, 2000 indicates the distribution of employment by industry for employed Township of Teaneck residents. The industries that captured the largest portion of the employed population in Teaneck were education, and health and social services workers (31%), professional, scientific, management, administrative and waste management service workers (12%), followed by manufacturing workers (9%), retail trade (9%), and finance, insurance, real estate, renting and leasing (9%).

Table 11. Distribution of Employment by Industry, Employed Teaneck Residents, 2000

<i>Industry</i>	<i>Number</i>	<i>Percent</i>
Agriculture, Forestry, Fishing and Hunting, and Mining	16	0.1%
Construction	598	3%
Manufacturing	1,660	9%
Wholesale Trade	858	4%
Retail Trade	1,784	9%
Transportation and Warehousing, and Utilities	934	5%
Information	1,010	5%
Finance, Insurance, Real Estate, and Renting and Leasing	1,797	9%
Professional, Scientific, Management, Administrative, and Waste Management Services	2,337	12%
Education, Health and Social Services	5,843	31%
Arts, Entertainment, Recreation, Accommodation and Food Services	914	5%
Public Administration	454	2%
Other	946	5%
Total	19,151	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

Table 12, Employment by Occupation, Teaneck Residents, 2000 more specifically identifies the occupations of employed persons. The data indicates that a large number of Teaneck residents are employed in management, professional and related occupations (53%) and sales and office occupations (27%). In 2000, the remainder of the Township's employed residents worked in service occupations (9%), production, transportation and material moving operations (6%), and construction operations (4%).

Table 12. Employment by Occupation, Teaneck Residents, 2000

<i>Sector Jobs</i>	<i>Number</i>	<i>Percent</i>
Management, Professional, and Related Occupations	10,185	53%
Service Occupations	1,794	9%
Sales and Office Occupations	5,137	27%
Farming, Fishing, and Forestry Occupations	0	0%
Construction, Extraction, and Maintenance Occupations	805	4%
Production, Transportation, and Material Moving Occupations	1,230	6%
Total	19,151	

Note: Percentage totals may add up to greater than 100% due to rounding

Source: 2000 US Census

CHAPTER 3 . THIRD ROUND AFFORDABLE HOUSING PLAN

A. *Teaneck's Affordable Housing Obligation*

COAH's third round methodology includes the rehabilitation obligation, the prior round obligation and the third round obligation. The Appendices to COAH's substantive rules, NJAC 5:97 et seq., provide each municipality's affordable housing obligation. Teaneck's third round obligation can be summarized as follows:

- Rehabilitation Obligation: 234 units (Appendix B. of the Substantive Rules)
- Prior Round Obligation: 192 units (Appendix C. of the Substantive Rules)
- Third Round Obligation: 184 units (Appendix F. of the Substantive Rules)

Rehabilitation Obligation (234 units)

The rehabilitation obligation is defined as the number of deficient housing units occupied by low and moderate income households within a municipality (*NJAC 5:97-1.4*). COAH has calculated Teaneck's rehabilitation obligation to be 234 units.

Prior Round Obligation (192 units)

The prior round obligation can be defined as the cumulative 1987 through 1999 affordable housing obligation (*NJAC 5:97-1.4*). This time period corresponds to the first and second rounds of affordable housing. COAH has calculated Teaneck's prior round obligation to be 192 units (Appendix C. to *NJAC 5:97*).

Third Round Obligation (184 units)

COAH has taken a very different approach to calculating third round affordable housing obligations. The obligation is initially based solely on COAH's household and job projections for each municipality during the third round. For every five households, or units, projected during the third round, one affordable housing unit must be provided. For every 16 jobs projected, the Township must provide one affordable housing unit. COAH's substantive rules require that a municipality plan for the affordable housing obligation generated by the projections; however, a municipality must provide affordable housing in proportion to its actual growth (*NJAC 5:97-2.2(e)*). COAH has projected the creation of 479 households and 1,412 jobs in Teaneck during the third round (*NJAC 5:97 Appendix F, Allocating Growth to Municipalities*). Dividing the projected residential growth by five generates a growth share obligation of ninety-six (96) units; and dividing the projected job growth by sixteen generates a growth share obligation of eighty-eight (88) units for a total projected growth share obligation of one hundred eighty-four affordable (184) units for the Township of Teaneck.

COAH's substantive rules at *NJAC 5:97-2.4* permit municipalities to exclude certain market and affordable units from the third round household projections. Specifically, municipalities may exclude the following:

- Affordable units which received credit in a first or second round plan and have been or will be constructed during the third round.
- Market rate units in an inclusionary development, which: (1) received credit in a first or second round plan or are eligible for credit in the prior round; and (2) have been or will be constructed during the third round.

The Township does not have any housing units that are eligible for exclusion.

B. Teaneck's Affordable Housing Plan

(1) SATISFACTION OF THE REHABILITATION OBLIGATION

The rehabilitation obligation is defined as the number of deficient housing units occupied by low and moderate income households within a municipality (*NJAC 5:97-1.4*). Per Appendix B of the Substantive Rules, COAH has calculated Teaneck's rehabilitation obligation to be 234 units. However, pursuant to *NJAC 5:97-6.2 (a)*, this rehabilitation number may also be provided through a survey of the municipal housing stock conducted in accordance with the exterior housing survey available on the Council's website. The Township recently conducted an exterior housing survey which indicated that there are fifty-seven (57) units in need or rehabilitation in Teaneck. (See Appendix A: Exterior Housing Survey.) In addition, according to the Township of Teaneck and the County of Bergen Division of Community Development, fifty-eight (58) units were rehabilitated in the Township since April 1, 2000. Unlike the new construction obligation, the rehabilitation obligation is not a cumulative obligation from the prior rounds. Thus, the Township is requesting COAH to lower its third round rehabilitation obligation from 234 to 115 units based upon its third round rehabilitation obligation that includes the fifty-seven units identified by the Teaneck's Building Official as being in need of rehabilitation plus fifty-eight units which were rehabilitated since April 1, 2000.

COAH's rules require that to receive credit for units rehabilitated in response to the third round rehabilitation requirement, a minimum of \$10,000 per unit must be spent. Furthermore, all such renter and owner-occupied units must have affordability controls in place for a period of 10 years after the rehabilitation is completed. See Table 13, Rehabilitated Units Since April 1, 2000 which details the 58 units in Teaneck rehabilitated since April 1, 2000 for which the average rehabilitation grant was approximately \$25,000. Therefore, Teaneck requests rehabilitation credits for those 58 units.

Table 13. Rehabilitated Units Since April 1, 2000

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>	<u>Year of Grant</u>	<u>Amount of Grant</u>
169 Griggs Avenue	3106	16	4/13/2000	\$15,769.00
840 Red Road	2916	5	6/8/2000	\$9,670.00
1272 Loraine Avenue	5714	9	8/18/2000	\$9,100.00
832 Palisade Avenue	2603	20	2001	\$17,500.00
18 Blauvelt Street	3411	10	2001	\$17,500.00
1166 Margaret Street	4802	8	2001	\$14,550.00
93 Van Arsdale Place	5304	17	2001	\$25,800.00
1495 Gaylord Terrace	5612	6	2001	\$13,170.00
116 Fairview Avenue	5813	6	2001	\$17,500.00
450 Terhune Street	111	12	2002	\$6,000.00
704 Linden Avenue	703	5	2002	\$2,000.00
859 Williams Avenue	813	4	2002	\$5,600.00
753 Wendel Place	1302	9	2002	\$6,500.00
464 Maitland Avenue	1811	9	2002	\$283,050.00
236 Oakdene Avenue	3201	3	2002	\$104,800.00
180 Maple Street	3408	4	2002	\$4,300.00
381 Fort Lee Road	3502	4	2002	\$57,400.00
580 Marion Street	3712	8	2002	\$41,206.00
662 Bryant Avenue	4206	19	2002	\$26,900.00
40 W. Englewood Avenue	4905	5	2002	\$70,600.00
109 VanArsdale Place	5304	15	2002	\$18,800.00
78 Washington Place	5506	12	2002	\$118,200.00
163 E. Tryon Avenue	5511	7	2002	\$19,400.00
507 Center Street	115	23	2003	\$3,500.00
296 Churchill Road	1909	6	2003	\$1,050.00
398 Ogden Avenue	2012	5	2003	\$4,900.00
107 Teaneck Road	3505	2	2003	\$1,500.00
473 Teaneck Road	3705	7	2003	\$5,000.00
245 Roosevelt Street	3713	9	2003	\$550.00
425 Glenwood Avenue	4402	3	2003	\$699.00
190 Selvedge Avenue	4813	32	2003	\$6,000.00
1630 Teaneck Road	5105	24	2003	\$27,300.00
1786 Van Cortlandt Terrace	5305	10	2003	\$28,300.00
50 VanArsdale Place	5306	10	2003	\$26,450.00
97 Hamilton Avenue	5407	17	2003	\$16,430.00
95 Westervelt Place	5702	12	2003	\$26,700.00
85 Franklin Road	5712	31	2003	\$16,600.00
535 Chestnut Place	109	3	2004	\$800.00
595 North Street	207	24	2004	\$300.00
93 Copley Avenue	3113	28	2004	\$21,000.00
119 Copley Avenue	3113	31	2004	\$17,000.00
1166 Anna Street	4805	7	2004	\$25,550.00
200 Englewood Avenue	4902	4	2004	\$17,025.00
1258 Beaumont Avenue	4908	24	2004	\$21,803.00

Revised 3rd Round Housing Element and
Fair Share Plan

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>	<u>Year of Grant</u>	<u>Amount of Grant</u>
97 Westervelt Place	5702	11	2004	\$18,500.00
62 Westervelt Place	5703	20	2004	\$20,100.00
95 Schoonmaker Road	5703	33	2004	\$27,200.00
1228 Overlook Avenue	5805	5	2004	\$30,700.00
63 Fairview Avenue	5809	18	2004	\$20,950.00
102 Fairview Avenue	5813	2	2004	\$30,800.00
47 Robinson	5918	19	2004	\$4,100.00
115 Oakdene Avenue	3114	64	2006	\$16,650.00
193 Fort Lee Road	3301	7	2006	\$16,100.00
11 Hamilton Road	5407	3	2007	\$29,725.00
1380 Van Duyn Place	5710	52	2007	\$7,350.00
455 Queen Anne Road	3114	5	2008	\$19,600.00
52 Washington Place	5606	8	2008	\$30,575.00
187 Shepard Avenue	5606	39	2008	\$7,250.00
Average Expenditure/ Unit				\$25,058.14

The Township will work to rehabilitate the remaining 57 unit rehabilitation obligation 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, runs the program which provides resources to rehabilitate existing one- and two-family housing. Based on income, a homeowner may be eligible for a three percent deferred loan for eligible home improvements. The program provides loans up to \$17,500 for a one-family home and up to \$25,000 for a two-family home at a simple interest rate of three percent. Eligible improvements include: plumbing and heating; electrical; insulation; roofs; storm windows; walls and ceilings; doors and windows; exterior and interior painting; steps and porches; bathrooms and kitchens; siding, leaders and gutters; sidewalks and driveways; and wells and septic systems. 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 to offer a rental rehabilitation program.

Teaneck's rehabilitation program will be implemented in a manner which will adhere to the regulations in *NJAC 5:97-6.2*. Specifically, all rehabilitated units will comply with the definition of a deficient unit in *NJAC 5:97-1.4*, which states, "a housing unit with health and safety code violations that require the repair or replacement of a major system." Major systems include weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems. All rehabilitated units will meet the applicable construction code. Additionally, all rehabilitated units will be occupied by low- or moderate-income households and upon completion of the rehabilitation, ten (10) year affordability controls will be placed on the property in the form of a lien or deed restriction.

All rehabilitations will have an average hard cost of \$10,000. In addition to funds provided by the County's program, to the extent necessary the Township of Teaneck will provide for supplementary funding from the affordable housing trust fund to satisfy the rehabilitation obligation.

(2.) SATISFACTION OF THE PRIOR ROUND OBLIGATION

Teaneck's prior round obligation (1987-1999) is 192 units (Appendix C. to NJAC 5:97). COAH permits new construction credits and bonuses addressing a first or second round affordable housing obligation to be used to address the prior round obligation. To address the second round obligation, COAH requires that the Township establish the maximum number of age-restricted affordable units, the minimum number of affordable rental units and the maximum number of RCA units using the formulas below.

- Minimum Rental Obligation = 6 units (rounded up)
 $0.25 \text{ (Remaining Prior Round Obligation)} = 0.25 (22) = 6 \text{ units, rounded up.}$
 - A rental units available to the general public receives one rental bonus;
 - An age-restricted unit receives a 0.33 rental bonus, but no more than fifty percent of the rental obligation shall receive a bonus for age-restricted units; and
 - No rental bonus is granted in excess of the prior round rental obligation

- Maximum Number of Age Restricted units = 6 units (rounded up)
 $0.25 \text{ (Remaining Prior Round Obligation)} = 0.25 (22) = 6 \text{ units, rounded up.}$

- Maximum Number of Regional Contribution Agreement = 11 units (rounded up)
 $0.25 \text{ (Remaining Prior Round Obligation)} = 0.50 (22) = 11 \text{ units.}^1$

As summarized in Table 14, Existing Credits/Bonuses Addressing Prior Round Obligation, the Township has addressed its prior round requirements for minimum affordable rentals through existing and proposed bonus/ credits as shown below.

Table 14. Existing Credits/Bonuses Addressing Prior Round Obligation

Township of Teaneck's Prior Round Compliance Mechanisms	2008 Proposed Plan (prior round = 192)
Prior Cycle Credits	170 units
Family For-Sale Units	9 units
Rental Units	29 units
1.0 Rental Bonus	6 units
Total Credits	214
<i>Surplus New Construction Units</i>	22 units

¹ Teaneck did not utilize, nor seek credits for RCA's in the prior round.

Prior Cycle Credits

COAH provides, at *NJAC 5:93-3.2*, that a housing unit created and occupied between April 1, 1980, and December 15, 1986, is eligible for a one for one credit when it has been developed specifically for households whose income does not exceed eighty (80) percent of the median income and the unit is governed by controls on affordability that are the same as those set forth in *NJAC 5:92-12*. Such credits are identified as “prior cycle” credits. Teaneck is able to claim one hundred seventy (170) prior-cycle credits at four developments shown in Table 15, Prior Cycle Credits (1980-1986). This 170 unit credit reduces the Township’s cumulative second round obligation from 192 units to a remaining prior round obligation of twenty-two (22) units.

Table 15. Prior Cycle Credits (1980-1986)

<u>Development</u>	<u>Address</u>	<u>Credits</u>
Chestnut Hill Condominiums	400 and 408 Terhune Street	2 units
Thomas Street Condominiums	379 and 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

Prior-Round Rental Component

As noted above, the Township of Teaneck addressed its 6-unit prior round rental component through 29 group home credits and five rental bonuses (see Table 16, Group Home Credits and Rental Bonuses Addressing Prior Round Obligation). Pursuant to *NJAC 5:93-5.15(d)3*, no rental bonus shall be granted for units in excess of the rental obligation. Teaneck’s rental obligation is six units, so only six rental bonuses can be counted toward the prior round obligation.

Table 16. Group Home Credits and Rental Bonuses Addressing Prior Round Obligation

<u>Group Home</u>	<u>Credits</u>	<u>Rental Bonuses</u>	<u>Total Credits/ Bonuses</u>
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 Locus Street)	4	0*	4
Deveraux Foundation Group Home (1014 Palisade Avenue)	3	0*	3
Total	29	6	35

*The bonuses are restricted because the bonus credits exceed the total allowed maximum of six units.

Family Affordable Sale Units

Teaneck addressed its prior round obligation through nine (9) affordable for sale units. Six of the nine units are at 481 through 491 Linden Avenue in the Lindcrest Garden Condominiums. Three of the nine units are located at 243, 245, and 247 Thomson Avenue.

(3.) SATISFACTION OF THE THIRD-ROUND OBLIGATION

Township of Teaneck's third-round obligation, pursuant to COAH's household and job projections, is 184 units (Appendix F. to *NJAC 5:97*). The Township, pursuant to *NJAC 5:97-5.6* is requesting an adjustment to its household and employment projection as provided below to one hundred twenty (120) units. In accordance with *NJAC 5:97-2.2(e)*, the provision of affordable housing shall be based on the issuance of permanent certificates of occupancy for new residential units and new non-residential floor area.

CHAPTER 4 PROJECTED POPULATION, EMPLOYMENT AND LAND CAPACITY

COAH's affordable growth share obligation for the Township of Teaneck (which has been determined for each municipality in the State of New Jersey within Appendix F of the Substantive Rules) utilizes available land capacity data to project potential residential population and employment figures through the Third Round COAH planning period of 2004 to 2018. The following section provides a comparison of the COAH "baseline" affordable obligation determined for the Township versus an analysis of the Township's available and potential development parcels. Pursuant to 5:97-5.6 of the COAH rules, "a municipality may request an adjustment to its household and employment projections provided in chapter Appendix F utilized to project the municipal growth share obligation based on an analysis of existing land capacity." The Township is requesting a downward adjustment in its third round growth share obligation due to the scarcity of available vacant land as well as realistically and potentially developable sites in Teaneck.

A. *COAH Baseline Growth Projections (2004 – 2018)*

As shown in Table 17, Township of Teaneck COAH Residential/Non-Residential Growth Share Projection, the Township's overall growth share obligation per COAH's residential and employment projections is 184 affordable units.

Table 17. Township of Teaneck COAH Residential/Non-Residential Growth Share Projection

<i>COAH Residential Growth Projection</i>				
			Net Change	Residential Growth Share
2018 Units	-	2004 Units	=	2004-2018
14,363	-	13,884	=	479
				96
<i>COAH Employment Growth Projection</i>				
			Net Change	Employment Growth Share
2018 Employment	-	2004 Employment	=	2004-2018
15,104	-	13,692	=	1,412
				88
<i>Total Third-Round Growth Share</i>				184

B. *Third Round Municipal Adjustment of Residential and Employment Growth Projections*

In accordance with NJAC 5:97-5.7-5.2(d), municipalities requesting an adjustment of their growth projection must submit an inventory of vacant and undeveloped parcels by lot and block, with information on property ownership and acreage. The entire vacant land adjustment is detailed in the

Workbook C: Summary of Adjusted Growth Share Projection Based On Land Capacity which is included as part of Appendix B. Vacant sites have also been mapped in the accompanying Vacant Land Inventory Maps in Appendix B. In preparing the analysis, a municipality must first measure its actual residential and non-residential growth from January 1, 2004 to present. Pursuant to NJAC 5:97-5.6(b) indicates that an adjustment may only be sought against the remaining portion of projections, i.e., the remaining obligation after summing the obligation resulting from growth to date.

The analysis includes the following as a basis of projecting the Township's growth:

1. Residential and non-residential growth share resulting from CO's granted between January 1, 2004 to present;
2. Approved development that have not received CO's to date;
3. Credits for eligible non-residential demolitions (i.e., buildings which were occupied one year prior to demolition) and residential demolitions associated with a catastrophic event;
4. An analysis of existing land capacity in accordance with NJAC 5:97-5.6 and NJAC 5:97-5.2;
5. Additional growth opportunities/consideration of lands for affordable housing; and
6. Historic development trends for the past ten (10) years.

1. Certificates of Occupancy Issued from January 1, 2004 through 2008

As indicated in Appendix B and summarized in Table 18, Residential CO's Granted from January 1, 2004 through 2008, a total of 294 residential certificates of occupancy have been granted in Teaneck from January 1, 2004 through 2008 generating an affordable housing obligation of 58.4 units. It should be noted that the CO information included within this document includes the most recent data available from the New Jersey *Construction Reporter*.

Table 18. Residential CO's Granted from January 1, 2004 through 2008

<u>Year</u>	<u>Residential CO's Granted</u>	<u>Affordable Housing Obligation</u>
2004	181	36.2
2005	89	17.8
2006	13	2.6
2007	2	0.4
2008 (through July 31, 2008)	9	1.8
Total	294	58.8units

As indicated in Table 19, Square Footage of Non-Residential CO's Granted from January 1, 2004 through 2008, a total of 410,926 square feet of non-residential space has received a certificate of occupancy from January 1, 2004 through 2008 which, using Uniform Construction Code (UCC) use group ratios used by COAH generates an affordable housing obligation of forty-six (46) affordable housing units.

**Table 19. Square Footage of Non-Residential CO's Granted
from January 1, 2004 through 2008**

<u>UCC Use Group</u>	<u>Square Feet Generating One Affordable Unit</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>Total Square Footage</u>	<u>Total Affordable Housing Units Generated</u>
(B) Business - Office Uses	5,714	1,369	10,108	-	298	7,417	19,192	3.4
(M) Mercantile - Retail Uses	9,412	-	-	-	-	-	-	-
(F) Factory - Manufacturing Uses	13,333	-	-	-	-	-	-	-
(S) Storage - Warehouse Uses	10,667	-	60	1,310	-	-	1,370	0.1
(H) High Hazard Manufacturing	10,000	-	-	-	-	-	-	-
(A1) Assembly - Theater Uses	10,000	-	-	-	-	-	-	-
(A2) Assembly - Restaurant Uses	5,000	-	-	-	-	-	-	-
(A3) Assembly - Library Uses	10,000	-	-	7,036	-	-	7,036	0.7
(A4) Assembly - Arena Uses	4,706	-	2,709	6,000	-	-	8,709	1.9
(A5) Assembly - Stadium Uses	6,154	-	-	-	-	-	-	-
(E) Educational Uses	Excluded from growth share	-	-	-	-	-	-	-
(I) Institutional - Hospital Uses	6,154	5,000	-	-	-	-	5,000	0.8
(R1) Hotel/ Multifamily/ Dorm Uses	9,412	179,211	171,256	-	18,857	-	369,324	0.25*
(U) Utilities	Excluded from growth share	-	-	-	-	-	-	-
Total								7.1

* Affordable housing obligation generated based on a count of actual jobs as opposed to utilizing UCC Use Group employment ratios.

However, pursuant to a letter dated October 23, 2008 to New Jersey mayors and signed by the Commissioner and Executive Director of COAH, municipalities may submit a waiver to use data on

actual jobs for non-residential development types “where there is a significant disparity between actual job growth and the job estimates by UCC Use Group categories provided in COAH’s rules”. The Township respectfully requests a waiver from application of the UCC job ratios for 369,324 square feet which reflects the construction of two new dormitory buildings (179,211 square feet and 171,256 square feet, respectively) and an addition to another building, a fitness center (18,857 square feet) at Fairleigh Dickinson University (FDU). According to Joseph Kiernan, Provost of FDU (see letter from Mr. Kieran in Appendix C), construction of this space resulted in the university adding four (4) full-time positions, which represents a significant disparity from the thirty-nine (39) units estimated by the ratios provided in COAH’s rules. It should be noted that numerous students work in these buildings. However, these students live in these buildings and, thus, their employment does not generate an additional growth share obligation. Using the actual number of jobs for the total 369,324 square feet of dormitory and fitness center space rather than the ratios provided by COAH, the growth share obligation generated by non-residential square footage from 2004-2008 is seven (7) units.

Based upon Certificates of Occupancy that have been granted, the actual growth in the Township of Teaneck from January 1, 2004 to date has incurred an affordable housing obligation of sixty-six (66) units. (Note that this does not include creditable demolitions for residential and non-residential development.)

2. Approved development that have not received CO’s to date

As indicated in Table 20, Approved Residential and Non-Residential Development (No CO’s Granted), development approvals account for a residential growth share of four (4) residential units and a non-residential growth share of forty-five (45) units, thus totaling forty-nine (49) affordable units.

Table 20. Approved Residential and Non-Residential Development (No CO's Granted)

Block	Lot	Development	Units	Jobs
<i>Non-Residential Development</i>				
4403	1	GlenPoint commercial office building (195,969 square feet of Use Group B which has a ratio of 2.8 jobs per 1,000 square feet)		548.7
2507	1	Commercial building (19,408 square feet of Use Group M which has a ratio of 1.7 jobs per 1,000 square feet)		32.9
3112	55	Care One Nursing Home (53,000 square feet of Use Group I which has a ratio of 2.6 jobs per 1,000 square feet)		137.8
<i>Residential Development</i>				
3408	7	Approved construction of multi-family dwelling development	9	
1803	40	Single Family Home	1	
1803	35	Single Family Home	1	
1610	2	Single Family Home	1	
2009	1	Single Family Home	1	
1604	8	Single Family Home	1	
4018	12	Single Family Home	1	
2005	12	Single Family Home	1	
2009	3	Single Family Home	1	
5906	3	Single Family Home	1	
2004	2	Single Family Home	1	
1704	6	Single Family Home	1	
5605	15	Single Family Home	1	
1806	11	Single Family Home	1	
Total Units/Jobs			22	719.4
Res/Non Res. Affordable Units			4.4	45.0
Overall Total			49.4	Units

3. Demolition Credits

As indicated in Table 21, Creditable Demolitions from 2004 to 2008, the Township requests demolition credits associated with the demolition of six non-residential buildings in the Township. Demolition credits account for 6.2 affordable housing unit credits.

Table 21. Creditable Demolitions from 2004 to 2008

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>SF of Former Building</u>	<u>Former Use</u>	<u>UCC Use Group Ratios</u>	<u>Jobs</u>
707	4	689 American Legion	8,200	Auto dealership (Use Group B)	5,714	-1.4
707	3	699 American Legion	7,592	Warehouse/light manufacturing (Use Group F)	13,333	-0.6
3112.01	55	544 Teaneck Rd.	15,000	Banquet hall (Use Group A2)	5,000	-3.0
2804	11	980-986 Teaneck Rd.	1,802	Business office (Use Group B)	5,714	-0.3
610	30	801 Catalpa Avenue	2,318	Business office (Use Group B)	5,714	-0.4
707	1	713 American Legion	4,771	Laundry/Retail (Use Group M)	9,412	-0.5
						-6.2

4. Potential for Growth Based on Land Capacity²

Permitted Exclusions

COAH regulations establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's adjustment of household and employment growth projections. *Workbook C* in Appendix B provides a parcel-by-parcel description of the exclusions that have been made pursuant to COAH's guidelines. The general categories of exclusions are summarized below.

The following exclusionary criteria, where pertinent, was applied to all potentially developable sites pursuant to the COAH rules:

- A. Lands owned by a local government entity that adopted a resolution authorizing the execution of an agreement that such land shall be utilized for a public purpose other than housing, prior to January 1, 1997 and the filing of a petition for substantive certification;

² It should be noted that the Township completed a "vacant land adjustment" as part of its prior round COAH certified Fair Share Plan. However, after reviewing the Township's credits accumulated through prior-cycle units, group homes, and post-1986 credits, COAH staff determined that Teaneck addressed its 191-unit 1987-1999 new construction obligation with 213 credits and rental bonuses resulting in a 22-unit surplus. Therefore, COAH contended that a vacant land adjustment was not warranted.

- B. Parcels less than one eighth of an acre in size. As the entirety of Teaneck is recognized as part of Planning Area-1 (PA-1) of the State Development and Redevelopment Plan, a minimum presumptive density of eight units per acre is applied to all residential sites, and a non-residential presumptive density of 80 jobs per acre is applied to all non-residential sites. Sites not meeting the minimum bulk standards were excluded. A site can be eliminated if it is too small not located adjacent to another vacant lot.
- C. Agricultural lands where the development rights to these lands have been purchased or restricted by covenant.
- D. Environmentally sensitive lands as regulated by the New Jersey Department of Environmental Protection (DEP) or other agencies; Such areas include flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen (15) percent) that render a site, or portion of a site, unsuitable for low and moderate income housing;
- E. Historic and architecturally important sites;
- F. Recreational lands deemed for active or passive recreation. The regulations promulgated under *NJAC 5:93-4.2* allow a municipality to reserve up to three (3) percent of its "developed and developable acreage" for future recreation sites that are shown within the municipal master plan, as well as up to three (3) percent of the municipality's total land surface for conservation, parklands, and open space.
- G. Parcels deemed undevelopable due to physical constraints (i.e. irregular shape, lack of road access)

Development Potential

For those parcels deemed suitable for development, the following methodology was employed in determining a COAH growth share in relation to land capacity:

- Municipal zoning was utilized to determine whether to assign a residential or non-residential density to each site remaining in the inventory
- A minimum presumptive density of eight units per acre was applied to all residential sites, and a non-residential presumptive density of 80 jobs per acre was applied to all non-residential sites

After careful review of the Township's Class 1, and 15C (vacant municipal) lands, it has been determined that Teaneck has residentially-zoned, developable land which could accommodate thirty-eight (38) units of residential development generating a growth share obligation of eight (8) units; and non-residentially zoned, developable land which could generate up to fifty-seven (57) jobs which would generate a growth share obligation of four (4) units. Therefore, developable land in Teaneck could generate a growth share obligation of up to twelve (12) units.

Table 22, Vacant Land Development Potential summarizes the full analysis located in Appendix B which indicates the realistic housing unit and employment growth based upon the amount of vacant land within Teaneck.

Table 22. Vacant Land Development Potential

	<u>Total Residential Units</u>	<u>Total Jobs</u>
Total Potential Residential Units/Jobs	37.6	56.9
Growth Share Obligation Generated*	7.5	3.6
Overall Total	11.1	

* This is based on one affordable housing unit for every four market rate housing units developed and one affordable housing unit for every 16 jobs created.

5. Additional Growth Opportunities/Consideration Of Lands For Affordable Housing

NJAC 5:97-5.6 (g) indicates that municipalities that request an adjustment to household and employment growth projections shall evaluate the existing municipal land use map and inventory for areas that may develop or redevelop to identify additional opportunities to accommodate growth and corresponding affordable housing. As indicated in this Plan, Teaneck is a primarily built-out community with minimal development and redevelopment opportunities. The certified Round II Housing Plan contained a comprehensive evaluation of redevelopment potential in the Borough in 2002. Since 2002, little has changed in the Teaneck. In fact, the recent downturn in the residential and non-residential development markets has further reduced short-term redevelopment opportunities. The Township has reanalyzed existing land uses and has determined that no further development or redevelopment is likely to occur within the Township beyond that which was projected in the second round vacant land analysis, the third-round household and employment capacity analysis, and actual and approved development already taken into account above.

6. Historic Development Trends for the Past Ten Years

As seen in Appendix B, the Township averaged approximately thirty-two (32) residential CO's per year from 1998 to present, which would generate a need for approximately six (6) affordable housing units per year. Over a ten year period (2009 to 2018), based upon a linear historic trend that does not evaluate existing land capacity, a growth share requirement of sixty-four (64) affordable housing units would be anticipated. However, as documented above, the Township has virtually no vacant land, or even underutilized land, which would allow this number of residential units to be built in Teaneck over the next 10 years, over and above those sites which already are approved for development.

As indicated in Appendix B, the Township has issued CO's for 578,020 square feet of space generating a growth share obligation since 1998, which averages approximately 52,500 square feet per year. Accordingly, based upon historic trends, a nonresidential growth share of four (4) affordable unit is generated per year. Over a ten year period (2009 to 2018), based upon a linear historic trend that does not evaluate existing land capacity, a growth share requirement of forty (40) affordable housing units would be anticipated.

7. Township of Teaneck's Adjusted Housing and Employment Projections

The Adjustment to Housing and Employment Projection Analysis reveals that the Township of Teaneck does not have sufficient acreage or recent development activity to accommodate its 184-unit new construction obligation indicated in Appendix F of the Substantive Rules. After following the procedures for undertaking an adjustment of household and employment growth projections required by COAH's regulations, the analysis indicates that there are limited parcels within the Township that may generate growth for affordable housing. Consequently, Teaneck's growth projection should be adjusted in accordance with Table 23, Adjusted Housing and Employment Projections to 120.1 units.

Table 23. Adjusted Housing and Employment Projections

	Residential	Non-Residential	Total
1. Certificates of Occupancy (2004-2008)	58.8	7.1	65.9
2. Approved Development without Certificates of Occupancy	4.4	44.9	49.3
3. Creditable Demolitions	-	-6.2	-6.2
4. Land Capacity Analysis	7.5	3.6	11.1
Total Obligation	70.7	49.4	120.1

C. Third Round Compliance Plan

In addition to satisfying the 120 unit third-round obligation, the Township must also adhere to a minimum number of total family units, minimum rental obligation, minimum number of family rental units, maximum number of age-restricted units, maximum number of bonuses and minimum number of very-low-income units. Due to the recent amendments to the Fair House Act, P.L. 2008, c.46, the Township is no longer eligible to enter into a regional contribution agreement for the third round obligation.

Revised 3rd Round Housing Element and
Fair Share Plan

- Minimum Family Affordable Units = 60 units
0.50 (third-round obligation) = 0.50 (120) = 60 units.
- Minimum Rental Obligation = 30 units
0.25 (third-round obligation) = 0.25 (120) = 30 units.
- Minimum Family Rental Obligation = 15 units
0.50 (third-round minimum rental obligation) = 0.50 (30) = 15 units.
- Maximum Age-Restricted Units = 30 units
0.25 (third-round obligation) = 0.25 (120) = 30 units.
- Maximum Bonuses = 30 units
0.25 (third-round obligation) = 0.25 (120) = 30 units.
- Very-Low-Income units = 16 units, rounded up
0.13 (third-round obligation) = 0.13 (120) = 16 units.

As summarized in Table 24, Proposed Third Round Compliance Mechanisms, the Township proposes to address its 120 unit third round growth share obligation with the prior round surplus, existing affordable family for-sale units, a 100 percent affordable family rental sites, an affordable family rental project, a senior affordable rental project, existing supportive and special needs shared housing, and eligible bonuses.

Table 24. Proposed Third Round Compliance Mechanisms

Township of Teaneck's Third Round Compliance Mechanisms	2008 Proposed Plan
Prior Round Surplus	22 units
Family Affordable For Sale Units	
Single-Family Housing (existing)	8 units
Family Affordable Rentals	
764 New Bridge Road	2 units
Future 100% Affordable Family Rentals Site	12 units
Rental Bonuses	10 units
Supportive Shared Living Housing (existing)	
New Concepts for Living	4 bedrooms
Shelter Our Sisters	9 bedrooms
Jewish Association for Disabilities (1390 Hill Street)	2 bedrooms
Jewish Association for Disabilities (106 Walraven Drive)	2 bedrooms
C.H.I.P Group Home	4 bedrooms
N.I.P.D. of New Jersey	3 bedrooms
Center for Family Support	4 bedrooms
Senior Rental Affordable Units (existing)	
Teaneck Senior Citizens Home	18 units
Compliance Bonuses	
Teaneck Senior Citizens Home	18 units
New Bridge Road	2 units
Total	120 units

Prior Round Surplus

Teaneck addressed its 192-unit prior round obligation with two hundred fourteen (214) prior cycle credits, new construction rental and for-sale credits and bonuses. Thus, the Township has a 22-unit surplus to apply to its 120 unit third round obligation.

Supportive Shared Living Housing

Teaneck is eligible for twenty-eight (28) units of credit for bedrooms provided in seven separate supportive share living housing. (See Table 25, Supportive Shared Living Housing Applied Towards Third Round Obligation).

Table 25. Supportive Shared Living Housing Applied Towards Third Round Obligation

<u>Address</u>	<u>Block</u>	<u>Lot</u>	<u>Bedrooms</u>
624 Ogden Avenue	1702	2	4
733 Pomander Walk	202	17	9
1390 Hill Street 1B			2
121 Washington Place	5605	45	4
565 John Street	3709	5.02	3
236 Irvington Road	5403	11	4
106 Walraven Drive Apt 2B	5010	1	2
		TOTAL	28

Affordable Family For-Sale Units

The Township of Teaneck has addressed part of its sixty-two (62) units affordable family unit obligation with eight (8) single-family homes that have already been constructed by Bergen County Housing Authority in the Township of Teaneck (See Table 26, Family Affordable For-Sale Units Applied Towards the Third Round Obligation).

Table 26. Family Affordable For-Sale Units Applied Towards Third Round Obligation

<u>Single Family Developments</u>	<u>Address</u>	<u>Block</u>	<u>Lot</u>	<u>Units</u>
532 Chestnut Place	532 Chestnut Place	110	12.01	1
528 Chestnut Place	528 Chestnut Place	110	12.02	1
623 American Legion Drive	623 American Legion Drive	707	10.01	1
621 American Legion Drive	621 American Legion Drive	707	10.02	1
393 Morningside Terrace	393 Morningside Terrace	3204	39	1
389 Morningside Terrace	389 Morningside Terrace	3204	39	1
197 Fort Lee Road	197 Fort Lee Road	3301	8.01	1
195 Fort Lee Road	195 Fort Lee Road	3301	8.02	1
			TOTAL	8

Senior Affordable Rental Units

In 2007, the Teaneck Senior Citizen Housing Association completed construction of eighteen (18) units at their existing facility at 5 Dogwood Lane (Block 4201, Lot 19). The 18 units fall below the maximum 31 units of senior housing permitted by COAH. Additionally, the project received Planning Board approval between December 20, 2004 and June 2, 2008, and as such is eligible for third round compliance bonuses in accordance with *NJAC 5:97-3.17*.

Affordable Family Rentals

The Township of Teaneck will address its third round affordable family rental housing through an approved project on New Bridge Road and Municipally Sponsored Construction.

The project, rezoned and approved per COAH's originally adopted third-round rules, at 764 New Bridge Road (Block 1001, 10), will include seventeen townhouses of which two (2) units will be affordable. Additionally, the project was rezoned between December 20, 2004 and June 2, 2008, in order to meet the Township's third-round obligation, and as such is eligible for third round compliance bonuses in accordance with *NJAC 5:97-3.17*.³

Future Site of 100 Percent Affordable Family Rental Development

Sites to accommodate the balance of Teaneck's affordable housing obligation will be determined at a later point in time, based upon the obligation to provide units in concert with actual growth. This will include a site, or sites, for the remaining obligation of twelve (12) units.

To be fiscally prudent, the Township will utilize rental bonuses by developing family affordable rental units. COAH's third round rules do not permit bonuses on either family affordable rental units or age-restricted (or senior) rental units. Thus, by proposing twelve (12) family affordable rentals, Teaneck will be eligible for 10 rental bonuses that will help to address the 120 unit third round growth share.

The Township will submit the required documentation, including but not limited to documentation of site control, site suitability, a pro forma, and a construction schedule, for this site in accordance with its implementation schedule.

The Township proposes to continue its past practices of ensuring the development of high quality affordable housing. The Township of Teaneck has excelled with the planning and development of affordable housing projects in the second round. Teaneck is committed to continuing to work with experienced and capable affordable housing developers to produce the necessary 100 percent affordable housing that may be needed in the future.

³ Site Plan approval was granted a few days after the June 2008 deadline. Teaneck is requesting a waiver from the deadline, since this site was rezoned and intended to address the original third-round obligation.

Very-Low-Income Units

Pursuant to the recent amendments to the Fair Housing Act, P.L. 2008, c.46, municipalities must provide very low income units equal to 13 percent of the future units satisfying the third round obligation which in Teaneck's case is sixteen (16) units.

The Township will collect development fees for future residential and non-residential growth and will allow developers of affordable housing which are still to be built in Teaneck to apply for and utilize a portion of the money collected in the Affordable Housing Trust Fund, to further subsidize the low-income units so that 16 units in total would meet the limits for qualification as very-low-income units.

Affordable Units Meeting the Third-Round Obligation

Teaneck will meet its 120 unit third-round obligation through a 22-unit prior round surplus, existing affordable family for sale units, existing 100 percent affordable senior rental units, existing shared supportive shared living housing, an approved inclusionary family rental project, and a future 100 percent affordable family rental housing development.

- The 60-unit family affordable unit obligation will be satisfied with the existing eight (8) single-family affordable homes; twenty-eight (28) units of supportive shared living housing, two (2) units at the 764 New Bridge road site; twelve (12) units of family affordable rental housing at the future affordable family rental site; and twenty-two (22) surplus credits for family rentals from the prior round;
- The 30-unit rental obligation will be satisfied with the Teaneck Senior Citizen's eighteen (18) unit affordable senior rental project and twelve (12) units of family affordable rental housing at the future affordable family rental site.
- The 15-unit family rental obligation has been satisfied with the twenty-eight (28) units of supportive shared living housing.
- The Township's plan includes eighteen (18) age-restricted units, which does not exceed the 31 unit senior cap.
- The Township will meet the sixteen (16) unit very-low-income requirement with subsidies to developers from development fees collected in the Affordable Housing Trust Fund.
- The Township's plan includes thirty (30) bonus credits (both compliance bonuses and rental bonuses).

Unmet Need

The Township will satisfy unmet need by adopting a regulation to require that, when residential development is permitted pursuant to a zoning change that permits increased residential density or a use variance that permits increased residential density, that the development shall produce low and moderate income housing, or pay an increased affordable housing development fee of six percent of equalized assessed value. Under those circumstances, the Borough will require a 20 percent affordable set-aside for the on-site construction of affordable housing for all residential development of five

Revised 3rd Round Housing Element and
Fair Share Plan

(5) units or greater, and charge the increased development fee for development of four units or less.

Table 27. Affordable Units Meeting the Third Round Growth Share

Project	Family	Rental	Senior	Bedrooms/ Units	Bonus Cred- its	Total Cred- its
Prior Round Surplus	X	X		22		22
Family Affordable For Sale Units						
Single Family Housing	X			8		8
Family Affordable Rentals	X					
764 New Bridge Road	X	X		2	2	4
Future 100% Affordable Family Rentals Site	X	X		12	10	22
Supportive Shared Living Housing						
New Concepts for Living	X	X		4		4
Shelter Our Sisters	X	X		9		9
Jewish Association for Disabilities (1390 Hill Street)	X	X		2		2
Jewish Association for Disabilities (106 Wal-raven Drive)	X	X		2		2
C.H.I.P Group Home	X	X		4		4
N.I.P.D. of New Jersey	X	X		3		3
Center for Family Support	X	X		4		4
Senior Rental Affordable Units						
Teaneck Senior Citizens Home		X	X	18	18	36
Total				90	30	120 units

CHAPTER 5 . SUMMARY AND IMPLEMENTATION SCHEDULE

Teaneck is requesting a waiver from OCAH to lower its third round rehabilitation obligation from 234 units to 115 units. This figure is based upon the Structural Conditions Survey undertaken by its building inspector which indicates that the Township currently has fifty-seven (57) substandard or deficient housing units; and fifty-eight (58) substandard or deficient housing units in Teaneck which have been rehabilitated since April 1, 2000. The Township will work with Bergen County to rehabilitate the fifty-seven (57) units. The Township addressed its 192 unit prior round obligation with prior-cycle credits, rental units, senior housing, affordable for-sale units, and rental bonuses. Teaneck requests an adjustment of household and employment growth projections from 184 units indicated in Appendix F of the Substantive Rules to an obligation of 120 units. The Township will meet its 120 unit third-round growth share obligation with a prior round surplus (22 units), a 100 percent affordable family rental site (12 units); existing single family affordable for-sale units (8 units), units approved in an inclusionary multi-family townhouse development (2 units), a 100 percent senior affordable project (18 units), existing supportive shared living housing (28 units), and eligible bonuses (30 units).

All of the affordable units satisfying the prior round obligation have been built. Additionally, the Township will work to identify a site or sites for the 100 percent municipally-sponsored affordable family rental development. The Township will implement the future municipally sponsored construction site based on actual growth in the Township. Table 28, Implementation Schedule, outlines the Township's timeline for meeting its third round fair share obligation. As shown in Table 28, the Township already provides seventy-six (76) affordable units through the prior round surplus, existing supportive shared living arrangements, existing single-family for-sale affordable units, existing senior units, without taking credits for compliance bonuses for the Teaneck Senior Citizen project, and the 764 New Bridge Road project.

Table 28. Implementation Schedule

Project	Existing Units/ Bonuses	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Units
Prior Round Surplus	22											22
Single Family Housing	8											8
764 New Bridge Rd.			2									2
764 New Bridge Rd. Com- pliance Bonus			2									2
Future 100% Affordable Family Rentals Site							12					12
Future 100% Affordable Family Rentals Site Rental Bonus							10					10
New Concepts for Living	4											4
Shelter Our Sisters	9											9
Jewish Association for Dis- abilities	2											2
Jewish Association for Dis- abilities	2											2
C.H.I.P Group Home	4											4
N.I.P.D. of New Jersey	3											3
Center for Family Support	4											4
Teaneck Senior Citizens Home	18											18
Teaneck Senior Citizens Home Compliance Bonus	18											18
Total	94		4				22					120

CHAPTER 6 . COST GENERATION

As part of its second round compliance plan, the Township of Teaneck's Land Development Ordinance was reviewed to eliminate unnecessary cost generating standards; it provides for expediting the review of development applications containing affordable housing. Amendments necessary to bring it into line with COAH's third-round rules will be undertaken. In terms of expediting affordable housing applications, such expedition may consist of, but is not limited to, scheduling of pre-application conferences and special monthly public hearings. Furthermore, development applications containing affordable housing shall be reviewed for consistency with the Land Development Ordinance, Residential Site Improvement Standards (NJAC 5:21-1 et seq) and the mandate of the Fair Housing Act regarding unnecessary cost generating features. The Township of Teaneck shall comply with COAH's requirements for unnecessary cost generating requirements, *NJAC 5:97-10.2*, procedures for development applications containing affordable housing, *NJAC 5:97-10.3*, and requirements for special studies and escrow accounts where an application contains affordable housing, *NJAC 5:97-10.4*.

CHAPTER 7 . MONITORING

In accordance with *NJAC 5:96-11*, the Township of Teaneck shall complete the annual monitoring reports of the Affordable Housing Trust Fund and of the affordable housing units and programs. Furthermore, the Township will assist COAH with the biennial plan evaluation, pursuant to *NJAC 5:96-10*, where the actual growth of housing units and jobs is compared to the provision of affordable housing beginning two years from substantive certification. If upon any biennial review the difference between the number of affordable units constructed or provided in the Township and the number of units required pursuant to *NJAC 5:97-2.4* results in a pro-rated production shortage of to percent or greater, the Township is not adhering to its implementation schedule pursuant to *NJAC 5:97-3.2(a)4*, or the mechanisms addressing the projected growth share obligation no longer present a realistic opportunity for the creation of affordable housing, the Township may be required by COAH to amend its plan in conformance with *NJAC 5:96-14* to address the affordable housing obligation set forth in *NJAC 5:97-2.5*.

CHAPTER 8 . FAIR SHARE ORDINANCES AND AFFIRMATIVE MARKETING

The Township of Teaneck will prepare an Affirmative Marketing and Fair Share Ordinance in accordance with COAH's substantive rules, *NJAC 5:97-9*, and the Uniform Housing Affordability Controls (hereinafter "UHAC") at *NJAC 5:80-26*. The Township's Fair Share Ordinance will govern the establishment of affordable units in the Township as well as regulating the occupancy of such units. The Fair Share Ordinance will cover the phasing of affordable units, the low/moderate income split, bedroom distribution, occupancy standards, affordability controls, establishing rents and prices, affirmative marketing, income qualification, etc.

To conduct affirmative marketing and monitoring of affordable units, the Township anticipates entering into a contract with the Bergen County Housing Authority, an experienced housing provider and administrator for future affordable housing units.

The affirmative marketing plan will be designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, or sexual orientation, disability, age or number of children to the affordable units located in the Township. Additionally, the affirmative marketing plan will target those potentially eligible persons who are least likely to apply for affordable units and who reside in the Teaneck housing region.

The affirmative marketing plan will include regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance to *NJAC 5:80-26*. All newly created affordable units will comply with the thirty-year affordability control required by *UHAC, NJAC 5:80-26-5* and *5:80-26-11*. This plan must be adhered to by all private, non-profit or municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit. The costs of implementing the affirmative marketing plan (i.e., the costs of advertising the affordable units, etc.) will be the responsibilities of the developers of the affordable units. This requirement will be included in the Township's fair share ordinance and will be a condition of any municipal development approval.

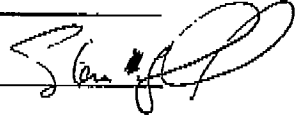
APPENDIX A: Exterior Housing Survey

**APPENDIX B: Workbook C:
Summary of Adjusted Growth Share Projection Based on Land Capacity**

**APPENDIX C: Letter Dated November 25, 2008 to Helene Fall from Joseph J. Kiernan,
Fairleigh Dickinson University**

APPENDIX A: Exterior Housing Survey

STRUCTURAL CONDITIONS SURVEY

Municipality: TOWNSHIP OF TEANECKCounty: BERGENDate of Survey: NOV. / DEC. 2008Performed By: STEVEN M. GLUCK Title: CONSTRUCTION OFFICIALLicense Number: D.C.A. CERT. 005181

Areas of municipality surveyed:

ALL STREETS SURVEYED EXCEPT FOR EXCLUDED AREAS - SEE ATTACHED
MAP

Areas of municipality not surveyed:

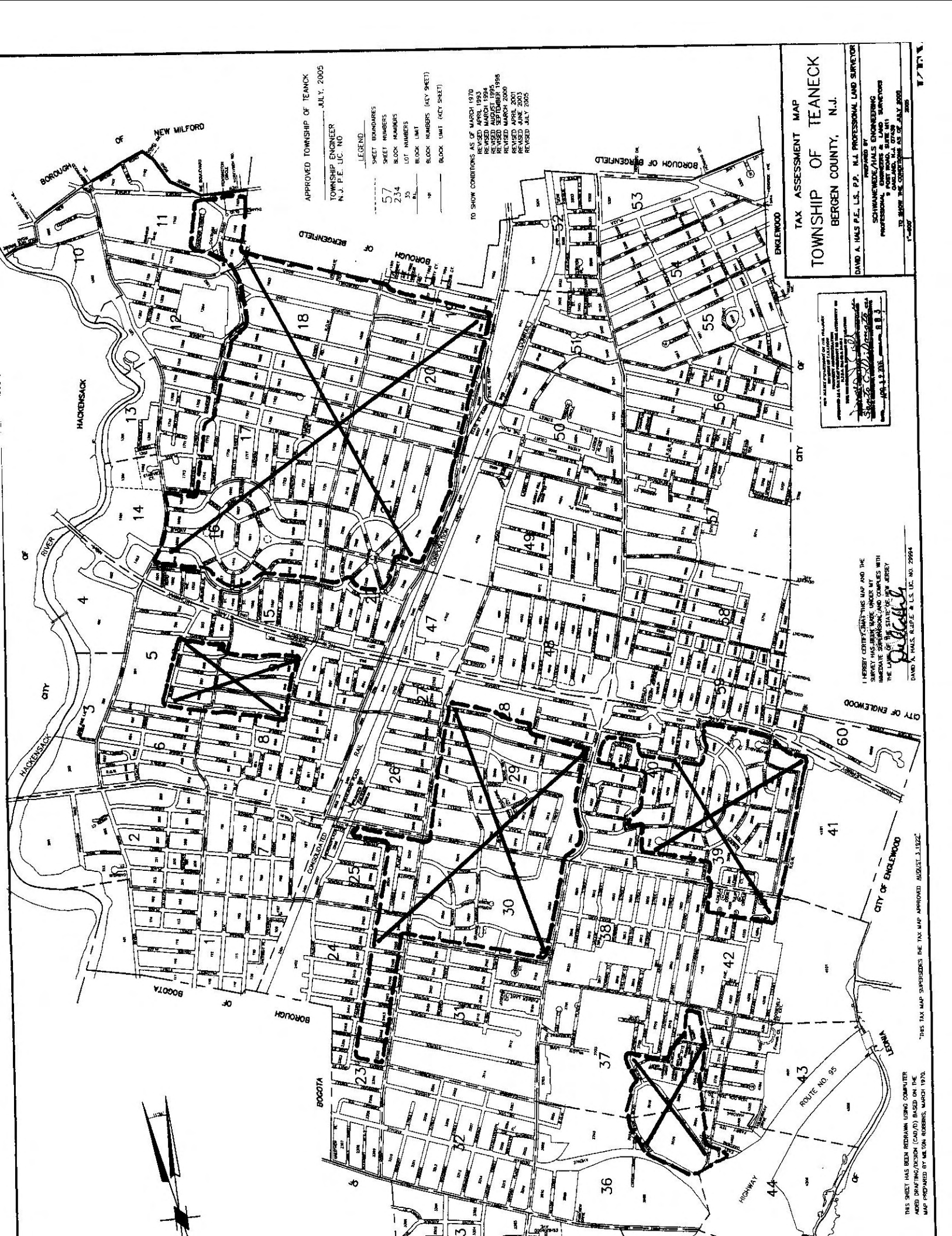
SEE ATTACHED MAP

Reason(s) for not surveying these areas:

EXCLUDED AREAS CONTAIN EXPENSIVE HOUSING STOCK AND ARE
KNOWN TO BE IN GOOD REPAIR

The Council on Affordable Housing (COAH) has devised this structural conditions survey as an alternative mechanism to present data to COAH to estimate the rehabilitation need in a municipality. The survey requires an exterior inspection to determine if a housing unit is substandard. COAH then uses Census data to estimate the number of substandard units occupied by low- or moderate-income households.

In developing the exterior survey, COAH has divided the exterior structure of a building into seven components: (1) foundation; (2) rails, steps, stairs, porch; (3) siding and walls; (4) windows and doors; (5) eaves, soffets, gutters, leaders; (6) roof and chimney; and (7) fire escape. The foundation, siding and walls and roof and chimney are considered major systems. The remaining components are considered minor systems. Each system is to be ranked as good/excellent or fair/poor.



APPROVED TOWNSHIP OF TEANECK
 JULY, 2005
 TOWNSHIP ENGINEER
 N.J. P.E. U.C. NO.

LEGEND:
 SHEET BOUNDARIES
 57
 BLOCK NUMBERS
 234
 LOT NUMBERS
 30
 BLOCK LIMIT
 10
 BLOCK NUMBERS (KEY SHEET)
 BLOCK LIMIT (KEY SHEET)

TO SHOW CONDITIONS AS OF MARCH 1970
 REVISED APRIL 1995
 REVISED AUGUST 1995
 REVISED SEPTEMBER 1998
 REVISED MARCH 2000
 REVISED JUNE 2003
 REVISED JULY 2005

TAX ASSESSMENT MAP
 TOWNSHIP OF TEANECK
 BERGEN COUNTY, N.J.

PREPARED BY
 DAVID A. HALL P.E., L.S., P.P., N.J. PROFESSIONAL LAND SURVEYOR
 SCHWANNENDE/HALLS ENGINEERING
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 1000 W. 17TH ST., SUITE 101
 CARLETON, N.J. 07631
 TO SHOW THE CONDITIONS AS OF JULY 2005

THIS MAP IS THE PROPERTY OF DAVID A. HALL P.E., L.S., P.P., N.J. PROFESSIONAL LAND SURVEYOR. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. ANY REPRODUCTION OR TRANSMISSION OF THIS MAP WITHOUT THE WRITTEN PERMISSION OF DAVID A. HALL P.E., L.S., P.P., N.J. PROFESSIONAL LAND SURVEYOR IS STRICTLY PROHIBITED.

I HEREBY CERTIFY THAT THIS MAP AND THE SURVEY HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION AND COMPLIES WITH THE LAWS OF THE STATE OF NEW JERSEY.

DAVID A. HALL, R.A.P.E. & L.S. U.C. NO. 29984

THIS SHEET HAS BEEN REBRANDED USING COMPUTER AIDED DRAFTING/DESIGN (CAD/CAM) BASED ON THE MAP PREPARED BY M.C. DON ROBERTS, MARCH 1970.

THIS TAX MAP SUPERSEDES THE TAX MAP APPROVED AUGUST 3, 1992.

**APPENDIX B: Workbook C:
Summary of Adjusted Growth Share Projection Based on Land Capacity**

Worksheet A: Growth Share Determination Using Published Data
 (Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections Must be used in all submissions

Municipality Name: *Township of Teaneck*

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Used the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
Enter Growth Projections From		
1 Appendix F(2)*	479	1412
Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to Enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04		
Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable Units	0	
Associated Jobs		0
<hr/> 4 Net Growth Projection	479	1412
Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	95.8 Affordable Units	88.3 Affordable Units
6 Total Projected Growth Share Obligation		Affordable 184.1 Units

Summary of Adjusted Growth Share Projection Based ON Land Capacity **(Introduction to Workbook C)**

Municipality Name: *Township of Teaneck*

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.

[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-Residential Parcel Inventory and Capacity Analysis](#)

Summary of Worksheet Comparison

	COAH Projected (From Worksheet A)	Capacity (From Worksheet C)
Residential Growth	479	59.5
Residential Exclusions	0	0
Net Residential Growth	479	59.5
Actual Growth 2004-2008		294.0
Residential Growth Share	95.8	70.7
Non-Residential Growth	1412	776.2
Non-Residential Exclusions	0	0
Net Non-Residential Growth	1412	776.2
Actual Growth 2004-2008		13.4
Non-Residential Growth Share	88.3	49.3
Total Growth Share	184.1	120.1

Growth Projection Adjustment - Actual Growth

Municipality Name: ***Township of Teaneck***

Actual Growth 01/01/04 to Present

Residential Cos Issued	294				
Non-residential CO's by Use Group		Square Feet Added (COs Issued)	Square Feet Lost (Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
B		19,192	12,320	2.8	19.2
M				1.7	0.00
F			7,592	1.2	-9.11
S		1,370		1	1.37
H				1.6	0.00
A1				1.6	0.00
A2			15,000	3.2	-48.00
A3		7,036		1.6	11.26
A4		8,709		3.4	29.61
A5				2.6	0.00
E				0	0.00
I		5,000		2.6	13.00
R1		369,324	4,771	1.7	-4.00 *
Total		410,631	39,683		13.4

*Teaneck requests a waiver of UCC Job Growth ratios based upon actual job growth at FDU.

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Vacant Non-Residential Land](#)

Growth Projection Adjustment - Residential Parcel Inventory													
Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
101	7	550 RIVER RD	TOWNSHIP	1	N	Y	0.1	11.22	1.07	Green Acres, Terhune Park	10.15	0	0
105	21	440 KIPP ST	TOWNSHIP	1	N	Y	0.1	0.03	0.00	Too small	0.03	0	0
107	5	370 KIPP ST	TOWNSHIP	1	N	Y	0.1	0.17	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.17	0	0
117	3	568 HILLCREST ST (REA)	UNKNOWN	1	N	Y	0.1	0.01	0.00	Parcel too small	0.01	0	0
117	18	512 HILLCREST ST (REA)	UNKNOWN	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
118	1	161 LARCH AVE	UNKNOWN	1	N	Y	0.1	0.08	0.00	Parcel too small	0.08	0	0
201	1	700 POMANDER WALK	TOWNSHIP	1	N	Y	0.1	8.98	8.98	Parcel too small	0.00	0	0
302	4	827 CEDAR LANE	BOARD OF	1	N	Y	0.1	0.27	0.23	Parcel too small	0.04	0	0
502	19	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.05	0.00	Route 4 Greenbelt, Resolution 119-04/ Parcel too small	0.05	0	0
503	10	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.09	0.09	Route 4 Greenbelt, Resolution 119-04/ Parcel too small	0.00	0	0
504	9	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.11	0.00	Route 4 Greenbelt, Resolution 119-04/ Parcel too small	0.11	0	0
510	2	681 MARTENSE AVE	TOWNSHIP	1	N	Y	0.1	0.08	0.00	Green Acres, Phelps Park/ Parcel too small	0.08	0	0
511	22	1005 RIVER RD	TOWNSHIP	1	N	Y	0.1	16.17	2.56	Green Acres, Phelps Park	13.61	0	0
604	5	668 TILDEN AVE	TOWNSHIP	1	N	Y	0.1	0.09	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.09	0	0
605	6	668 MAPLE AVE	TOWNSHIP	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
608	1	682 BEVERLY RD	TOWNSHIP	1	N	Y	0.1	0.34	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.34	0	0
610	29	619 CEDAR LANE	TOWNSHIP	1	N	Y	0.1	0.15	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.15	0	0
705	4	AMERICAN LEGION DRIVE	TOWNSHIP	1	N	Y	0.1	1.44	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	1.44	0	0
706	9	380 CEDAR LANE	TOWNSHIP	1	N	Y	0.1	0.14	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.14	0	0
803	6	900 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	4.99	0.00	Green Acres, Sagamore Park	4.99	0	0
810	9	860 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	1.54	0.00	Green Acres, Bookstaver Park	1.54	0	0
818	6	BEVERLY RD	TOWNSHIP	1	N	Y	0.1	0.31	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.31	0	0
819	1	408 BEVERLY RD	TOWNSHIP	1	N	Y	0.1	0.24	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.24	0	0
819	13	820 WINDSOR RD	TEANECK A	1	N	Y	0.1	0.10	0.00	Parcel too small	0.10	0	0
819	14	824 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	0.41	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.41	0	0
819	16	BEVERLY RD	TOWNSHIP	1	N	Y	0.1	0.07	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.07	0	0
819	17	821 GARRISON AVE	TOWNSHIP	1	N	Y	0.1	2.00	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	2.00	0	0
1001	10	1750 RIVER RD	RED REAL	1	N	Y	0.1	0.73	0.35	Approved 17- unit Townhouse development- Eligible for third round compliance bonuses in accordance with NJAC 5:97-3.17	0.38	0	0
1002	1	1660 RIVER RD	TOWNSHIP	1	N	Y	0.1	11.63	6.79	Green Acres, Brett Park	4.84	0	0
1101	1	739 ROEMER AVE	TOWNSHIP	1	N	Y	0.1	0.93	0.93	Parcel too small	0.00	0	0
1102	11	ROEMER AVE	TOWNSHIP	1	N	Y	0.1	0.99	0.86	Green Acres, Continental Park	0.13	0	0
1103	1	1725 RIVER RD	TOWNSHIP	1	N	Y	0.1	14.99	10.98	Green Acres, Feldman Park	4.01	0	0
1107	1	440 NEW BRIDGE RD	TOWNSHIP	1	N	Y	0.1	0.59	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.59	0	0

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
1107	5	416 NEW BRIDGE RD	TOWNSHIP	1	N	Y	0.1	0.03	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.03	0	0
1107	6	THAMES BLVD(REAR)	UNKNOWN	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
1108	8	640 THAMES BLVD (REAR)	SUSS.MORR	1	N	Y	0.1	0.14	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.14	0	0
1108	9	630 THAMES BLVD (REAR)	BERNSTEIN	1	N	Y	0.1	0.06	0.00	Parcel too small	0.06	0	0
1109	3	630 NORFOLK ST	GROSSBARD	1	N	Y	0.1	0.05	0.00	Parcel too small	0.05	0	0
1112	1	751 ROEMER AVE	TOWNSHIP	1	N	Y	0.1	0.37	0.31	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.06	0	0
1204	1	589 MAITLAND AVE	TOWNSHIP	1	N	Y	0.1	10.55	8.19	Green Acres, Tokoloka Park	2.36	0	0
1301	1	1400 RIVER RD	TOWNSHIP	1	N	Y	0.1	18.86	17.64	Borough Park, Andreas Memorial Park	1.22	0	0
1501	7	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.06	0.00	Route 4 Greenbelt, Resolution 119-04	0.06	0	0
1503	1	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.14	0.12	Route 4 Greenbelt, Resolution 119-04	0.02	0	0
1507	1	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.20	0.00	Route 4 Greenbelt, Resolution 119-04	0.20	0	0
1610	13	1196 THE STRAND (REAR)	TOWNSHIP	1	N	Y	0.1	0.03	0.03	Parcel too small	0.00	0	0
1614	5	1163 TRAFALGAR ST	FISCH,JER	1	N	Y	0.1	0.14	0.00	Private owner, common ownership with 1167 Trafalgar St. The properties merged under Loechner.	0.14	0	0
1618	1	668 NORTHUMBERLAND RD	TOWNSHIP	1	N	Y	0.1	0.12	0.12	Parcel too small	0.00	0	0
1713	13	714 WENDEL PL	KASZOVITZ	1	N	Y	0.1	0.20	0.00	Not vacant- Single Family House	0.20	0	0
1714	8	1302 SOMERSET RD	WEINBERGE	1	N	Y	0.1	0.16	0.00	SFD demolished under permit 2007-2217, merged with Block 1714, Lot 9.01. The properties merged under Loechner.	0.16	0	0
1716	17	1336 FAYETTE ST	BELIZON (1	N	Y	0.1	0.26	0.26	Not vacant- Single Family House	0.00	0	0
1716	25	1280 FAYETTE ST	CARNI(ETA	1	N	Y	0.1	0.13	0.13	Parcel too small	0.00	0	0
1808	20	569 MAITLAND AVE	ZAYAT, AH	1	N	Y	0.1	0.18	0.18	Private owner, common ownership with 598 Warwick Avenue, vacant land. The properties merged under Loechner.	0.00	0	0
1808	21	563 MAITLAND AVE	ZAYAT, AH	1	N	Y	0.1	0.18	0.18	Parcel too small	0.00	0	0
1905	13	1734 WINDSOR RD	MIKVAH AS	1	N	Y	0.1	0.17	0.00	Merged with L12.01, construction of new mikvah (permit 2008-1397), ZBA resolution of appeal ZB 2006-21. Excluded religious property	0.17	0	0
1907	11	416 BRIARCLIFFE RD	GOTESMAN,	1	N	Y	0.1	0.06	0.00	Parcel too small	0.06	0	0
2105	17	1363 TAFT RD	TEUBER, G	1	N	Y	0.1	0.17	0.00	Common ownership with 282 W. Englewood Ave., nonconforming lot. The properties merged under Loechner.	0.17	0	0
2105	18	1357 TAFT RD (REAR)	TOWNSHIP	1	N	Y	0.1	0.14	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.14	0	0
2107	5	1220 EMERSON AVE	TOWNSHIP	1	N	Y	0.1	0.01	0.01	Parcel too small	0.00	0	0
2205	9	1192 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	0.20	0.07	Excludable within the 3% of municipal land reserved for active/passive open space	0.13	0	0
2210	5	434 BILLINGTON RD	TOWNSHIP	1	N	Y	0.1	1.33	0.00	Green Acres, North Gaylord Park	1.33	0	0
2211	1	374 BILLINGTON RD	TOWNSHIP	1	N	Y	0.1	0.79	0.00	Green Acres, North Gaylord Park	0.79	0	0
2301	2	332 GROVE ST	HYLTON, S	1	N	Y	0.1	0.10	0.00	Parcel too small	0.10	0	0
2301	12	321 CANE ST	UNKNOWN	1	N	Y	0.1	0.03	0.00	Parcel too small	0.03	0	0
2303	10	147 GRAY ST	UNKNOWN	1	N	Y	0.1	0.03	0.00	Parcel too small	0.03	0	0
2304	15	317 HIGHWOOD ST	UNKNOWN	1	N	Y	0.1	0.11	0.00	Parcel too small	0.11	0	0
2305	35	316 HIGHWOOD ST	UNKNOWN	1	N	Y	0.1	0.04	0.00	Parcel too small	0.04	0	0
2306	15	370 QUEEN ANNE RD (RE	TOWNSHIP	1	N	Y	0.1	0.01	0.00	Parcel too small	0.01	0	0
2402	2	PALISADE AVE	TOWNSHIP	1	N	Y	0.1	2.92	0.00	Green Acres, Herrick Park	2.92	0	0
2415	2	314 PINE ST	UNKNOWN	1	N	Y	0.1	0.06	0.00	Parcel too small	0.06	0	0
2415	12	GROVE ST	ISSA W. K	1	N	Y	0.1	0.00	0.00	Parcel too small	0.00	0	0
2601	1	949 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	0.66	0.00	Green Acres, Windsor Park	0.66	0	0
2603	23	FRANCES ST	SAGAMA CO	1	N	Y	0.1	0.04	0.00	Parcel too small	0.04	0	0
2701	1	1001 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	1.54	0.00	Green Acres, Windsor Park	1.54	0	0
2702	11	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.46	0.00	Route 4 Greenbelt, Resolution 119-04	0.46	0	0
2703	10	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	1.60	0.00	Route 4 Greenbelt, Resolution 119-04	1.60	0	0
2801	2	101 CRANFORD PL	TOWNSHIP	1	N	Y	0.1	0.70	0.15	Excludable within the 3% of municipal land reserved for active/passive open space	0.55	0	0
2904	11	873 BROAD ST	TOWNSHIP	1	N	Y	0.1	1.35	0.00	Green Acres, Town Hall Park	1.35	0	0

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
2916	9	816 RED ROAD	811 GRANG	1	N	Y	0.1	0.09	0.00	Parcel too small	0.09	0	0
3102	15	97 SHERMAN AVE	ANGELI, RU	1	N	Y	0.1	0.16	0.00	Common ownership with 91 Sherman Avenue, vacant land. The properties merged under Loechner.	0.16	0	0
3103	17	16 JOHNSON AVE	KLEIN, ROB	1	N	Y	0.1	0.15	0.15	Common ownership with 646 Teaneck Road, vacant land. The properties merged under Loechner.	0.00	0	0
3114	82	87 OAKDENE AVE	TOWNSHIP	1	N	Y	0.1	0.03	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.03	0	0
3114	85	127 OAKDENE AVE	TOWNSHIP	1	N	Y	0.1	0.01	0.00	Parcel too small	0.01	0	0
3205	6	370 TEANECK RD	TOWNSHIP	1	N	Y	0.1	0.78	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.78	0	0
3210	2	325 QUEEN ANNE RD	TOWNSHIP	1	N	Y	0.1	0.38	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.38	0	0
3210	18	283 QUEEN ANNE RD	GILCHRIST	1	N	Y	0.1	0.10	0.00	Parcel too small	0.10	0	0
3301	26	211 HENRY ST	IWANO, MAR	1	N	Y	0.1	0.06	0.00	Parcel too small	0.06	0	0
3303	5	200 TEANECK RD	TOWNSHIP	1	N	Y	0.1	5.30	0.00	Green Acres, Ammann Park	5.30	0	0
3306	1	207 MUNN AVE	BRADY, CH	1	N	Y	0.1	0.05	0.00	Parcel too small	0.05	0	0
3306	2	207 MUNN AVE	TOWNSHIP	1	N	Y	0.1	0.01	0.00	Parcel too small	0.01	0	0
3306	15	206 HENRY ST	RANDOLPH	1	N	Y	0.1	0.09	0.00	Parcel too small	0.09	0	0
3306	16	203 QUEEN ANNE RD (RE	CZACHOR, P	1	N	Y	0.1	0.08	0.00	Parcel too small	0.08	0	0
3306	17	197 QUEEN ANNE RD (RE	TRIVINO,	1	N	Y	0.1	0.08	0.00	Parcel too small	0.08	0	0
3306	18	193 QUEEN ANNE RD (RE	CANZANI, T	1	N	Y	0.1	0.07	0.00	Parcel too small	0.07	0	0
3306	19	187 QUEEN ANNE RD (RE	CUNANAN,	1	N	Y	0.1	0.08	0.00	Parcel too small	0.08	0	0
3313	15	196 WALNUT ST	UNKNOWN	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
3401	11	195 MAPLE ST (REAR)	UNKNOWN	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
3408	1	192 MAPLE ST	UNKNOWN	1	N	Y	0.1	0.06	0.00	Parcel too small	0.06	0	0
3501	1	FORT LEE RD	COUNTY OF	1	N	Y	0.1	35.02	27.81	Green Acres, Overpeck Park	7.21	0	0
3602	10	379 TEANECK RD	COUNTY OF	1	N	Y	0.1	0.77	0.52	Green Acres, Overpeck Park	0.25	0	0
3608	1	FORT LEE RD	COUNTY OF	1	N	Y	0.1	38.80	31.94	Green Acres, Overpeck Park	6.86	0	0
3609	1	FORT LEE RD	COUNTY OF	1	N	Y	0.1	0.19	0.19	Green Acres, Overpeck Park	0.00	0	0
3701	14	56 FYCKE LANE	TOWNSHIP	1	N	Y	0.1	0.17	0.06	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.11	0	0
4001	8	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.14	0.01	Route 4 Greenbelt, Resolution 119-04	0.13	0	0
4002	11	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.20	0.00	Route 4 Greenbelt, Resolution 119-04	0.20	0	0
4003	23	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	1.15	0.00	Route 4 Greenbelt, Resolution 119-04	1.15	0	0
4101	1	COLUMBUS DR	COUNTY OF	1	N	Y	0.1	134.76	92.73	Green Acres, Overpeck Park	42.03	0	0
4102	27	FARRAGUT DR	TOWNSHIP	1	N	Y	0.1	1.00	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	1.00	0	0
4201	19	EAST CEDAR LANE	TOWNSHIP	1	N	Y	0.1	7.92	0.00	Not vacant- Township owned, Senior Citizens Housing dev't	7.92	0	0
4207	1	HAWTHORNE AVE	TOWNSHIP	1	N	Y	0.1	0.36	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.36	0	0
4208	11	LUCY AVE	TOWNSHIP	1	N	Y	0.1	7.53	0.00	Green Acres, Hawthorne Park	7.53	0	0
4302	3	565 GLENWOOD AVE	TOWNSHIP	1	N	Y	0.1	0.39	0.00	Green Acres, Harte Park	0.39	0	0
4303	1	314 HOME ST	TOWNSHIP	1	N	Y	0.1	0.42	0.09	Excludable within the 3% of municipal land reserved for active/passive open space	0.33	0	0
4306	11	ROUTE NO.95	COUNTY OF	1	N	Y	0.1	52.65	30.16	Green Acres, Overpeck Park	22.49	0	0
4401	11	314 HARDING AVE	PURVIS, JO	1	N	Y	0.1	0.26	0.26	Mosque Parking Lot	0.00	0	0
4402	12	309 E OAKDENE AVE	TOWNSHIP	1	N	Y	0.1	0.57	0.57	Parcel too small	0.00	0	0
4501	1	ROUTE NO.95	COUNTY OF	1	N	Y	0.1	81.54	40.91	Green Acres, Overpeck Park	40.63	0	0
4701	1	1101 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	3.13	0.00	Green Acres, Windsor Park	3.13	0	0
4702	1	1104 QUEEN ANNE RD	TOWNSHIP	1	N	Y	0.1	39.63	5.97	Green Acres, Votee Park	33.66	0	0
4703	2	1086 QUEEN ANNE RD	TOWNSHIP	1	N	Y	0.1	0.07	0.00	Green Acres, Votee Park	0.07	0	0
4703	4	1079 PALISADE AVE	TOWNSHIP	1	N	Y	0.1	3.08	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	3.08	0	0
4704	1	1086 PALISADE AVE	TOWNSHIP	1	N	Y	0.1	1.28	0.00	Green Acres, Votee Park	1.28	0	0
4808	15	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	1.77	0.00	Route 4 Greenbelt, Resolution 119-04	1.77	0	0
4811	12	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.12	0.00	Route 4 Greenbelt, Resolution 119-04	0.12	0	0

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
4812	15	1056 MARGARET ST	TOWNSHIP	1	N	Y	0.1	0.32	0.15	Route 4 Greenbelt, Resolution 119-04	0.17	0	0
4901	1	1375 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	0.67	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.67	0	0
4901	2	1355 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	2.18	0.00	Green Acres, Windsor Park	2.18	0	0
4903	4	1350 QUEEN ANNE RD	TOWNSHIP	1	N	Y	0.1	0.22	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.22	0	0
4905	14	1344 TEANECK RD	TOWNSHIP	1	N	Y	0.1	0.44	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.44	0	0
4906	17	1240 TEANECK RD	TOWNSHIP	1	N	Y	0.1	0.52	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.52	0	0
5002	20	29 STATE ST	TOWNSHIP	1	N	Y	0.1	0.31	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.31	0	0
5002	23	89 STATE ST	TOWNSHIP	1	N	Y	0.1	0.34	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.34	0	0
5002	25	105 STATE ST	TOWNSHIP	1	N	Y	0.1	0.63	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.63	0	0
5004	3	118 STATE ST	100 STATE	1	N	Y	0.1	0.07	0.00	Parcel too small	0.07	0	0
5005	12	195 THE PLAZA	TOWNSHIP	1	N	Y	0.1	0.05	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.05	0	0
5006	1	1471 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	0.95	0.00	Green Acres, Windsor Park	0.95	0	0
5007	1	1421 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	3.28	0.00	Green Acres, Windsor Park	3.28	0	0
5008	4	1389 PALISADE AVE	TOWNSHIP	1	N	Y	0.1	1.35	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	1.35	0	0
5101	1	1601 WINDSOR RD	TOWNSHIP	1	N	Y	0.1	28.96	23.99	Green Acres, Windsor Park	4.97	0	0
5103	7	1665 STEPHENS PL	TOWNSHIP	1	N	Y	0.1	0.47	0.47	Township Park, Created under Ordinance 4050	0.00	0	0
5105	10	GALWAY PL	TOWNSHIP	1	N	Y	0.1	0.03	0.03	Parcel too small	0.00	0	0
5106	16	44 GALWAY PL	BULDO,AMB	1	N	Y	0.1	0.28	0.28	With Lot 11, two back to back lots fronting on different streets. Too narrow/small	0.00	0	0
5107	18	56 TRYON AVE WEST	TOWNSHIP	1	N	Y	0.1	0.83	0.83	Parcel too small	0.00	0	0
5109	3	PALISADE AVE	BONANNO R	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
5201	1	1775 WINDSOR RD	GIVAUDAN-	1	N	Y	0.1	0.38	0.02	Common ownership with B5201, L2 (Givaudan). The properties merged under Loechner.	0.36	0	0
5202	9	1860 TEANECK RD	DIBELLA F	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
5202	10	1860 TEANECK RD	DI BELLA	1	N	Y	0.1	0.11	0.00	Parcel too small	0.11	0	0
5207	14	43 SACKVILLE ST	TOWNSHIP	1	N	Y	0.1	0.14	0.14	Parcel too small	0.00	0	0
5302	29	207 LIBERTY RD	TOWNSHIP	1	N	Y	0.1	0.46	0.36	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.10	0	0
5402	15	100 IRVINGTON RD	TOWNSHIP	1	N	Y	0.1	0.02	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.02	0	0
5402	23	152 IRVINGTON RD	TOWNSHIP	1	N	Y	0.1	0.09	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.09	0	0
5404	12	246 STUYVESANT RD	TOWNSHIP	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
5404	17	STUYVESANT ROAD	UNKNOWN	1	N	Y	0.1	0.06	0.00	Parcel too small	0.06	0	0
5410	1	262 VOORHEES ST	UNKNOWN	1	N	Y	0.1	0.04	0.00	Parcel too small	0.04	0	0
5411	3	204 HAMILTON RD	TOWNSHIP	1	N	Y	0.1	0.03	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.03	0	0
5413	18	93 VAN BUSKIRK RD	TOWNSHIP	1	N	Y	0.1	0.09	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.09	0	0
5413	20	97 VAN BUSKIRK RD	BELNAVIS,	1	N	Y	0.1	0.09	0.00	Parcel too small	0.09	0	0
5502	4	151 INTERVALE RD	TOWNSHIP	1	N	Y	0.1	0.10	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.10	0	0

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
5505	1	115 FAIRFIELD ST	FRAZIER,	1	N	Y	0.1	0.06	0.00	Parcel too small	0.06	0	0
5505	2	111 FAIRFIELD ST	UNKNOWN	1	N	Y	0.1	0.05	0.00	Parcel too small	0.05	0	0
5505	3	107 FAIRFIELD ST	UNKNOWN	1	N	Y	0.1	0.04	0.00	Parcel too small	0.04	0	0
5505	4	103 FAIRFIELD ST	UNKNOWN	1	N	Y	0.1	0.03	0.00	Parcel too small	0.03	0	0
5505	5	99 FAIRFIELD ST	UNKNOWN	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
5505	8	95 FAIRFIELD ST	UNKNOWN	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
5505	9	91 FAIRFIELD ST	UNKNOWN	1	N	Y	0.1	0.01	0.00	Parcel too small	0.01	0	0
5507	6	1603 ARDSLEY CT	TOWNSHIP	1	N	Y	0.1	0.76	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.76	0	0
5507	9	243 HARGREAVES AVE	UNKNOWN	1	N	Y	0.1	0.04	0.00	Parcel too small	0.04	0	0
5507	10	273 HARGREAVES AVE (R	UNKNOWN	1	N	Y	0.1	0.04	0.00	Parcel too small	0.04	0	0
5507	11	231 HARGREAVES AVE (R	UNKNOWN	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
5507	12	1605 ARDSLEY CT (REAR	UNKNOWN	1	N	Y	0.1	0.11	0.00	Parcel too small	0.11	0	0
5507	16	1615 ARDSLEY CT (REAR	TOWNSHIP	1	N	Y	0.1	0.13	0.00	Township owned, vacant land, nonconforming lot. The properties merged under Loechner.	0.13	0	0
5507	17	262 TRYON AVE (REAR)	UNKNOWN	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
5508	7	201 HARGREAVES AVE	TOWNSHIP	1	N	Y	0.1	0.12	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.12	0	0
5508	9	189 HARGREAVES AVE	SYED HAZA	1	N	Y	0.1	0.12	0.00	Parcel too small	0.12	0	0
5511	28	150 INTERVALE RD	TOWNSHIP	1	N	Y	0.1	4.68	0.00	Green Acres, Tryon Park	4.68	0	0
5602	1	116 TRYON AVE	TOWNSHIP	1	N	Y	0.1	0.17	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.17	0	0
5602	10	190 TRYON AVE	KACZKOWSK	1	N	Y	0.1	0.07	0.00	Parcel too small	0.07	0	0
5607	4	261 SHEPARD AVE	UNKNOWN	1	N	Y	0.1	0.02	0.00	Parcel too small	0.02	0	0
5608	10	210 SHEPARD AVE	TOWNSHIP	1	N	Y	0.1	6.68	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	6.68	0	0
5608	12	270 SHEPARD AVE	UNKNOWN	1	N	Y	0.1	0.07	0.00	Parcel too small	0.07	0	0
5612	11	1466 ENDICOTT TERR	TOWNSHIP	1	N	Y	0.1	0.24	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.24	0	0
5703	11	1421-1425 TEANECK RD	TOWNSHIP	1	N	Y	0.1	0.35	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.35	0	0
5706	6	ENGLEWOOD AVE	TOWNSHIP	1	N	Y	0.1	0.66	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.66	0	0
5706	9	1423 ASPEN TERR	TOWNSHIP	1	N	Y	0.1	0.49	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/	0.49	0	0
5707	2	ENGLEWOOD AVE	TOWNSHIP	1	N	Y	0.1	0.80	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/	0.80	0	0
5707	10	1423 SPRUCE ST	TOWNSHIP	1	N	Y	0.1	0.38	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.38	0	0
5708	1	1415 BALSAM ST	TOWNSHIP	1	N	Y	0.1	0.05	0.00	Green Acres, Argonne Park	0.05	0	0
5710	35	1391 TEANECK RD	TOWNSHIP	1	N	Y	0.1	0.44	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.44	0	0
5713	18	FRANKLIN RD	HALL,WILB	1	N	Y	0.1	0.01	0.00	Parcel too small	0.01	0	0
5713	39	ARLINGTON AV	TOWNSHIP	1	N	Y	0.1	0.07	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.07	0	0
5714	1	200 ENGLEWOOD AVE	TOWNSHIP	1	N	Y	0.1	53.51	22.43	Green Acres, Argonne Park	31.08	0	0
5801	4	75 BEDFORD AVE	TOWNSHIP	1	N	Y	0.1	1.19	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	1.19	0	0
5801	15	GENESEE AVE	TOWNSHIP	1	N	Y	0.1	0.12	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.12	0	0
5802	1	1295 LORRAINE AVE	TOWNSHIP	1	N	Y	0.1	0.16	0.00	Green Acres, Argonne Park	0.16	0	0

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
5802	3	1279 LORAIN AVE	TOWNSHIP	1	N	Y	0.1	0.07	0.00	Excludable within the 3% of municipal land reserved for active/passive open space/ Parcel too small	0.07	0	0
5803	5	256 ROSEMONT PL (REAR)	UNKNOWN	1	N	Y	0.1	0.01	0.00	Parcel too small	0.01	0	0
5808	1	1231 TEANECK RD	TOWNSHIP	1	N	Y	0.1	0.44	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.44	0	0
5809	2	1233 OVERLOOK AVE	TOWNSHIP	1	N	Y	0.1	0.07	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.07	0	0
5816	2	GENESEE AVE	TOWNSHIP	1	N	Y	0.1	0.06	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.06	0	0
5902	9	66 E FOREST AVE	TOWNSHIP	1	N	Y	0.1	0.11	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.11	0	0
5905	2	150 E FOREST AVE	TOWNSHIP	1	N	Y	0.1	0.10	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.10	0	0
5907	4	1171 MADISON AVE	NEW HOPE	1	N	Y	0.1	0.42	0.00	New Hope Way of the Cross Church Parking lot and future building expansion, ZBA resolution ZB 3149	0.42	0	0
5909	9	254 E.FOREST AVE	TOWNSHIP	1	N	Y	0.1	0.05	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.05	0	0
5909	10	304 WEBSTER AVE (REAR)	UNKNOWN	1	N	Y	0.1	0.05	0.00	Parcel too small	0.05	0	0
5909	11	308 WEBSTER AVE (REAR)	UNKNOWN	1	N	Y	0.1	0.05	0.00	Parcel too small	0.05	0	0
5910	5	249 COOLIDGE AVE	PEREZ, RO	1	N	Y	0.1	0.11	0.00	Parcel too small	0.11	0	0
5910	7	250 THOMSON AVE	UNKNOWN	1	N	Y	0.1	0.11	0.00	Parcel too small	0.11	0	0
5911	1	1140 LORAIN AVE	TOWNSHIP	1	N	Y	0.1	0.77	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.77	0	0
5918	3	36 PROSPECT TERR SO	TOWNSHIP	1	N	Y	0.1	0.13	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.13	0	0
5921	11	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.08	0.00	Route 4 Greenbelt, Resolution 119-04	0.08	0	0
5921	12	ROUTE 4 BUFFER	STATE OF	1	N	Y	0.1	0.03	0.00	Route 4 Greenbelt, Resolution 119-04	0.03	0	0
5922	9	ROUTE 4 BUFFER	STATE OF	1	N	Y	0.1	0.02	0.00	Route 4 Greenbelt, Resolution 119-04	0.02	0	0
5923	9	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.19	0.00	Route 4 Greenbelt, Resolution 119-04	0.19	0	0
5924	11	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.17	0.00	Route 4 Greenbelt, Resolution 119-04	0.17	0	0
5925	2	1124 LORAIN AVE	TOWNSHIP	1	N	Y	0.1	0.12	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.12	0	0
5925	7	1096 LORAIN AVE	TOWNSHIP	1	N	Y	0.1	0.36	0.00	Excludable within the 3% of land reserved for active/passive open space	0.36	0	0
5925	8	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.06	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.06	0	0
5926	1	1125 LORAIN AVE	TOWNSHIP	1	N	Y	0.1	0.98	0.00	Green Acres, Coolidge Park	0.98	0	0
5927	1	1101 LORAIN AVE	TOWNSHIP	1	N	Y	0.1	0.35	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.35	0	0
5927	4	1111 WEBSTER AVE	TOWNSHIP	1	N	Y	0.1	0.10	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.10	0	0
5927	5	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.32	0.00	Route 4 Greenbelt, Resolution 119-04	0.32	0	0
6001	3	286 TIETJEN AVE	TOWNSHIP	1	N	Y	0.1	0.30	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.30	0	0
6001	7	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.67	0.00	Route 4 Greenbelt, Resolution 119-04	0.67	0	0
6002	10	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	4.85	1.22	Route 4 Greenbelt, Resolution 119-04	3.63	0	0
212	2	662 POMANDER WALK	TOWNSHIP	1	N	Y	0.1	0.37	0.08	Excludable within the 3% of municipal land reserved for active/passive open space	0.29	0	0
1401	2	1262 RIVER RD	TOWNSHIP	1	N	Y	0.1	0.39	0.15	Excludable within the 3% of municipal land reserved for active/passive open space	0.24	0	0
2505	1	751 PALISADE AVE	U.S.OF AM	1	N	Y	0.1	0.98	0.44	Not vacant- Post Office	0.54	0	0

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)
5202	8	MEYER CT	PUBLIC SE	1	N	Y	0.1	0.78	0.50	Excluded because PSEG land	0.28	0	0
5301	1	1799 TEANECK RD	STATE OF	1	N	Y	0.1	13.22	0.00	Excluded because State owned land	13.22	0	0
5302	31	461 HENDRICK AVE	UNKNOWN	1	N	Y	0.1	0.18	0.00	Assessed In Englewood, NJ	0.18	0	0
5910	4	255 COOLIDGE AVE	UNKNOWN	1	N	Y	0.1	0.19	0.00	Assessed In Englewood, NJ	0.19	0	0
6001	8	1091 WEBSTER AVE	TOWNSHIP	1	N	Y	0.1	0.18	0.00	Excludable within the 3% of land reserved for active/passive open space	0.18	0	0
119	1	183 ELM AVE	UNKNOWN	1	N	Y	0.1	0.04	0.00	Parcel too small	0.04	0	0
201	2	836 CEDAR LANE	836 CEDAR	1	N	Y	0.1	0.35	0.23	Parcel too small	0.12	0	0
201	11	672 POMANDER WALK	TOWNSHIP	1	N	Y	0.1	9.08	9.08	Parcel too small	0.00	0	0
502	18	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.73	0.11	Route 4 Greenbelt, Resolution 119-04	0.62	0	0
902	1	399 WOODS RD	TOWNSHIP	1	N	Y	0.1	1.13	0.00	Green Acres, South Gaylor Park	1.13	0	0
903	1	401 WOODS RD	TOWNSHIP	1	N	Y	0.1	1.25	0.00	Green Acres, South Gaylor Park	1.25	0	0
1002	2	1600 RIVER RD	TOWNSHIP	1	N	Y	0.1	6.33	4.81	Excludable within the 3% of municipal land reserved for active/passive open space	1.52	0	0
1102	10	661 ROEMER AVE	TOWNSHIP	1	N	Y	0.1	1.28	0.59	Excludable within the 3% of municipal land reserved for active/passive open space	0.69	0	0
1209	10	622 MAITLAND AVE	SILBER, J	1	N	Y	0.1	0.14	0.00	Private owner, common ownership with 622 Maitland Avenue, SFD demolished under permit 1999-1496, vacant land. The properties merged under Loechner.	0.14	0	0
1209	23	661 RUTLAND AVE	GOLDBERG,	1	N	Y	0.1	0.17	0.00	Not vacant- Single Family House	0.17	0	0
1501	1	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.06	0.00	Route 4 Greenbelt, Resolution 119-04	0.06	0	0
1502	1	ROUTE 4 BUFFER	TOWNSHIP	1	N	Y	0.1	0.16	0.00	Route 4 Greenbelt, Resolution 119-04	0.16	0	0
2007	8	294 MAITLAND AVE	MERMELSTE	1	N	Y	0.1	0.16	0.00	SFD demolished (permit 2006-0463), zoning application to merge with B2007 L19. The properties merged under Loechner.	0.16	0	0
4018	12	954 WARREN PARKWAY	HOD, LIOR	1	N	Y	0.1	0.23	0.00	Building Permit Issued for Single Family Home	0.23	0	1
6001	1	266 TIETJEN AVE	TOWNSHIP	1	N	Y	0.1	0.34	0.00	Excludable within the 3% of municipal land reserved for active/passive open space	0.34	0	0
1604	8	501 SUNDERLAND RD	KNOLL, AB	1	N	Y	0.1	0.28	0.00	Building Permit Issued for Single Family Home	0.28	0	1
1610	2	1200 THE STRAND	ELIAS, ER	1	N	Y	0.1	0.43	0.23	Building Permit Issued for Single Family Home	0.20	0	1
1704	6	446 OGDEN AVE	BALSAM, C	1	N	Y	0.1	0.16	0.00	Building Permit Issued for Single Family Home	0.16	0	1
1803	35	553 WINTHROP RD	KATZ, ABR	1	N	Y	0.1	0.59	0.00	Building Permit Issued for Single Family Home	0.59	0	1
1806	11	450 WINTHROP RD	LINDENBAU	1	N	Y	0.1	0.65	0.00	Building Permit Issued for Single Family Home	0.65	0	1
2004	2	414 EDGEWOOD AVE	BAK, SAND	1	N	Y	0.1	0.20	0.00	Building Permit Issued for Single Family Home	0.20	0	1
2005	12	375 MAITLAND AVE	GERSHFIEL	1	N	Y	0.1	0.23	0.00	Building Permit Issued for Single Family Home	0.23	0	1
2009	1	418 RUTLAND AVE	COHEN, BE	1	N	Y	0.1	0.29	0.00	Building Permit Issued for Single Family Home	0.29	0	1
2009	3	400 RUTLAND AVE	SCHARF, R	1	N	Y	0.1	0.23	0.00	Building Permit Issued for Single Family Home	0.23	0	1
5605	15	1569 CRESCENT AVE	SYED HAZA	1	N	Y	0.1	0.16	0.00	Building Permit Issued for Single Family Home	0.16	0	1
5906	3	1172 MADISON AVE	ALFRED J.	1	N	Y	0.1	0.22	0.00	Building Permit Issued for Single Family Home	0.22	0	1
1803	40	503 WINTHROP RD	FELMAN, N	1	N	Y	0.1	1.16	0.00	Building Permit Issued for Single Family Home	1.16	0	1
5606	32	194 WASHINGTON PL	SYED HAZA	1	N	Y	0.1	0.13	0.00	Vacant Land	0.13	8	1.048
5507	15	1609 ARDSLEY CT (REAR)	UNKNOWN	1	N	Y	0.1	0.13	0.00	Vacant Land	0.13	8	1.064
4402	14	289 E OAKDENE AVE	TOWNSHIP	1	N	Y	0.1	0.14	0.00	Vacant Land	0.14	8	1.112
1101	4	1772 LILBET RD	AKINFADER	1	N	Y	0.1	0.25	0.08	Vacant Land	0.17	8	1.336
705	4	ALMA TERRACE	TOWNSHIP	1	N	Y	0.1	0.17	0.00	Vacant Land	0.17	8	1.36
5508	2	175 HARGREAVES AVE	SYED HAZA	1	N	Y	0.1	0.17	0.00	Vacant Land	0.17	8	1.368
2011	9	286 OGDEN AVE	MOBILITY	1	N	Y	0.1	0.17	0.00	Vacant Land	0.17	8	1.376
5912	9	1157 MADISON AVE	BAMKOLE,I	1	N	Y	0.1	0.18	0.00	Vacant Land	0.18	8	1.416
1716	12	1351 SOMERSET RD	MOBILITY	1	N	Y	0.1	0.19	0.00	Vacant Land	0.19	8	1.504
5204	1	38 ARMORY PLACE	WILLIS,GL	1	N	Y	0.1	0.20	0.00	Vacant Land	0.20	8	1.584

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO 3 Density	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Units/Ac)	Capacity (Units)	
1102	14	578 NEW BRIDGE RD	GOREN,JAC	1	N	Y	0.1	0.20	0.00	Vacant Land	0.20	8	1.6	
2001	21	393 EDGEWOOD AVE	KORNWASSE	1	N	Y	0.1	0.21	0.00	Vacant Land	0.21	8	1.712	
5714	7	1288 LORAINA AVE	MCCAIN,RO	1	N	Y	0.1	0.22	0.00	Vacant Land	0.22	8	1.784	
5002	1	108 AMSTERDAM AVE	TOWNSHIP	1	N	Y	0.1	0.23	0.00	Vacant Land	0.23	8	1.808	
2011	13	264 OGDEN AVE	CAZANO, C	1	N	Y	0.1	0.26	0.00	Vacant Land	0.26	8	2.08	
5507	14	1607 ARDSLEY CT (REAR)	UNKNOWN	1	N	Y	0.1	0.28	0.00	Vacant Land	0.28	8	2.272	
5004	5	90 STATE ST	100 STATE	1	N	Y	0.1	0.38	0.00	Vacant Land	0.38	8	3.056	
1001	6	764 NEW BRIDGE RD	RED REAL	1	N	Y	0.1	1.05	0.56	Vacant Land	0.49	8	3.936	
1211	8	1500 RIVER RD	MUSCHEL,	1	N	Y	0.1	3.34	2.58	Vacant Land	0.76	8	6.096	
3408	7	60 BERGEN AVE	JJK REAL	1	N	Y	0.1	1.50	0.00	Approved for construction of multi-family dwelling (9 units)	1.50	0	9	
											Subtotal This Page	59.5		
Click Here to Return to Workbook C Summary											Add More Sheets		Subtotal Page 2	
Click Here to Proceed to Non-Residential Inventory and Capacity Analysis													Subtotal Page 3	
													Subtotal Page 4	
													Subtotal Add'l Pages	
													Grand Total	59.5

Growth Projection Adjustment - Non-Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y)	HUC 11 NO 3 Densit	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Job/Ac)	Capacity (Jobs)
5801		9 38 GENESEE AVE	TOWNSHIP	1	N	Y	0.1	1.17	0.00	Green Acres, Macket Field Park	1.17	0	0
2904		12 818 TEANECK RD	TOWNSHIP	1	N	Y	0.1	6.58	0.00	Green Acres, Town Hall Park	6.58	0	0
402		1 1100 RIVER RD	FAIRLEIGH	1	N	Y	0.1	3.10	0.00	Traffic island isolated by Route 4 and associated ramps	3.10	0	0
706		5 404 CEDAR LANE	TOWNSHIP	1	N	Y	0.1	0.03	0.00		0.03	0	0
706		7 390 CEDAR LANE	PRESCHEL,	1	N	Y	0.1	0.11	0.00		0.11	0	0
3002		3 60 CEDAR LANE	HOLY NAME	1	N	Y	0.1	0.19	0.00	Holy Name Hospital Parking Lot	0.19	0	0
2507		1 730 PALISADE AVE	OWENSLEE,	1	N	Y	0.1	0.78	0.00	Approved Retail Building (19,408 s.f.)	0.78	8	32.9
4403		1 284 OAKDENE AVE	GLENPOINT	1	N	Y	0.1	1.32	0.61	Approved Office Space (195,969 s.f.)	0.71	8	548.7
5106		11 77 TRYON AVE WEST	BULDO,AMB	1	N	Y	0.1	0.23	0.23	With Lot 16, two back to back lots fronting on different street narrow/small	0.00	0	0
3112		55	Care One Nursing Home							Care One Nursing Home (53,000 square feet)			137.8
707		1 713 AMERICAN LEGION D	713-719 T	1	N	Y	0.1	0.39	0.00	Vacant Land	0.39	80	31.2
817		8 539 CEDAR LANE		1	N	Y	0.1	0.32	0.00	Vacant Land	0.32	80	25.6

[Click Here to Return to Workbook C Summary](#)
[Click Here to Proceed to Residential Inventory and Capacity Analysis](#)

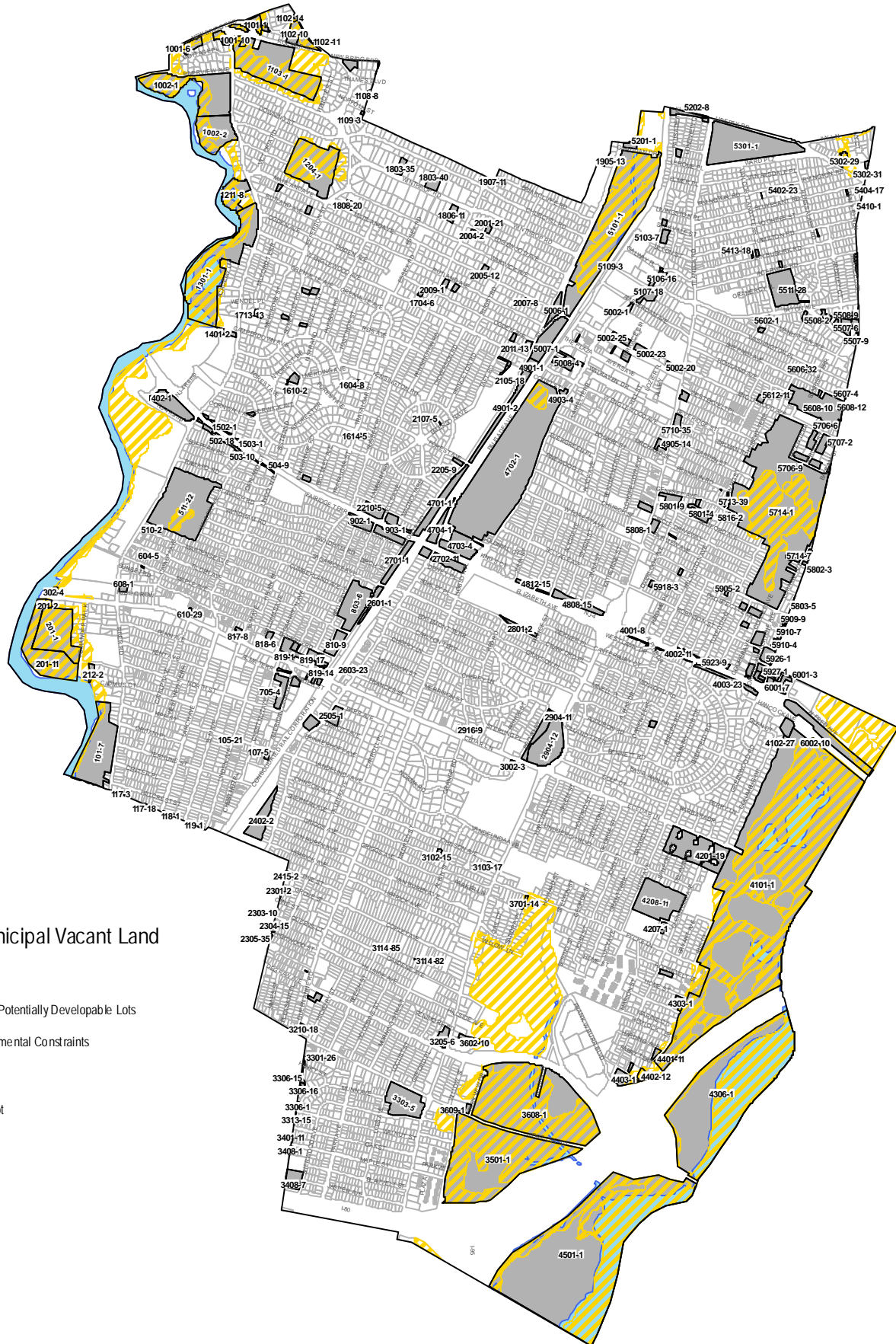
[Add More Sheets](#)

Subtotal This Page 776.2
 Subtotal Page 2
 Subtotal Page 3
 Subtotal Page 4
 Subtotal Page 5
 Grand Total 776.2

48.5125

Township of Teaneck

Housing Plan Element and Fair Share Plan



Private/Municipal Vacant Land

Legend

 Vacant/Potentially Developable Lots

 Environmental Constraints

 Lakes

201-1 Block-Lot



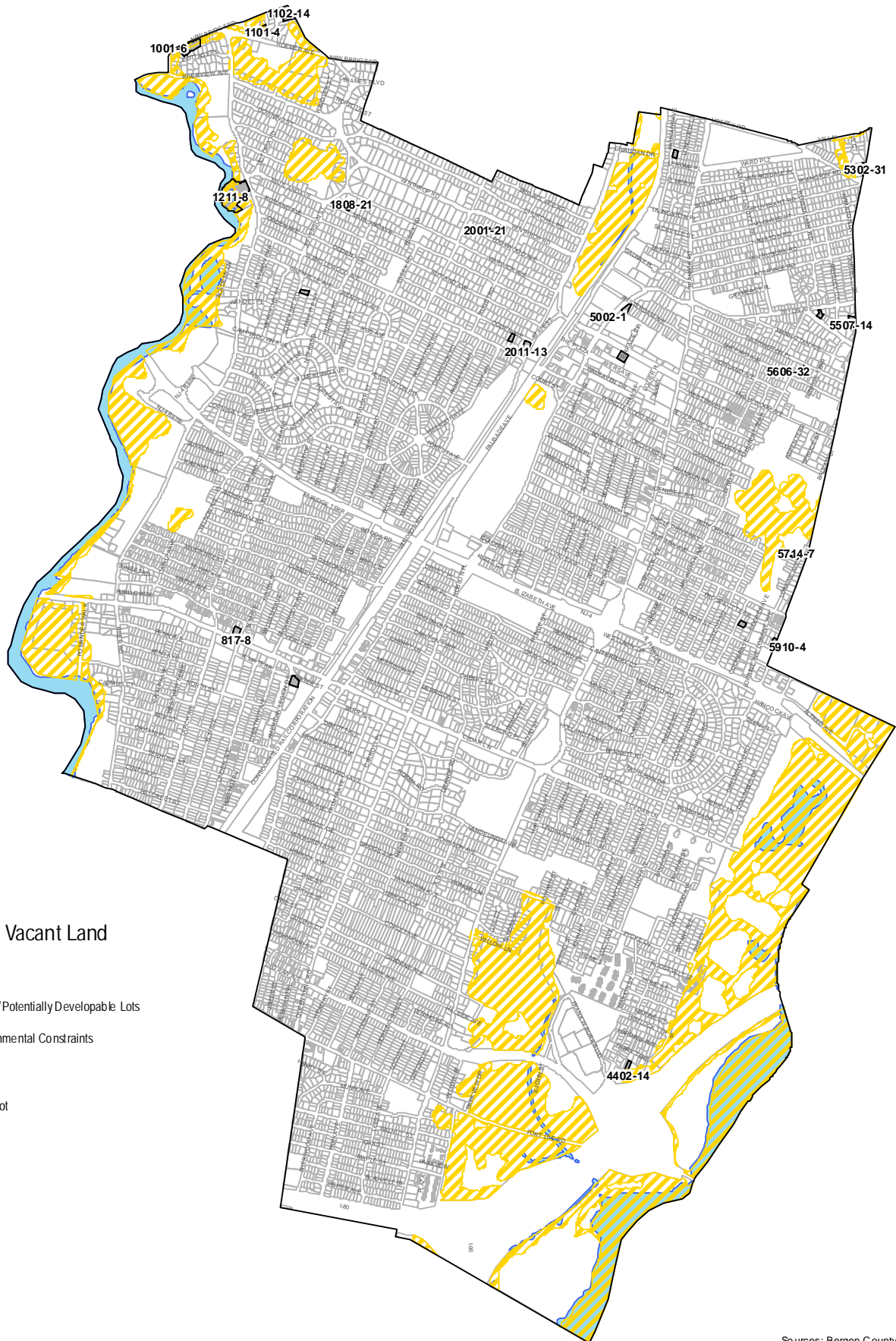
0 0.5 1 Miles

Sources: Bergen County
Township of Teaneck

Phillips Preiss Shapiro Associates, Inc. 2008

Township of Teaneck

Housing Plan Element and Fair Share Plan



Remaining Vacant Land

Legend

 Vacant/Potentially Developable Lots

 Environmental Constraints

 Lakes

201-1 Block-Lot



0 0.5 1 Miles

Sources: Bergen County
Township of Teaneck

Phillips Preiss Shapiro Associates, Inc. 2008

**APPENDIX C: Letter Dated November 25, 2008 to Helene Fall from Joseph J. Kiernan,
Fairleigh Dickinson University**

THE LEADER IN GLOBAL EDUCATION



**FAIRLEIGH
DICKINSON
UNIVERSITY**

OFFICE OF THE UNIVERSITY PROVOST &
SENIOR VP FOR ACADEMIC AFFAIRS

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November 25, 2008

TEANECK, NJ
DEC 04 2008
CLERK'S OFFICE

Ms. Helena V. Fall
Municipal Manager
Township of Teaneck
900 Teaneck Road
Teaneck, NJ 07666

Dear Ms. Fall:

This is in response to your inquiry concerning job creation from construction projects on the Metropolitan Campus.

In 2001, the University renovated and reconstructed the Fitness Center. As a result of this project, three full-time staff positions were created along with numerous part-time employment opportunities for student workers.

In 2003, the University constructed the Northpointe residence hall. As a result of this project, one new full-time staff position was created in the Office of Residence Life along with opportunities for additional student workers.

If you need any further information, please don't hesitate to contact me.

Sincerely,

Joseph J. Kiernan, PhD
Interim University Provost

Cc: R. Bronson

Madison, New Jersey

Teaneck, New Jersey

Wroton, England

Vancouver British Columbia
TOTAL P.01