



Teaneck Master Plan Kick-Off Meeting

June 14, 2023, 7:00PM

Teaneck Public Library Auditorium

Purpose and Scope of Tonight's Meeting

- Introduce the Master Plan process to the Teaneck community
- Get initial input from attendees on land use and planning issues impacting the future of Teaneck.
- You will be given an opportunity to share your opinions during a break-out discussion period.
- Tonight's meeting will help us organize and prioritize the community engagement process and Master Plan scope.

Agenda

7:00PM to 7:30PM: Presentation

7:35PM to 8:20PM: Discussion Break-out

8:20PM to 9:00PM: Report Back to Large Group, Takeaways & Next Steps

What is a Master Plan?

- Policy document to guide land use decision making in a community

- Evaluates existing conditions

Where are we now?

- Long-range vision and blueprint for the future

Where do we want to go? What should Teaneck look like in 5 years? 10 years?

- Focuses on a range of topics

Land uses and buildings, roads and circulation, streetscapes, community facilities and educational institutions, climate change adaption, natural resources, etc.

- Recommendations are the basis for zoning regulations and land use policies

Master Plan Steering Committee

- Planning Board Chair Joseph Bodner
- Councilmember Denise Belcher
- Councilmember Hillary Goldberg
- Councilmember Mark Schwartz
- Deputy Township Manager Thomas Rowe
- Elizabeth Davis
- Hildy Dillon
- Jacqueline Kates
- Member of business community (TBD)

Elements of a Master Plan

- **Goals & Objectives**
- **Land Use**
 - **Climate Change Vulnerability Assessment**
- **Housing (2019)**
- **Circulation**
- **Utility Service**
- **Community Facilities**
- **Recreation (2019)**
- **Conservation (2019)**
- **Economic Development**
- **Historic Preservation**
- **Recycling**
- **Educational Facilities**
- **Green Buildings & Environmental Sustainability**

Teaneck's Past Master Plans

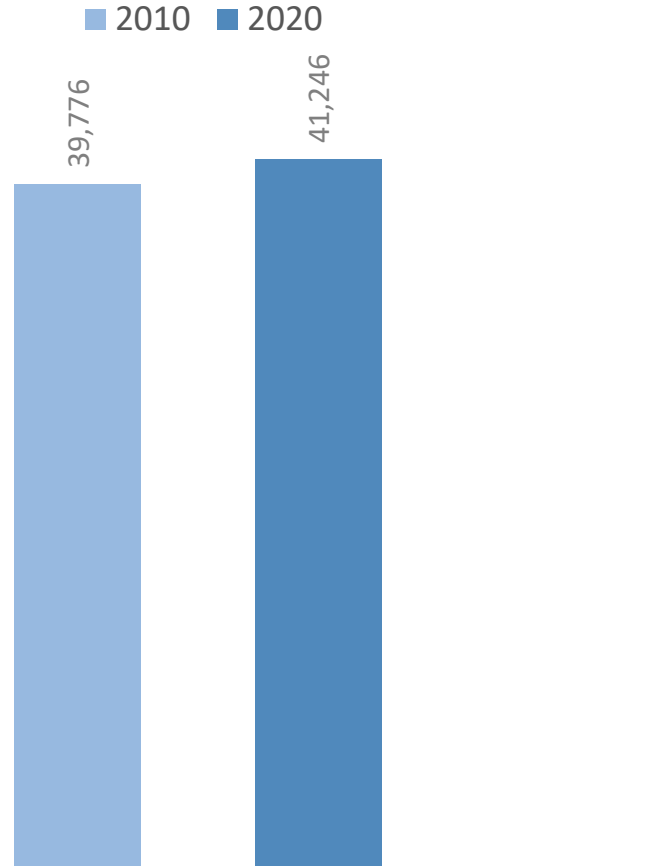
- Master Plans (1979, 2007)
- Reexamination Reports (2011, 2014, 2017)
- Amendment to the Master Plan (2021)
- Housing Element and Fair Share Plans (2008 and 2019)
- Open Space and Recreation Plan Update (2019)
- Environmental Resource Inventory (in process)

Last comprehensive Master Plan was 16 years ago!

Demographic Changes

- Population Basics (2010 to 2020)
 - Teaneck's population has not grown as fast as Bergen County
 - Population of children under 5 years has dropped
 - Population over 65 is the fastest growing age group
- Diversity
 - Teaneck has a greater mix of racial and ethnic groups (2010 to 2020)
 - Teaneck is more diverse than Bergen County overall
- Housing
 - Teaneck has a greater share of rental housing (2010 to 2020)
 - Bergen County overall has a greater share of rental housing than Teaneck

TEANECK POPULATION 2010 TO 2020

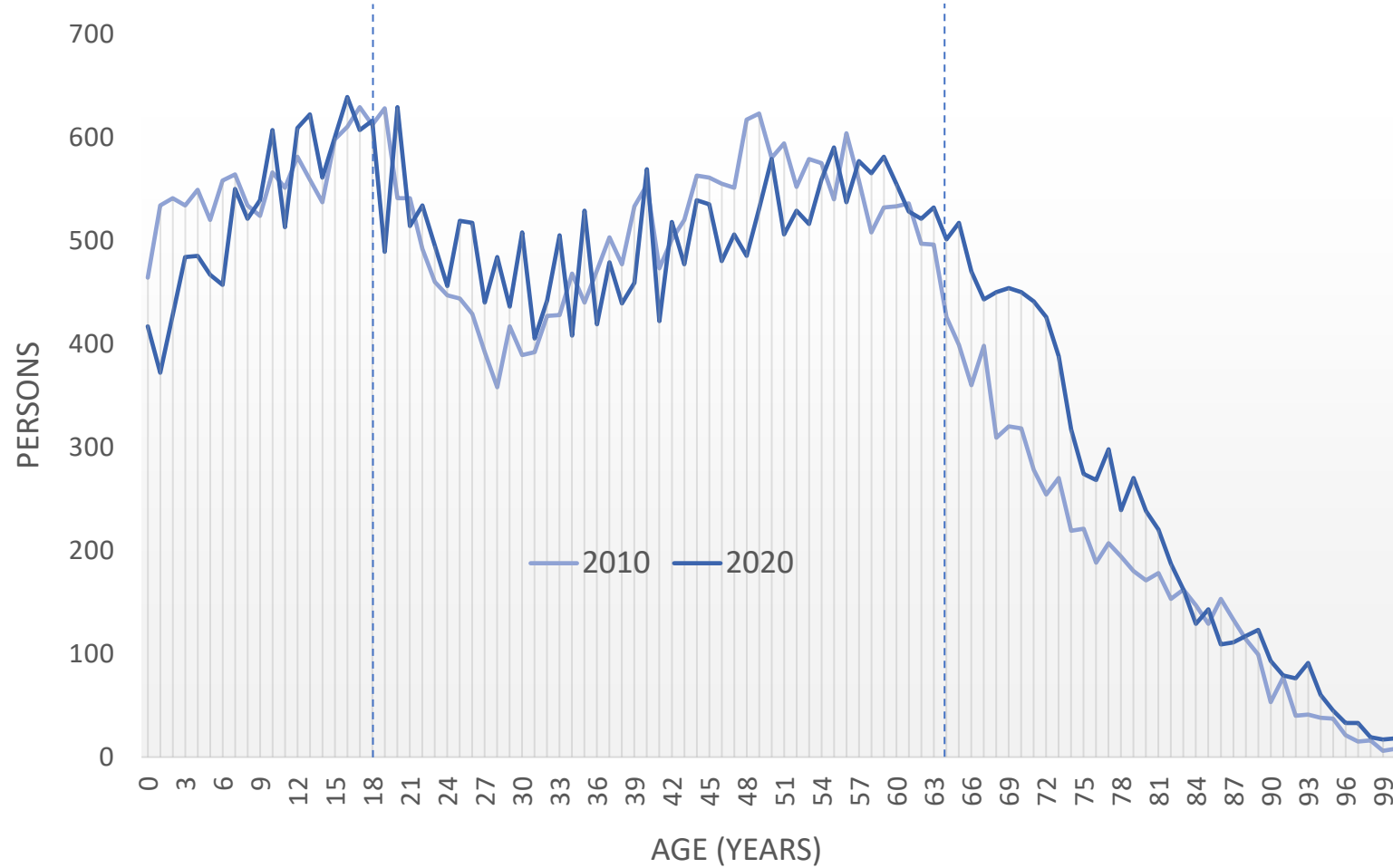


POPULATION

Teaneck Population Increase 3.7%

Bergen County Population Increase 5.6%

TEANECK AGE DISTRIBUTION 2010 TO 2020

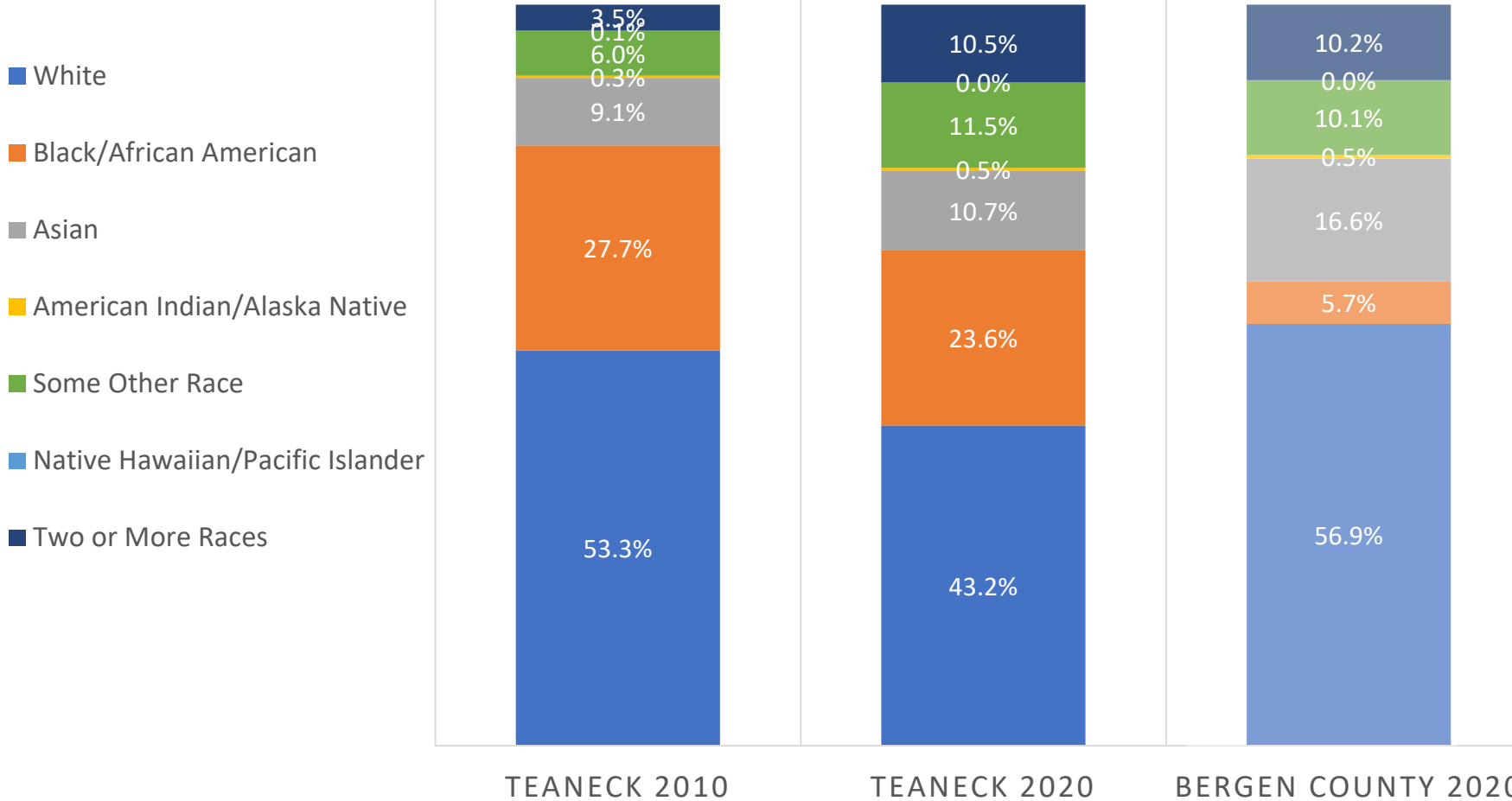


2010 Median Age	39.3 years
2020 Median Age	40.7 years

CENSUS RACIAL CATEGORIES

TEANECK 2010 & 2020

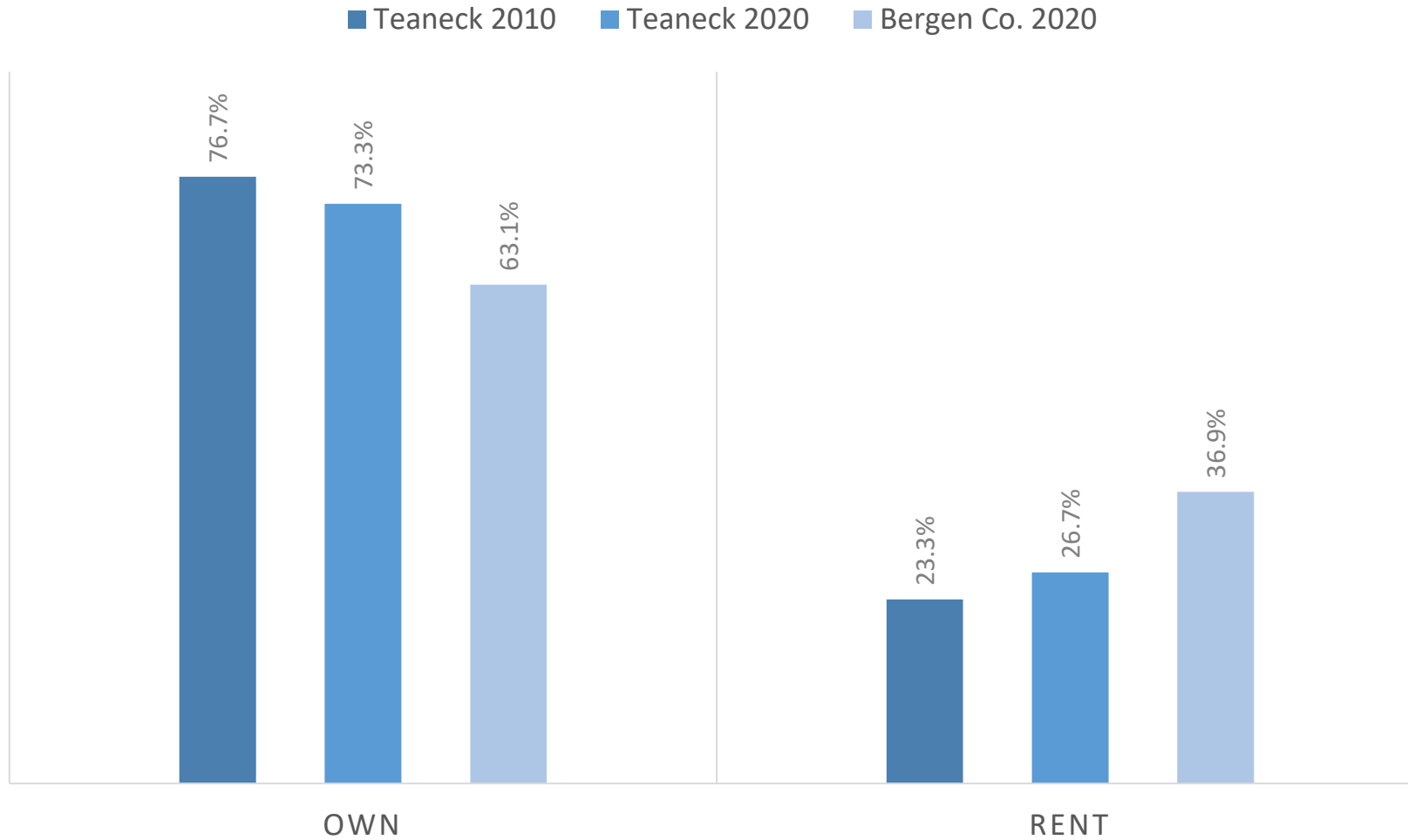
BERGEN COUNTY 2020



Hispanic (any race)	
Teaneck 2010	16.5%
Teaneck 2020	21.5%
Bergen County 2020	21.4%

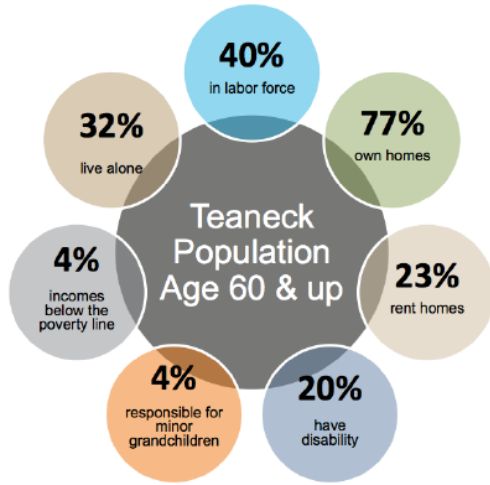
Source: 2020 Decennial Census, U.S. Census.

OWNER AND RENTER OCCUPIED HOUSING UNITS 2010 TO 2020 IN TEANECK AND BERGEN CO. 2020



A Look at Teaneck's Older Adults and Their Housing Challenges

Teaneck's 9,100 Residents Over Age 60 Have Diverse Lives and Livelihoods



Why Many Teaneck Retirees Struggle to Afford to Age in Place

(For Teaneck residents over age 60)

Median Housing Costs

Renters = \$1,421
 Mortgaged Home = \$2,906
 Paid-off Home = \$1,296

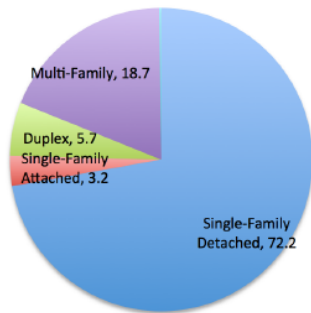
Mean Monthly Fixed Incomes

Residents with Social Security only = \$2,062
 Those with other sources of income = \$3,365

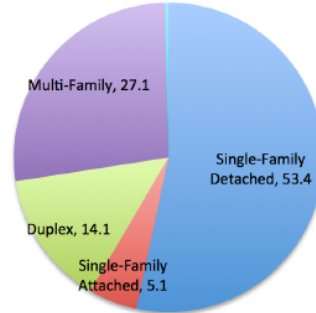
End Result: Nearly 35 percent of Teaneck's older homeowners and 52 percent of renters are "housing-cost-burdened," meaning they spend more than 30 percent of income on housing costs. **More Housing Options Needed:** Teaneck's older population is growing at double-digit rates while the under-65 population growth has been relatively flat since 2000. Creative solutions – such as home-sharing, intergenerational dwellings, or smaller, more barrier-free housing close to shops and transportation, could be beneficial alternatives for an older-adult population with different needs and lifestyles – and potentially fewer financial resources - than previous generations of retirees.

Teaneck's Housing Stock is Less Diverse than the Rest of Bergen County

Teaneck Housing Types

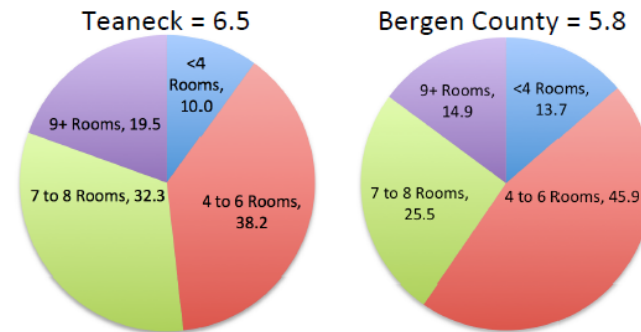


Bergen County Housing Types



Teaneck has higher percentage of single-family homes and fewer townhomes & duplexes than rest of Bergen. Plus, only 10 percent of Teaneck housing units has fewer than 4 rooms, a more affordable option for those downsizing.

Median Number of Rooms Per Housing Unit



Land Use Issues since 2007 Master Plan

- Pandemic trends
 - High demand for suburban homes, expanded living space, and open space
 - Social isolation for some groups
 - Investment in outdoor public/private space
 - Shift to services/entertainment in brick-and-mortar retail locations
 - Inflation in cost of living/housing
- Institutional expansion
 - Holy Name Medical Center expansion plans (pending)
 - New and expanded houses of worship and private schools prevalent in Teaneck
- Business district changes/stagnation
 - Cedar Lane
 - DeGraw Avenue/Queen Anne Road
 - Teaneck Road
 - West Englewood/The Plaza

Land Use Issues since 2007 Master Plan

- Affordable Housing
 - Council on Affordable Housing (COAH) defunct circa 2015
 - NJ Courts and Fair Share Housing Center (FSHC) take control of municipal affordable housing obligations
 - Municipalities are required to provide their “fair share” of new affordable housing
 - 15-20% affordable unit set-aside is subsidized by market-rate units (“inclusionary development”)
 - High developer demand to build multifamily housing in NJ suburbs and near transit
- Climate change hazard vulnerability and resiliency planning

Goals (2017 Master Plan Reexamination)

1. Advance the **purposes of the Municipal Land Use Law (MLUL)** as contained in NJSA 40:55D-2;
2. **Preserve the character of existing low-density residential neighborhoods** forming the predominant character of the Township;
3. Provide zoning protection for existing multifamily housing, and **encourage its expansion only in areas where it would not have detrimental effects on single-family residential neighborhoods;**
4. Provide a **balanced land use pattern** and appropriate development controls;
5. Guide appropriate development and growth in a coordinated and managed approach;
6. Strengthen the vitality of existing **commercial districts;**
7. **Preserve, protect and enhance parks and open space** while protecting environmentally sensitive, natural, and unique physical features at the same time;
8. Maintain the **historic resources** and **natural beauty** of the Township; and
9. Embrace, reflect and bring together the **diverse sub-communities** within the Township.

Objectives (2017 Master Plan Reexamination)

1. Ensure practical and appropriate development controls in order to **preserve and protect** open space, conserve the natural landscape and protect the sensitive ecological areas of the Township;
2. **Protect neighborhood characteristics** including the enforcement of buffer areas between non-residential and residential land uses, between different residential types, and along sensitive ecological areas of the Township;
3. Encourage the **revitalization of vacant buildings** and encourage the **rehabilitation and restoration** of brownfields and other contaminated buildings and land;
4. Maintain and upgrade the **existing system of parks, recreation and open space** to provide for Township residents of all ages, abilities and disabilities consistent with current and projected community needs for recreation and open space;
5. Preserve the **high level of public services and encourage the creation of new facilities** where necessary, in order to accommodate population changes, economic growth and the changing needs of residents;
6. Provide mechanisms to encourage the needed **upgrade of the existing utility infrastructure** including public water, stormwater management and wastewater treatment;
7. Provide for the Township's fair share of **affordable housing** as may be required by law as set forth in the Housing Plan Element;

Objectives (2017 Master Plan Reexamination)

8. **Preserve and enhance the low-density residential character** of established neighborhoods, maintain a reasonable balance of housing choices, and provide for in-fill development, adaptive reuse and affordable senior housing.
9. **Promote historic preservation** efforts that will maintain the Township's unique historic resources as designated;
10. Promote building and site improvements that have **reasonable limitations on size, bulk, and site disturbance** in relation to the existing fabric of the community;
11. Encourage the development of a **circulation system** that accounts for roadways, mass transit, pedestrian/bicycle routes, greenway corridors and existing freight and goods movement facilities;
12. **Coordinate land uses with transportation facilities**, including but not limited to bus stops and parking for resident commuters to facilitate access and encourage alternatives to driving;
13. Promote a **diversified economic base**;
14. **Focus economic development efforts on existing commercial, industrial and office districts** and provide support and reinforcement to the four Business Districts to improve their viability;
15. **Encourage the sharing of services** with neighboring municipalities to lower Township operating and maintenance costs while maintaining or increasing their effectiveness; and
16. **Support and promote public participation** and awareness on Township Boards and commissions and awareness of all Township issues and initiatives.

Major Problems (2017 Reexamination)

1. Decline in Non-Residential Tax Ratable Base
2. Expansion of Institutions
3. Substandard Housing Stock
4. Substantial Expansions to or Teardowns of Single-Family Homes
5. Economic Development in Retail Districts
6. Outdated Zoning

Discussion Questions

1. What are Teaneck's greatest **assets and strengths**?
2. What aspects of life in Teaneck **need improvement**? What would you like to see **change**? What might be the biggest **challenges** in the **next 5-10 years**?
3. What is one **key topic** that the Master Plan must address?
4. **Who** must be included in the Master Planning process? What groups will be underrepresented without intentional outreach? (e.g., renters, business owners, immigrants, community organizations, etc.)

Stay in Touch

1. Visit <https://www.teanecknj.gov/teaneck-master-plans> to review prior Master Plan documents, learn about upcoming meetings and review meeting materials/summaries.
2. Email masterplan@teanecknj.gov with questions or comments.
3. Look out for upcoming community-wide survey.