



2024 Master Plan for the Township of Teaneck

Prepared for the Township of Teaneck, Bergen County, New Jersey by

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Figure 1: Age-Sex Population Pyramid, 2010 & 2020

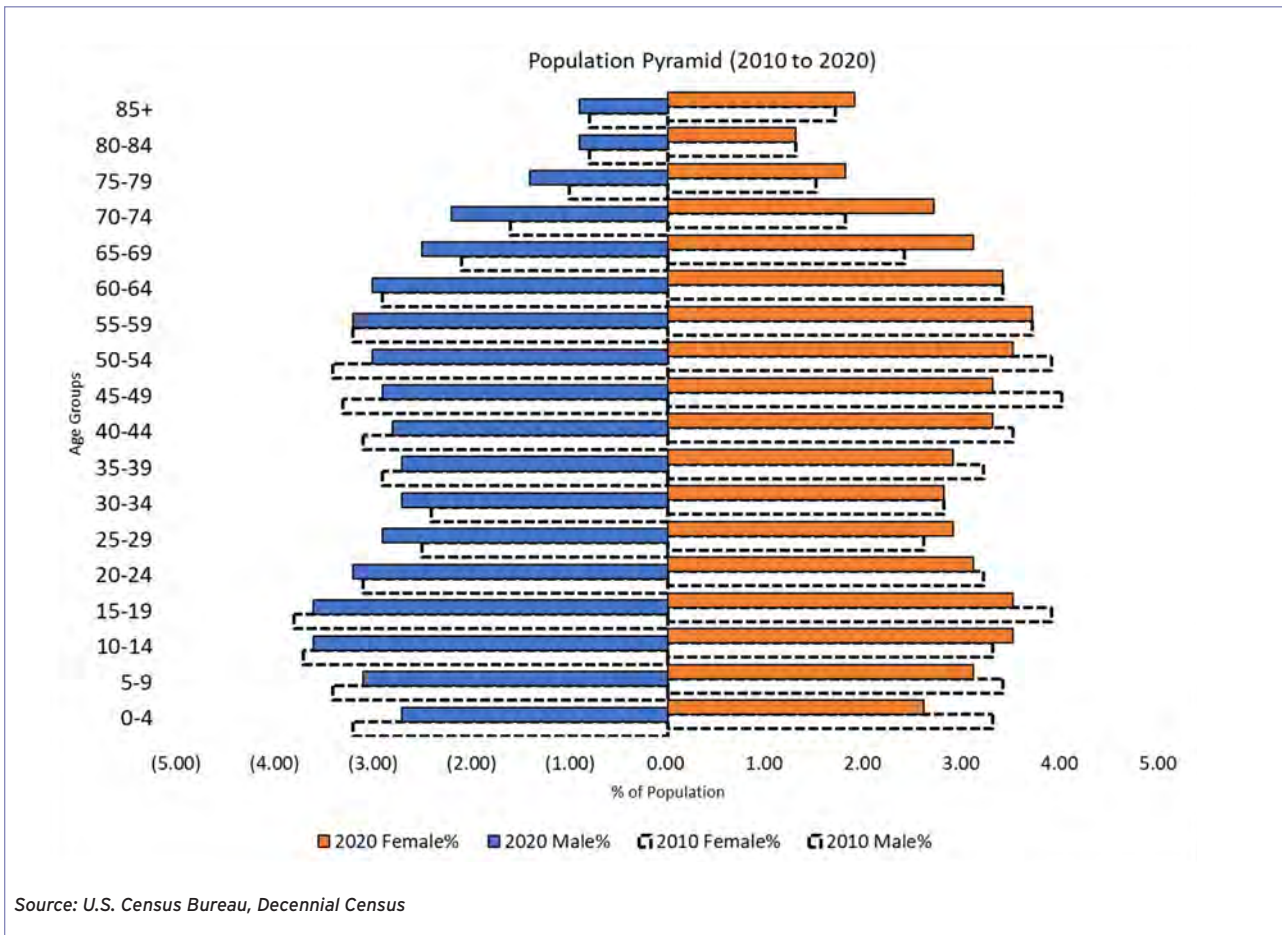
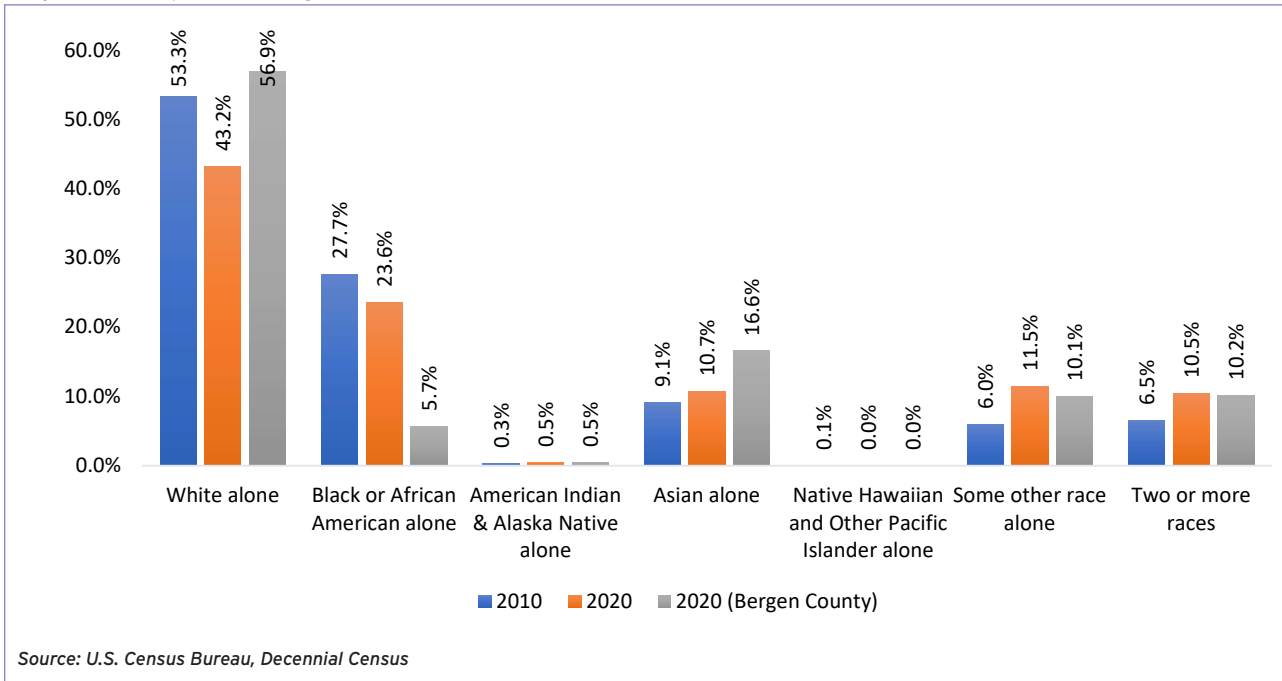
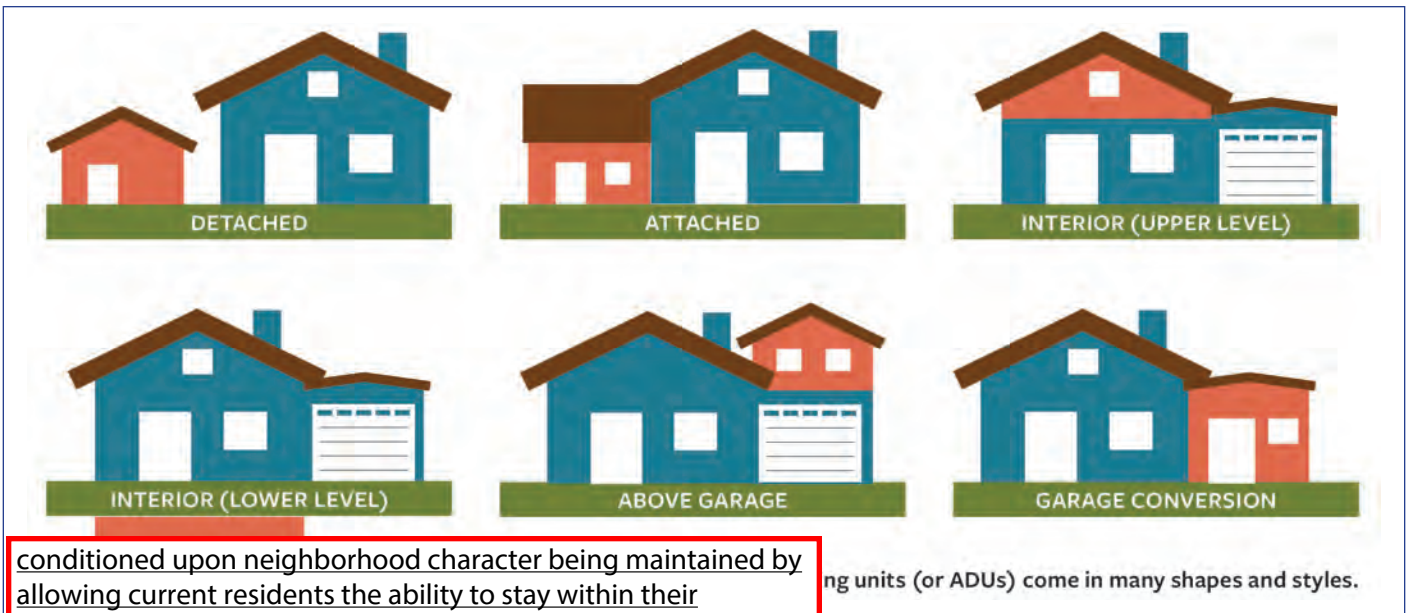


Figure 2: Population by Race, 2010 & 2020





conditioned upon neighborhood character being maintained by allowing current residents the ability to stay within their properties through an alternative dwelling space

ing units (or ADUs) come in many shapes and styles.

Source: Accessory Dwelling Units, Model State Act and Local Ordinance. AARP Government Affairs, 2020-2021.

new development and has been built in lower numbers. Several types of missing middle housing were shown to participants, including stacked triplex, townhouse, fourplex, cottage, side-by-side duplex, and stacked duplex types, though these permutations are prevailing only in certain regions. Garden apartments and courtyard apartments are additional styles of missing middle housing that are found throughout Teaneck.

Multifamily or multi-unit residential development was also discussed in the workshop. The group discussions on housing centered around how and where each type of housing could or should be accommodated within Teaneck.

At the community workshop and other public meetings, many residents expressed skepticism regarding the use of redevelopment planning tools, as defined under the Local Redevelopment and Housing Law. They felt that past redevelopment projects had not been completed in a transparent manner, and that redevelopment projects had been too burdensome to the surrounding communities. There was also concern that PILOT agreements would do a disservice to school budgets. Residents expressed concern that these problems of the past would repeat themselves in new redevelopment projects.

1. Housing Type Preferences

Of the participants in the community workshop, 85.7% of those who completed the handout activity indicated that they would allow ADUs in their neighborhood and/or were in favor of ADUs. Factors that would make ADUs

acceptable in the community included proper construction of the ADU and a compatible design of the ADU with the look of the principal residence. There was consensus among participants that ADUs would be a good use of space, while also maintaining the neighborhood character. Potential concerns with ADUs included parking, aesthetics, traffic, safety, and impacts to property values. Participants also indicated that they did not want ADUs to become Airbnbs, and that they should not be built too close to property lines.

Participants in the housing were asked to “like” or “dislike” (thumbs up/down) the various types of missing middle housing presented in the imagery. The most preferred side-by-side duplexes, townhouses, and cottage housing types, though approximately half of the participants had favorable views of fourplex, stacked duplex, and stacked triplex housing types. Participants’ overall preference in terms of building height was three stories. Qualitatively, some participants felt that multi-level townhouses would not be appropriate for seniors due to mobility concerns on stairs, and that new townhouse developments in the Township were not affordable. Participants supported mixed-use development types in certain areas, where commercial uses would be provided on the ground floor and residential uses on the upper floors.

short-term rentals

2. Location Preferences

The facilitators also sought to find out where in the Township that participants thought certain housing types would be most appropriate. In general, participants believed that missing middle housing is appropriate along Teaneck Road and near Degraw Avenue and the Borough

Business districts should be zoned with reasonable and pragmatic considerations to ensure a cohesive development pattern. Map 6: Future Land Use delineates business district boundaries based on the identity of their existing development patterns. Tools of zoning and rehabilitation/redevelopment should be utilized to build on the strengths of each of these distinct business districts and to improve upon areas of weakness. This Master Plan recognizes the need to balance the use of traditional zoning and development tools with rehabilitation or redevelopment planning tools. In some cases, the latter will be necessary to achieve other goals and objectives of this Master Plan, such as the production of affordable housing, the revitalization of business districts, and to allow for greater municipal control over site planning and the provision of public benefits. Any revitalization efforts should encourage development and revitalization that fits into the following broad identities:

Neighborhood-scale mixed-use:

- West Englewood Avenue/The Plaza
- Cedar Lane Downtown
- Queen Anne Road/Degraw Avenue

Mix of commercial and residential:

- Cedar Lane West

Mix of commercial, office, medical, and residential:

- Teaneck Road
- Cedar Lane East/Palisade Avenue
- State Street redevelopment area

Office campus:

- Glenpointe Center

Develop a best practices toolbox for redevelopment and rehabilitation processes.

New Jersey's Local Redevelopment and Housing Law sets forth specific requirements on how the public shall be notified of public actions on whether to designate areas in need of redevelopment or rehabilitation, and the adoption of redevelopment plans that follow. The Township should adhere to a set of best practices for undertaking redevelopment or rehabilitation projects that go beyond the statutory requirements. The goal of these activities is to collect substantive comments on concepts using a transparent public review and adoption process. The best practices include the use of additional public notification methods, e.g. Nixle alerts and social media posts, as well as additional public input opportunities, such as public visioning, charettes, and/or surveys, to help develop or provide input on concept plans.

Smaller scale projects may not warrant the same level of public input as larger projects. The Township should commit to implementing these best practices during redevelopment and rehabilitation processes. Notwithstanding the foregoing, any redevelopment must be consistent with the clear goals and objectives of the Township.

Advance "smart growth" planning principles in business district revitalization

The national Smart Growth Network defines a smart growth approach to planning as adhering to 10 principles:¹²

1. Mix land uses.
2. Take advantage of compact building design.
3. Create a range of housing opportunities and choices.
4. Create walkable neighborhoods.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Preserve open space, farmland, natural beauty, and critical environmental areas.

Master Plan

In advance of designating properties as an Area in Need or Redevelopment or Rehabilitation, the Township should also consider methods of informing property owners that are situated directly adjacent to those potentially designated areas.

ent decisions.

12. "About Smart Growth." U.S. EPA, Smart Growth Network. <https://www.epa.gov/smartgrowth/about-smart-growth#:~:text=Smart%20growth%20is%20an%20overall,and%20resilient%20to%20climate%20change.>

Advance public-private partnerships that build neighborhoods through the provision of community benefits.

The Township should ensure that private partners do not just build buildings, but also build neighborhoods. In the case of redevelopment, community benefits should be incorporated into all redevelopment agreements. Community benefits may include the provision or improvement of indoor and outdoor public spaces, non-profit community space, sponsorship of events, expansion of municipal facilities or services, infrastructure improvements for stormwater, utilities, and traffic calming, and other public projects that have a rational nexus to the redevelopment.

When considering a new ordinance regulating cannabis, the Township Council should actively solicit and use best efforts to reasonably incorporate resident feedback on conditional use standards

Appropriate locations to accommodate demand.

Mersey often struggle to find a balance between providing sufficient parking for business also preventing parking from detracting from the overall vibrancy and walkability of the of surface parking, particularly in front yards, is a highly auto-oriented site layout that intimate feel of neighborhood-scale business districts, and it is the antithesis of smart should meet area-wide demand, preferably in multi-level garages, that are attractively d on surface parking lots that are situated out-of-view at the rear of properties.

Provide commercial spaces where different types of business can thrive.

The governing body should adopt ordinance

Any development of new commercial spaces should be sized to accommodate the diverse needs of businesses. New commercial spaces should accommodate a diverse range of business types, ranging from small, local businesses, to regional chains, and national brand name retailers. New commercial spaces should be divisible, so that commercial footprints can be made large or small depending on business needs.

Conditionally permit

Allow cannabis uses to thrive in Teaneck: in Teaneck's Business and Industrial Districts.

In 2020, New Jersey voters approved the legalization of recreational cannabis use for adults over the age of 21. A statewide regulatory and licensing framework was signed into law in 2021, which established avenues for creating cannabis cultivators, manufacturers, retailers, and delivery services. ~~To take advantage of the rapidly growing market for cannabis uses in the State, the Township should conditionally permit cannabis retail uses in the Township's business zones and cannabis cultivators and manufacturers in the Township's industrial zones. Ordinance provisions should that seek to minimize adverse impacts through conditional use standards. Areas of potential regulations could include, but shall not be limited to, odor control, lighting, security, visual appearances, noise, operational restrictions, parking and traffic, buffering to residential uses, co-location of uses, and licensing. When considering a new cannabis ordinance, the Township Council should actively solicit resident feedback on the locational question and conditional use standards. The Council should also consider placing a limit on the number of cannabis licenses that may be issued in the Township in order to control potential impacts.~~

Goal 4: Streamline the zoning code.

Objectives:

Update the Township's Zoning Map to

The official zoning map of the Township v designations since that time. In addition, the underlying zoning along several busin Township's zoning. A static or interactive Township website. Providing accurate zon on their development rights under the zo

Eliminate obsolete zoning districts.

Several zoning districts listed in the Town including the LI-2 Zone, the MX Zone, the Zoning). In addition, the MH overlay is no residential use has been developed and

Any future legislation regulating the location of cannabis dispensaries should place a limit on the number of cannabis licenses that can be issued within a particular business or industrial district. This goal of limiting licenses to a particular business or industrial district is to prevent multiple dispensaries in a particular geographic area. In the event that the Town Council adopts legislation increasing the maximum number of cannabis licenses in Teaneck, the limit on the number of cannabis licenses within a particular business or industrial district should be increased to further the goal of equitable distribution of cannabis dispensaries throughout conditionally permitted locations. During the Master Plan public hearing process, several residents expressed concern specific to children and minors being exposed to cannabis products both directly and indirectly as dispensaries begin to operate within the community. In order to prevent minors from gaining access to cannabis, and as required by the state's Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, retail dispensaries should be required to take all required measures to ensure that purchasers are the legal age of 21.

employment outlooks for young people after the pandemic, the rise of online learning capabilities, and demographic shifts that have seen birth rates decline in the past several decades and which has resulted in a lower share of the population under the age of 25. In order to adapt to these changes, universities are starting to shift their priorities and to rethink the use of their assets and campus-based amenities. In the case of Fairleigh Dickinson University, it is prudent that the Township support their changing needs as a modern college campus. In the future, it may be necessary for FDU to explore adding new uses and structures to its Teaneck campus: healthcare education and training programs, medical facilities and offices, recreation and fitness programs, partnerships with private employers to advance training and education, a cultural center, a data center, university-based retirement communities, affordable housing, passive outdoor recreation, and small retail shops. However, any new development or uses should be designed to minimize the potential for impacts on the surrounding neighborhood and to minimize competition with business vitality on Cedar Lane. FDU should consider pursuing a planned, phased development approach if it chooses to enhance its campus, in order that all impacts are considered comprehensively. . Any new zoning or development within the University District should better integrate the FDU campus with the wider Teaneck community. For example, a new fitness facility could be made available for public admission, senior housing could be provided to support intergenerational learning, and FDU’s marketing to students could promote local events, businesses, and jobs. Improvements to internal circulation routes should more safely connect the campus to River Road and Cedar Lane, for drivers, pedestrians, and cyclists.

Maintain existing zoning and support for the Glenpointe Center and encourage its further integration into the community.

The Township enacted three zoning districts to allow for commercial development of the Glenpointe Center: the RC-1 Zone, the RC-2 Zone, and the RC-3 Zone. The Township should maintain zoning in these districts by continuing to permit office campus development for professional corporate operations, to maintain substantial landscaped buffering, and to permit improvements to its internal site design. The Township should provide reasonable opportunities to adapt the campus zoning in the future. In addition, the Township encourage art displays, theatrical and cultural performances, the farmer’s market, and other amenities accessible to their workers.

Conditional use standards should address impacts related to code enforcement, building design, adequate buffering from adjacent properties, and owner occupancy.

I. Recommendations: Land Use

Generally, this Master Plan recommends advancement of the purposes of the Municipal Land Use Law (MLUL) as contained in N.J.S.A. 40:55 D-2. In addition, this Land Use Element makes the following specific recommendations.

Goal 1: Promote a range of housing options to meet the needs of residents in different life phases.

- Preserve the prevailing front yard setbacks in single-family residential neighborhoods. to maintain the suburban character.
- Amend the zoning code to permit accessory dwelling units (ADUs) as a conditional use within the R-S Zone, the R-M Zone, and the B-R Zone **(Map 6: Future Land Use)**.
- ~~Increase building coverage and lot coverage standards for properties with an ADU in zones where they are permitted.~~
- Adjust the building coverage and lot coverage standards for properties where ADUs are conditionally permitted.
- Allow for smaller lot sizes in townhouse and multifamily buildings.
- Encourage senior housing development in walkable locations close to shops and services that meet daily needs; and in locations close to entertainment and education to promote well-being.
- Encourage multi-unit senior housing.
- Promote development of owner-occupied multi-unit projects.
- Support activities and projects that will help address the Township’s fair share obligation to provide affordable housing.
- Concentrate new development of multi-unit housing and mixed-use residential/commercial developments within existing business districts and on underutilized commercial land.
- New multifamily and mixed-use development should be concentrated on underperforming properties in commercial

Maximum building coverage and lot coverage standards may need to be increased for properties where ADU’s are conditionally permitted.

corridors (**Map 6: Future Land Use**).

- Support consolidation of smaller lots on commercial corridors to allow for more efficient site design of new, sizeable developments.
- Increase the permitted building height for multi-unit residential and mixed-use buildings in business districts, ranging from three stories and four stories with design treatments that reduce the appearance of bulk in areas closest to single-family residential uses. Larger scale buildings should be located a distance of at least 150 feet from single-family properties and where top-floor step-backs and other design treatments are provided to reduce the appearance of bulk.
- Eliminate front yard setbacks on properties with limited depth (less than 150 feet) in business districts to concentrate the bulk of multi-unit residential and mixed-use buildings away from low-density residential housing to the rear.
- Promote active uses along street frontages in business districts.
- Relegate surface parking to the rear of business district properties to avoid expanses of parking close to street frontages, which detracts from vitality in an area.
- Reduce the number of curb cuts on main streets and in front of new developments to preserve on-street parking, loading, and circulation.

Goal 2: Provide high standards of design and quality in new development projects.

- Provide storefronts with large, transparent windows and doors and high ceilings (e.g., 12 feet).
- Provide reasonable limitations on the size and placement of signage.
- Distinguish zoning standards for fixed, flat canopies versus traditional canvas awnings, where necessary.
- Provide front yard landscaping within shallow front yard setbacks (e.g., 5 feet) for new standalone multi-unit housing in business districts.
- Develop and adopt design guidelines for business district properties.
- Consider utilizing rehabilitation tools of the Local Redevelopment and Housing Law to revitalize business districts.
- Support the Chamber of Commerce, local business alliance groups, and Special Improvement Districts to assist businesses in improving the aesthetics and branding of storefronts.
- Secure funding to offer facade improvement grants to businesses for façade improvements.
- Preserve street trees in residential communities, including areas with single-family detached dwellings, garden apartments, and courtyard apartments.
- Permit permanent signage types in business districts (channel letters, awnings, etc.), but discourage temporary signage (e.g., banners).
- Encourage adequate and decorative lighting in business districts, including decorative streetlamps, gooseneck lighting for signage, wall sconces, string lighting for outdoor seating areas, etc.
- Prohibit neon and flashing signs.
- Permit outdoor seating in business districts where sufficient sidewalk width is maintained for pedestrians and ADA accessibility.

Goal 3: Encourage the revitalization of Teaneck's business districts.

- Balance the use of traditional zoning tools and the tools of and rehabilitation or redevelopment per the Local Redevelopment and Housing Law to incentivize mixed-use development in the Cedar Lane Downtown, West Englewood Avenue/The Plaza, and Queen Anne Road/Degraw Avenue; a mix of commercial and residential development on Cedar Lane and Cedar Lane West; commercial, and residential development on Teaneck Road and Cedar Lane West.
- Implement best practices for redevelopment and rehabilitation processes.
- Permit mixed-use development along public transit corridors within business districts.
- Create public-private partnerships, especially in **business and industrial districts**, to realize community benefits in redevelopment agreements.
- Permit cannabis uses in ~~locations and~~ with conditions that minimize adverse impacts **on the surrounding area**.