



**PROPOSED**  
 Redevelopment Plan for **1425 Teaneck Road**  
 Block 5703, Lot 11  
 Township of Teaneck, New Jersey

Prepared on behalf of the Township of Teaneck Planning Board  
 by **PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC**  
 Planning & Real Estate Consultants

September 2019

The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2

*Richard M. Preiss*

Richard Preiss, PP  
 New Jersey Professional Planner License # 3461

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**Block 5703, Lot 11**  
**Township of Teaneck, New Jersey**

September 24, 2019

*Prepared for:*

The Township of Teaneck Planning Board

*Prepared by:*

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## I. INTRODUCTION

### A. Statutory Basis

This Redevelopment Plan has been prepared for a Redevelopment Area designated pursuant to N.J.S.A. 40A:12A-5 known as 1425 Teaneck Road and located on the east side of Teaneck Road, south of Westervelt Place, within the Township of Teaneck (“Township”). The Redevelopment Area consists of one parcel that is designated on the Township’s tax maps as Block 5703, Lot 11. The Redevelopment Area is bounded generally by Teaneck Road to the west; Westervelt place to the north; the westerly property line of Block 5703, Lot 12 to the east; and the northerly property line of Block 5703, Lot 10 to the south (see Figure 1, Redevelopment Area Location).

The Township Council of the Township of Teaneck adopted a resolution on November 19, 2018 (see Resolution #222-2018) directing the Planning Board to study an area including Block 1002, Lot 2 and Block 5703, Lot 11 in order to determine whether it should be deemed a non-condemnation area in need of redevelopment in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Planning Board subsequently directed its consulting planners, Phillips Preiss Grygiel Leheny Hughes LLC, to conduct the study. The consultants submitted their report, titled *Area in Need of Redevelopment Investigation for Block 1002, Lot 2 and Block 5703, Lot 11, Township of Teaneck, New Jersey* to the Planning Board on April 15, 2019, and a public hearing was then held by the Planning Board to determine whether it should recommend that the area be designated a non-condemnation area in need of redevelopment pursuant to the LRHL at N.J.S.A. 40A:12A-6. On May 14, 2019, the Planning Board adopted a resolution recommending that the area be designated as a non-condemnation area in need of redevelopment.

The Teaneck Township Council concurred with the Planning Board's recommendation and declared the area a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12-5 on June 18, 2019. The Township Council on the same date then directed Phillips Preiss Grygiel Leheny Hughes LLC to prepare a Redevelopment Plan for the area in question pursuant to the LRHL at N.J.S.A. 40A:12A-7, which provides that “no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or in both, as appropriate.

### B. Description of Redevelopment Area Boundaries

The Redevelopment Area boundaries are formed by property lines of Block 5703, Lot 11. The Redevelopment Area is located in the northern-central portion of the Township and is bounded generally by Block 5703, Lot 12 to the east; Block 5703, Lot 10 to the south; Teaneck Road to the west; and Westervelt Place to the north. The location of the Redevelopment Area within the Township is shown on Figure 1. The Redevelopment Area’s tax lot and area boundaries are identified on Figure 2.

The Redevelopment Area is located in a portion of the Township characterized by a mix of uses. Single-family residences are located along Westervelt Place to the east and north. Commercial uses are located along the Teaneck Road corridor in the vicinity of the Redevelopment Area; a restaurant is located to the south, a liquor store is located to the north across Westervelt Place, and a strip shopping center is located to the west across Teaneck Road. The setting of Block 5703, Lot 11 within its immediate surrounding area is shown on Figure 3.

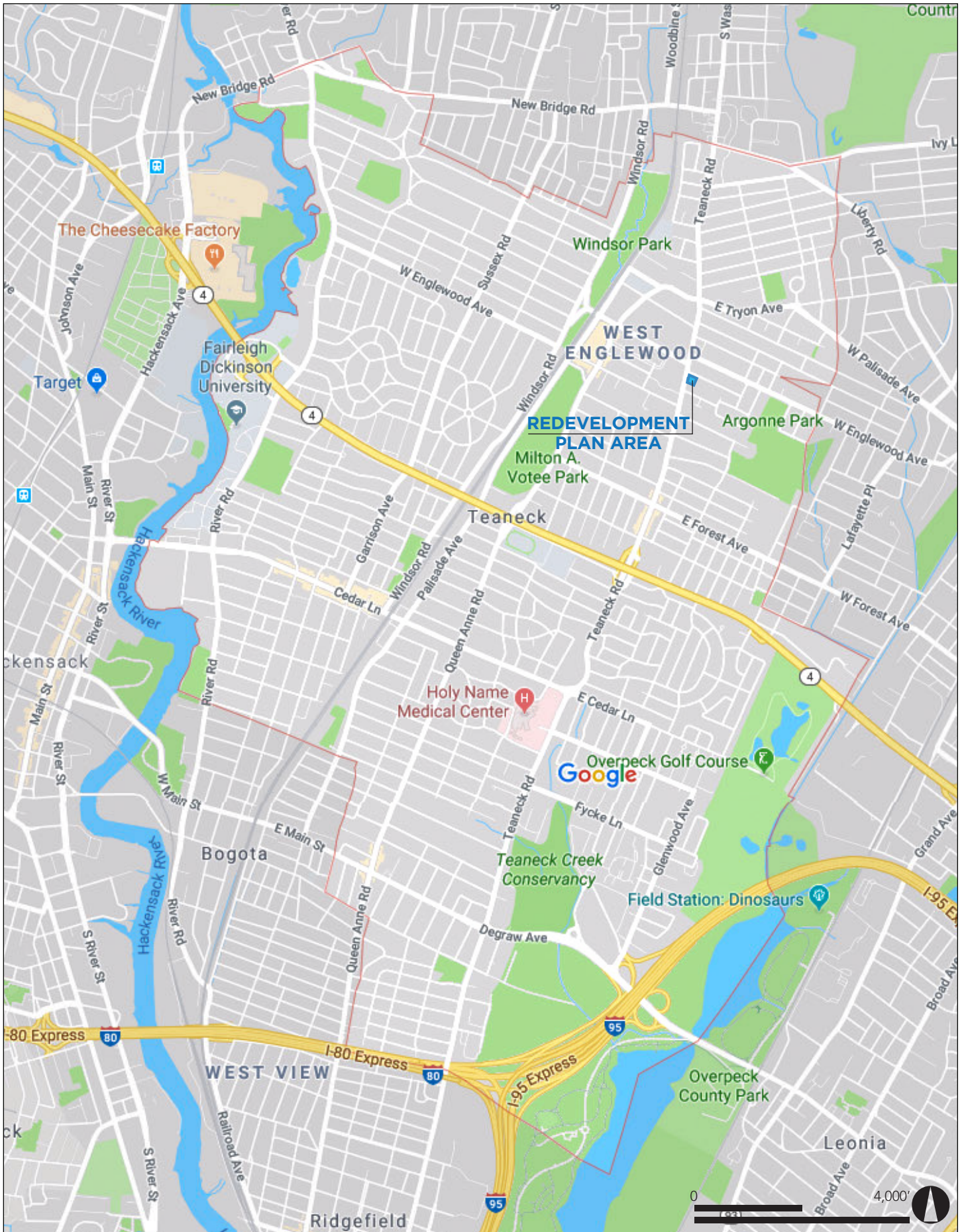


Figure 1: Redevelopment Area Location | **Redevelopment Plan for 1425 Teaneck Road** | Township of Teaneck, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

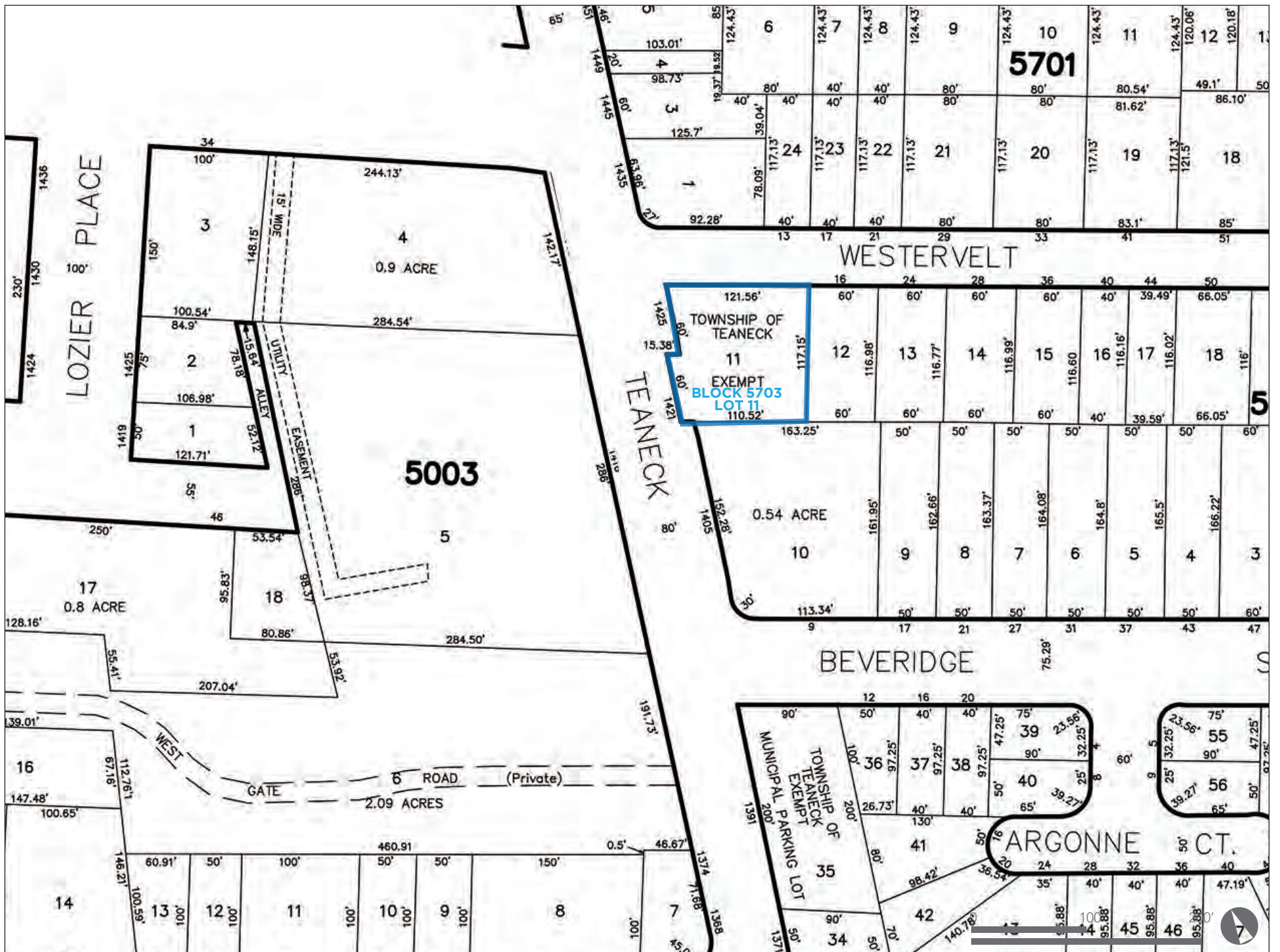


Figure 2: Redevelopment Area Tax Map | [Redevelopment Plan for 1425 Teaneck Road](#) | Township of Teaneck, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019



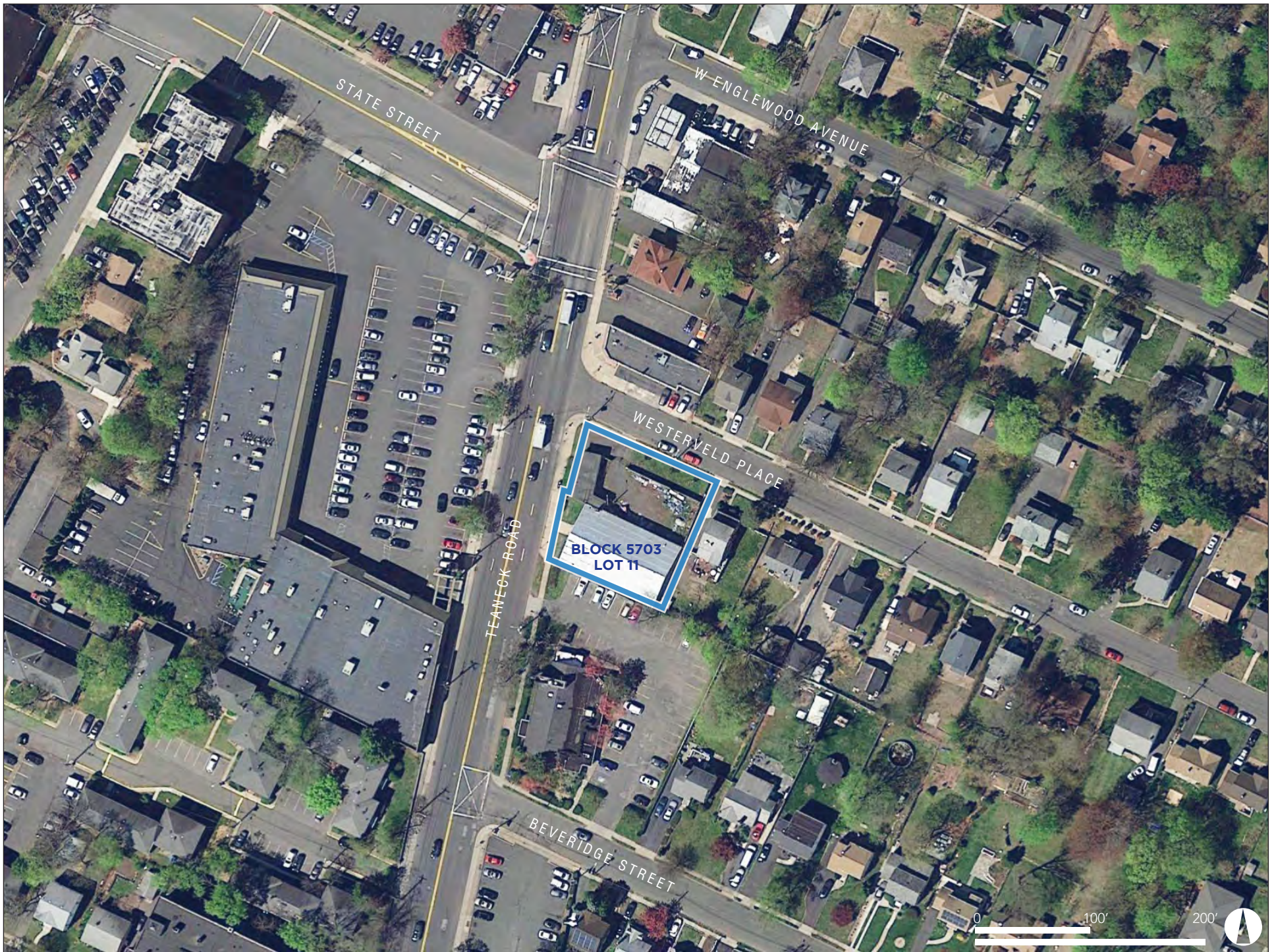


Figure 3: Redevelopment Area Aerial Context | **Redevelopment Plan for 1425 Teaneck Road** | Township of Teaneck, NJ  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

### C. Description of Existing Conditions

As described above, the Redevelopment Area is located at the southwest corner of Teaneck Road's intersection with Westervelt Place. The Redevelopment Area encompasses a ±0.32 acre parcel owned by the Township of Teaneck that is presently utilized by the Township's Department of Public Works (DPW), which utilizes the site as a maintenance shop for the repair of small equipment such as road signs, trash receptacles, and lighting. The building consists of a main structure, which measures ±5,500 square feet, and what appears to be a small, one-story addition near the corner of Teaneck Road and Westervelt Place. There are small paved parking areas on the north and south sides of the building, which are in poor condition and do not provide sufficient space for loading by large vehicles or trucks. A yard area enclosed by a masonry wall with a chain-link gate is located to the north of the building along Westervelt Place. This portion of the site is utilized for outdoor storage of signs, trash receptacles and other items to be repaired. There is little to no landscaping present on the site.

The one-story masonry building was utilized as a plumbing equipment warehouse until the Township purchased the site and repurposed it as a recreation center in the 1970s. The building was converted to its current use in the 1990s. The exterior and interior of the building are both in poor condition. The interior of the building exhibits signs of water damage and cracked flooring throughout. Windows, doors, and exterior stucco finish are all in poor structural and cosmetic condition.

The existing use is not permitted under the current zoning and the industrial nature of this use is not compatible with the surrounding residential neighborhood, particularly given the lack of buffers or landscaping on the site. Further, the poor cosmetic condition of the building is unsuitable for this residential context.

## II. GOALS OF THE REDEVELOPMENT PLAN AND RELATIONSHIP TO LOCAL OBJECTIVES

### A. Redevelopment Plan Goals and Objectives

The specific goals and objectives of the Redevelopment Plan are as follows:

1. To provide for affordable housing in satisfaction of the Township's fair share housing obligation.
2. To promote new residential development in the Redevelopment Area in a manner that will benefit the community.
3. To provide for appropriate land uses that will eliminate blight and serve the needs of the community.
4. To minimize the negative impact of existing land uses in the Redevelopment Area on the surrounding neighborhood.

### B. Relationship to Local Objectives

#### Township of Teaneck Master Plan

The most recent Master Plan Reexamination for the Township of Teaneck was adopted in 2017. The Master Plan Reexamination recognized that Block 5703, Lot 11 (the Redevelopment Area) was in a poor state of repair and was located apart and far from the DPW yard on River Road, stating further that it was located adjacent to single-family residential uses and represented an opportunity to meet the Township's housing needs. The Reexamination recommended rezoning the Redevelopment Area and the adjacent property located at Block 5703, Lot 10 to permit multi-family age-restricted or senior housing with a first-floor mixed-use component. The Redevelopment Area was recognized an appropriate location for senior housing for several reasons:

- Such projects are best located in close proximity to shopping, in this case across the street; and public transportation, which in this case would be in the form of frequent bus service on Teaneck Road.
- The property is proximate to many other apartment complexes on State Street, and therefore not an isolated project within the neighborhood.
- Senior projects generate fewer vehicular trips – especially at peak hours – and their car ownership and therefore parking needs are lesser, an important consideration with a relatively small site and competition for on-street and municipal parking space with other retail uses in the area.

The Master Plan further recommended that development regulations should permit the building to be located with a zero-foot or shallow setback from Teaneck Road

The proposed rezoning was adopted in July 2017 by the Township Council per Ordinance No. 15-2017, as will be discussed in the following section. The proposed use of the Redevelopment Area as affordable senior housing is consistent with this Master Plan recommendation.

## Township of Teaneck Zoning Ordinance

Following the recommendation for rezoning as set forth in the Township's 2017 Reexamination, the Township Council adopted Ordinance No. 15-2017 on July 6, 2017. This ordinance created a new zone, known as the R-SCII Residential Senior Housing II District. Block 5703, Lot 11 and Block 5703, Lot 10, an adjacent property that is presently occupied by a restaurant, were rezoned to this new classification. This district permits age-restricted (55+) or senior housing (62+) multi-family apartments. Retail and restaurant uses are permitted on a ground floor. Accessory uses permitted include at- or below-grade or surface parking facilities and other customary accessory uses associated with the permitted principal uses.

The proposed senior residential use is consistent with the existing zoning for the Redevelopment Area.

### III. LAND USE AND DEVELOPMENT PLAN

#### A. Notes on Plan Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between “shall” and “should.”

“Shall” or “must” means that a developer is required to comply with the specific regulation, without deviation.

“Should” means that a developer is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

#### B. Purpose

The Redevelopment Plan is intended to encourage the development of affordable residential housing for seniors on a substandard, dilapidated property within the Township of Teaneck that is presently incompatible with its surrounding residential uses.

#### C. Illustrative Conceptual Development Plans

The conceptual development plans herein show the intended development configuration on the subject property (See Figure 4, Conceptual Ground Floor Plan and Figure 5, Conceptual Upper Floor Plan). Further, conceptual building elevations are provided in Figure 6. It is the intention of the Redeveloper, and the requirement of the Township, that the development will be built much like this plan. In order to ensure that a high quality is met, the standards and guidelines in this Redevelopment Plan spell out specific requirements that stem from the Redeveloper’s intentions and Township’s goals for the Redevelopment Area.

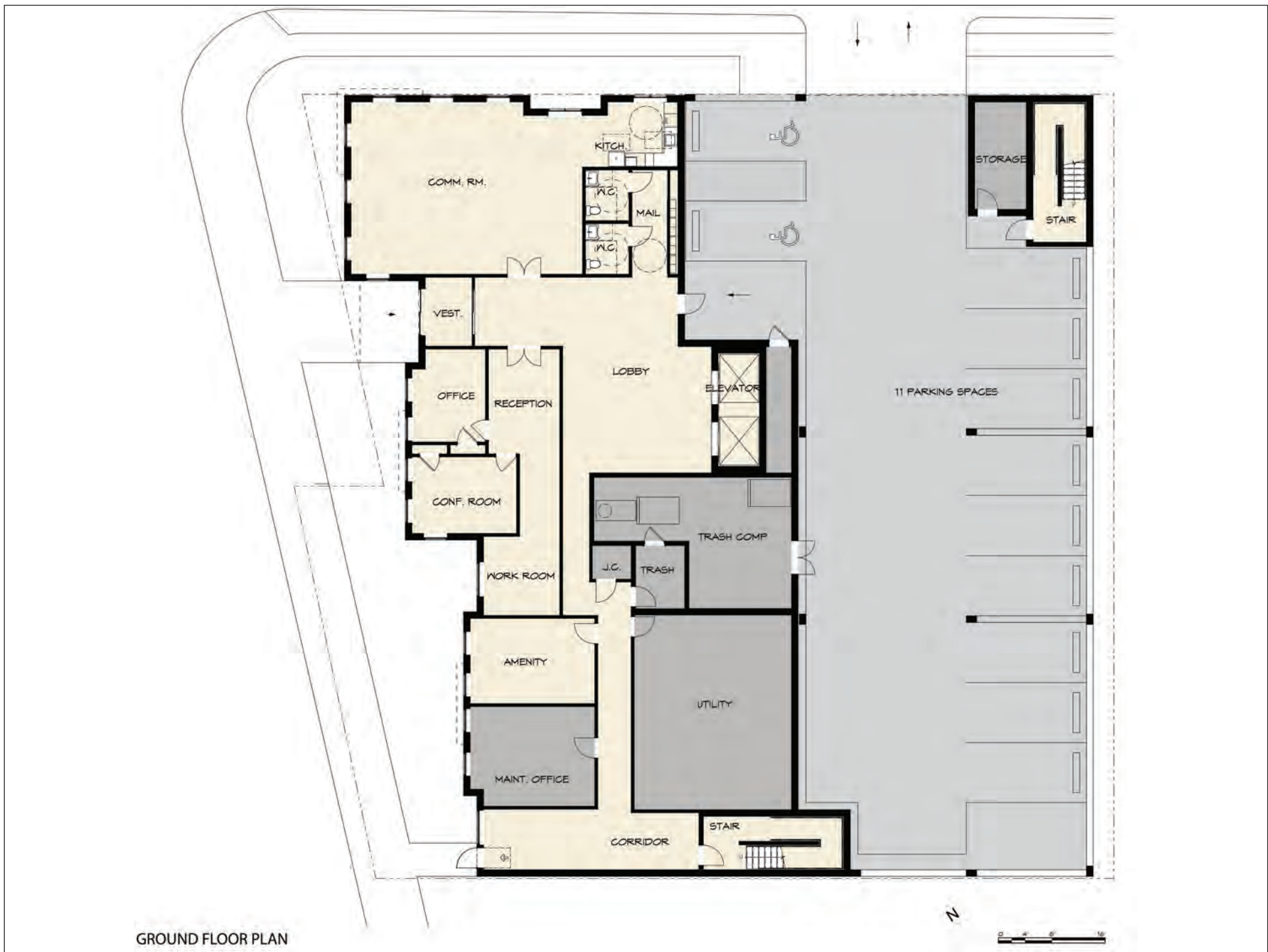
#### D. Use, Area, Yard and Building Requirements for the Redevelopment Area

##### 1. Principal Permitted Uses

Multi-family residential apartments for age-restricted (55 years of age or over) or senior housing (62 years of age or over) households.

##### 2. Permitted Accessory Uses

- a. Off-street parking facilities including at-grade parking on the ground floor under a building or in surface parking lots
- b. Other customary and accessory uses associated with the permitted principal use, provided that they are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.



GROUND FLOOR PLAN

Figure 4: Conceptual Ground Floor Plan | [Redevelopment Plan for 1425 Teaneck Road](#) | Township of Teaneck, NJ

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

SOURCE: KITCHEN & ASSOCIATES 2019



Figure 5: Conceptual Upper Floor Plan | **Redevelopment Plan for 1425 Teaneck Road** | Township of Teaneck, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019  
 SOURCE: KITCHEN & ASSOCIATES 2019



Figure 6: Conceptual Building Elevations | **Redevelopment Plan for 1425 Teaneck Road** | Township of Teaneck, NJ

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

SOURCE: KITCHEN & ASSOCIATES 2019



### 3. Area, Yard and Building Requirements

Standard	Required/Allowed
Min. Lot Area	10,000 square feet
Min. Lot Width	100 feet
Min. Lot Depth	100 feet
Min. Front Yard Setback (Teaneck Rd)	0 feet
Min. Front Yard Setback (Westervelt Pl)	0 feet
Min. Rear Yard Setback	0 feet
Min. Side Yard Setback	0 feet
Max. Impervious Coverage	90%
Max. Building Coverage	75%
Max. Building Height	5 stories/60 feet
Max. Gross Residential Yield	40 units

### 4. Affordable Housing

All of the units in the development within the Redevelopment Area shall be affordable age-restricted or affordable senior housing units. Income and bedroom distribution for the affordable units shall be provided in accordance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.), and the New Jersey Housing and Mortgage Finance Agency's Qualified Allocation Plan (N.J.A.C. 5:80-33.1 et. seq.). No unit shall contain more than 2 bedrooms.

## E. Specific Site Requirements for the Redevelopment Area

### 1. Parking Ratio

A minimum of (1) parking space shall be provided for each four (4) dwelling units. The required parking ratio is below the minimum standards set forth in the New Jersey Residential Site Improvement Standards (RSIS). Per the RSIS, *de minimis* exceptions from such standards may be reasonable if the general purpose and intent of the standards is met and proposed standards better reflect local conditions, including household characteristics, availability of mass transit, and location.

### 2. Signage

One wall sign may be provided measuring no greater than twelve (12) square feet in area. All other signage shall be subject to Section 33-18(c) of the Township of Teaneck Development Regulations.

### 3. Other Site Plan and Design Standards

Except as provided in this Redevelopment Plan, all other site plan and design standards within the Redevelopment Area shall comply with those standards specified within the Township of Teaneck Development Regulations. When any standard within the Township Development Regulations conflicts with a standard herein, the standard within the Redevelopment Plan shall apply.

## F. Design Guidelines

### 1. Building Placement and Parking

- a. The building shall be placed with the majority of its massing closer to Teaneck Road and Westervelt Place, rather than along the rear or interior side lot lines.
- b. At grade parking spaces under the building are permitted and shall be located at the interior of the building, set back from the Teaneck Road property line by at least 30 feet, and located behind active uses. Tuck-under structured parking with the parking spaces open to the sidewalls is prohibited along all public frontages. One driveway and garage opening to structured parking is permitted and shall be located along Westervelt Place, behind active uses. The maximum driveway and garage door width shall be 24 feet.

### 2. Massing

- a. Corner Emphasis

A tower element is encouraged at the corner of Teaneck Road and Westervelt Place to help visually anchor the intersection. The expression of the tower should continue downwards through all levels of the building. The tower bay should have a taller and more elaborate roofline, such as from tall parapets or a gable roof; a high percentage of glazing on the ground floor; and contrasting or accent materials.

- b. Articulation.

All building facades facing public streets should have articulated massing so as to create a smaller, human-scale, traditional form that creates an inviting streetscape for pedestrians. Both vertical and horizontal articulation are required, as described below:

- i. Vertical Articulation

The building shall be divided into a series of vertical bays along the Teaneck Road and Westervelt Place frontages. Particularly along Teaneck Road, the physical expression of the most prominent bay(s) should extend through all levels, including the roofline. Bays should be defined through two approaches, dimensional variation and texture / pattern / material variation, as described in the following paragraphs.

#### *Dimensional Variation*

Each vertical bay should be distinguished from its neighboring bay by a change in façade plane of at least two feet deep, so as to create significant shadow lines and help break down the perceived length of the building.

#### *Texture, Pattern and Material Variation*

Bay definition should also include textural, pattern, and/or material variation, such as by the proportions and rhythm of window spacing, variation in surface material and pattern, and downspouts or expansion joints.

ii. Horizontal Articulation

*Base*

The base of the building is the first level. A visually-weighty material, such as brick or stone, is recommended to anchor the base of the building. To further define the base, overhangs, light shelves, or flat projecting canopies are encouraged over building entrances, storefronts, and bordering lobbies, and other common-use areas. Lighting such as sconce lights should be used to help highlight entries.

*Middle*

The middle of the building should be distinguished from the base and top by horizontal belt courses or cornices, and/or by changes in material, masonry, or fenestration pattern.

*Top*

The top of the building may be defined as just the roofline or the entire top floor, and should be emphasized; for example, with a parapet wall and/or balustrade, deep bracketed cornice, or sunshade (brise-soleil). The corner bay at Teaneck Road and Westervelt Place should be further accented with a more elaborate and higher flat roof or a pitched roof form with deep eaves.

3. Transparency

a. Active Uses

Providing active uses in the ground floor of the building helps link interior activities to the street, increases pedestrian activity at the sidewalk, and results in a more “transparent” and visually engaging street presence. Active uses include retail storefronts, entries and lobbies to upper-level apartments, community rooms, and management / leasing offices. Trash rooms, mechanical rooms, storage areas, structured parking, windowless hallways and other circulation areas, and driveways do not count as active uses. At least 50 percent of the Teaneck Road linear frontage and at least 30 percent of the Westervelt Place linear frontage shall include active uses along the ground floor.

b. Entries and Windows

- i. The main entry door to the apartments shall be located along Teaneck Road and should be clearly visible and highlighted within the front facade through architectural features such as full glazing, a projecting or recessed mass, material change, flat canopy or other overhang, and/or accent lighting. Double doors, side lites, full-height windows along the apartment lobby, transoms, and other glazed features are encouraged to increase the transparency at and around this entry and strengthen the connection between the building and the street.

- ii. A community room shall be provided for use by both building tenants and neighbors. The community room shall be located along Teaneck Road and should have larger, retail-style windows.
- iii. The ground floor along public streets should have a higher percentage of transparency than on upper floors. A minimum of 40 percent of the ground-floor facade areas along Teaneck Road and Westervelt Place shall be clear-glazed windows and doors. On upper-story facades along both street-facing frontages, a minimum of 20 percent of facade area should comprise clear-glazed windows.
- iv. Windows should align vertically from floor to floor. Areas of blank, windowless walls in excess of 10 feet in width are prohibited along Teaneck Road and Westervelt Place, including at garage levels. Upper-story windows should be vertically-proportioned. Vertically-proportioned windows may be clustered in pairs or triples to create wider expanses of windows.

#### 4. Materials

##### a. Facade Materials

- i. Preferred facade materials are brick, cultivated stone or other masonry facing; fiber cement siding boards or shingles (e.g., HardiePlank); and wood, metal, and glass. No more than three different materials should be employed as primary materials on a building façade. Within the chosen primary materials, variation in color, texture and pattern may be employed to create further distinctions.
- ii. All windows and garage-window openings should have dimensionality so as to create shadows and texture within the building facade. At a minimum, all windows and garage-window openings should have headers and sills; in addition, trim on all sides that projects from the building facade is encouraged. Window glazing should be recessed relative to the surrounding enframing.

##### b. Application of Materials

The quality and variety of materials, detailing, and articulation should be consistent on all facades. Materials should extend around corners and extensions to a logical break in plane so as to avoid a pasted-on appearance. Changes in materials across a vertical line should be made at an inside corner or other logical change in building massing. Changes in materials across a horizontal line should be delineated by a cornice, belt course, expansion joint, or similar feature.

##### c. Window Glazing

Windows for residences, lobbies, and shared common-use rooms on the ground floor should have clear and non-reflective glass. Stained, translucent, or decorative glass may only be used for transom and accent windows. Windows on upper-level floors may be lightly tinted but should not be mirrored. Window and door glazing for mechanical and related

rooms may be translucent (admitting light but not views) or opaque (such as spandrel glass).

## 5. Service and Mechanical

### a. Mechanical Rooms

Where possible, mechanical, storage, and other service rooms should be located at the interior or below-grade portions of the building. Where they must be located along an exterior wall of the building, they should include windows echoing the overall pattern, proportion, and design of windows in adjacent or upper facades and have translucent or spandrel glazing.

### b. Rooftop Mechanical Equipment

All major mechanical equipment located on the roof should be screened from view of all street-level sidewalk vantage points along Teaneck Road and Westervelt Place, using a material harmonious to the building's façade design.

### c. Trash and Refuse

Building trash and recycling collection areas should be fully contained within the parking garage area.

## 6. Terrace over Parking

A shared residential open space is encouraged in the form of a roof deck terrace over the parking garage. Access to the terrace should be readily available to all building residents and prominently sited off a common hallway or lobby. The terrace should include landscaping, shade trees, and a variety of seating options. Buffer landscaping or low fencing should be provided for privacy screening between the terrace and adjoining apartment windows, and between the terrace and neighboring single-family homes.

## IV. REDEVELOPMENT ACTIONS

The Redevelopment Plan provides for a number of actions in support of the overall plan objectives, as follows:

### A. Outline of Proposed Actions

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan include; the clearance of dilapidated, deteriorated, obsolete or underutilized structures or uses; installation of utility infrastructure necessary to service and support new development; and creation and/or vacation of other easements as may be necessary for redevelopment.

### B. Properties to be Acquired

The property that comprises the Redevelopment Area is Township-owned.

### C. Easements

No building shall be constructed over a public easement in the Redevelopment Area without prior written approval of the Township of Teaneck.

### D. Relocation

Implementation of the Redevelopment Plan does not require the involuntary displacement and/or relocation of businesses within the Redevelopment Area. The property is Township-owned.

### E. Other Actions

In addition to the demolition and new construction described above, other actions may be taken to further the goals of this plan. These may include, but shall not be limited to, provisions for public infrastructure necessary to service and support new development and/or environmental remediation.

## V. RELATIONSHIP TO DEVELOPMENT REGULATIONS & OTHER PLANS

### A. Township of Teaneck Development Regulations

This Redevelopment Plan shall supersede all provisions of the Township of Teaneck Development Regulations, except where specific provisions of the Development Regulations are expressly indicated as being applicable.

In all situations where zoning issues are not specifically addressed herein, the Teaneck Development Regulations shall, however, remain in effect. No “d” variance from the requirements herein in accordance with N.J.S.A. 40:55D-70 shall be cognizable by the Zoning Board of Adjustment. Adoption of this Plan by the Township Council shall be further considered an amendment to the Township of Teaneck Zoning Map.

### B. Relationship to Master Plans of Adjacent Municipalities

No other municipalities directly abut the Redevelopment Area. Therefore, the Redevelopment Plan goals will not have any impact on adjacent municipalities.

### C. Relationship to the Bergen County Master Plan

The Bergen County Department of Planning & Engineering initiated in 2018 the development and creation of a new Master Plan for the County, which has not yet been completed. Prior to this, the County released Vision Bergen: The Visioning Component of the Bergen County Master Plan in 2011. Vision Bergen identified the issue of traffic congestion on Teaneck Road and the increasing interest in redevelopment of underutilized land in communities throughout the County. This Redevelopment Plan proposes a use that will not significantly impact traffic congestion along Teaneck Road.

### D. Relationship to the State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

*Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.*

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP has only been re-adopted once since its original adoption. A new State Strategic Plan (SSP) has been proposed as the revision to the 2001 SDRP. A timeframe for the adoption of the draft SSP is uncertain.

This Redevelopment Plan is consistent with the SDRP and the draft SSP, as it is located within PA1 - Metropolitan Planning Area. The goal of PA1 is to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.”

The purpose of the Redevelopment Plan is to provide affordable housing for senior citizens and to remediate and upgrade a property which is in need of redevelopment. In particular, the redevelopment effort will focus on the production of much-needed affordable housing within the Metropolitan Planning Area consistent with the goals, strategies and policies of the SDRP and the draft SSP.



## VI. GENERAL PROVISIONS

### A. Site Plan and Subdivision Review

Any construction, reconstruction or rehabilitation shall require the prior approval of the Teaneck Township Planning Board and shall be in accordance with the requirements of this Redevelopment Plan and the site plan requirements set forth in the Township's Development Regulations. Where a provision of the Redevelopment Plan conflicts with a provision of the Development Regulations, the Redevelopment Plan shall control. No subdivision of land shall be permitted within the Redevelopment Area.

No construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

### B. Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

### C. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Council of the Township of Teaneck or by a developer or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township Council of the Township of Teaneck, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the redevelopment area on the basis of race, creed, color or national origin.

### D. Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of fifteen (15) years from the date of approval of this plan by the Township Council of the Township of Teaneck, except that the criteria set forth in Section III.D, E, and F. of this Plan shall continue to control development or redevelopment within the Redevelopment Area until such time as amended or repealed by the Township Council.

## E. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of the Redevelopment Plan. Any deviation that would require “d” variance in accordance with the Municipal Land Use Law, NJSA 40:55D-70d et seq., shall require an amendment to the Redevelopment Plan by the Township Council. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

## VII. OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

1. The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
2. The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
3. No involuntary displacement and/or relocation of businesses in the Redevelopment Area is anticipated on the part of the Township of Teaneck.
4. The Redevelopment Area is Township-owned. No acquisition of privately-owned lots is anticipated on the part of Township of Teaneck. Specifically, no condemnation or use of eminent domain shall occur within the Redevelopment Area.
5. As indicated in Chapter II, this Redevelopment Plan is consistent with the site's designation in the Master Plan for the Township of Teaneck. The Plan complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan.
6. This Redevelopment Plan shall supersede all provisions of the Development Regulations of the Township of Teaneck regulating development in the area addressed by this Redevelopment Plan. In all situations where zoning issues are not specifically addressed herein, the Teaneck Development Regulations shall, however, remain in effect. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this Plan, as provided herein. Final adoption of this Plan by the Township Council of the Township of Teaneck shall be considered an amendment of the Township of Teaneck Zoning Map.
7. If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

## VIII. PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be further amended from time to time upon compliance with the requirements of State law. Any party requesting a future amendment shall submit such request to the Township Council and, unless the request is issued by an agency of the Township, shall pay a fee of \$2500. The Township Council and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (e.g., traffic engineer) as may be appropriate. In addition, the Township Council in its sole discretion may require that the party requesting the amendment establish an escrow account with the Township adequate to allow the Township and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare proposed further amendments that might be needed, together with any and all necessary documentation related thereto.