Teaneck Environmental Commission

The Teaneck Environmental Commission respectfully submits the following language added to the Master Plan regarding stormwater management and mitigation strategies. The PDF and the document have differing page references. The page references below are to the actual Draft Master Plan dated October 3, 2024, available for public review: https://www.teanecknj.gov/media/q03eu0ht/teaneck-master-plan_october-3-2024.pdf

[**Page 56 of the Document – Mitigation Strategies. Add to top of this section before Township Strategies]:**

Initiate a Stormwater Consortium:
The Township should initiate a multi-jurisdictional consortium, modeled after the Rockland County Stormwater Consortium that consists of all the municipalities and entities which contain the Oradell Reservoir, Overpeck Creek or Hackensack Rivers within the NJDEP designated Watershed Management Area #5. This consortium should seek federal funding for a watershed-wide stormwater mitigation strategy which could include a comprehensive stormwater management plan.

[Page 56 # 6 Mitigation Measures: Add as first bullet with sub-bullets under the heading High Priority: Risk Reduction Mitigation]:

Consider adoption of a Flood Damage Prevention chapter to the township code that governs stormwater mitigation strategies for new or existing structures within established flood plains.

[Page 59: Add a paragraph above "State Strategies" section]:

As stated in the above "High Priority: Risk Reduction Mitigation" section, the governing body should consider adoption of a Flood Damage Prevention chapter to the township code that requires and/or incentives stormwater mitigation strategies for new or existing structures within established flood plains. Such an ordinance may include strategies such as:

1. Zoning Area and Bulk Calculation for Resiliency: wet-proofed spaces built below the "flood resistant construction elevation" would not be counted toward all zoning calculations. This allows small houses within the extended floodplain to rebuild or renovate without the need for zoning variances, simplifying the process

for a homeowner to rebuild a home with the first story above the known FEMA flood elevation.
2. Index the “Flood Resistant Construction Elevation” to the FEMA flood elevation figure published at the time of the building permit application. For projects that require multiple board approvals, the elevation published at the time of the initial and first application would be used throughout the application.
3. Streetscape: For homes and businesses built above the flood elevation, there is a need to ensure that the buildings will not result in a series of blank walls at street level. Planters, Stair Turns, Raised or Terraced Yards, Front Porches, Wide Stairs, and Wall Treatments are recommended to mitigate the inherent negative effects of the streetscape of these stormwater resiliency measures.
4. Mechanical Systems: Allow all mechanical systems to be placed on the roof or a raised area above the flood resistant construction elevation, with appropriate screening.

H. Goals and Objectives: Land Use
Page 69 – Goal 6: Prepare for worsening major storms and hazards that result from climate change
[Added as first bolded headline page 69]

Land use boards should encourage developers to incorporate stormwater mitigation strategies into proposed development projects, where applicable . The governing body should also incorporate stormwater mitigation strategies into redevelopment agreements with designated redevelopers:

Green infrastructure and other various stormwater management techniques should be incorporated into all new development, where applicable, when evaluating impact on the surrounding area: :

1. Green Roofs: Vegetative layers installed on rooftops to reduce runoff and improve water retention.
2. Permeable Pavements: Porous surfaces that allow stormwater to infiltrate into the ground, reducing surface runoff.
3. Vegetated Swales: Channels lined with vegetation to convey and treat stormwater.
4. Detention Basins: Engineered basins that temporarily hold runoff to reduce peak flow rates.
5. Retention Basins: Ponds or basins that permanently retain stormwater, promoting infiltration and water quality treatment.
6. Stream Restoration and Stabilization: Techniques to restore natural stream functions and reduce erosion.

7. Riparian Buffers: Vegetated areas along waterways to filter runoff and protect water quality.
8. Urban Plazas with Dual Use: Convert plazas and courtyards into permeable or detention areas to store water during storms.
9. Bioswales in Street Medians: Narrow, vegetated channels integrated into roadways to capture and filter runoff.

[Added as final bolded objective for Goal 6 on page 70]

Consider Township policies that incentivize growth in less vulnerable areas while supporting the long-term goal of reducing flood risks and restoring natural floodplain functions.

By leveraging private investment for public benefit, this approach helps manage urban growth responsibly, enhances resilience, and improves the overall quality of life for residents throughout the town. This is best achieved by encouraging private investment through private land use incentives such as density or height bonuses.

Respectfully submitted,

Teaneck Environmental Commission

12.02.2024