

TOWNSHIP OF TEANECK

MASTER PLAN

Prepared by



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TOWNSHIP OF TEANECK

BERGEN COUNTY, NEW JERSEY

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**MASTER PLAN
TOWNSHIP OF TEANECK**

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1. STATEMENT OF GOALS AND OBJECTIVES

The Township of Teaneck has played a special and unique role in the development and growth of suburban communities in the United States in the second half of the 20th century. From the honor of standing as the U.S. Army's Model Town of the United States in 1948 to the historic 1965 referendum that resulted in Teaneck becoming the first community in the United States to voluntarily bus students in order to racially integrate its schools. Teaneck has firmly established its status as a role model and a leader.

Now, in the early years of the 21st century, Teaneck continues to be a leading municipality – this time in the definition and design of the mature suburban community. With its small town quality and balance of land uses, Teaneck can increase opportunities for people to work and live within the Township and capitalize on the quality of life that attracts people to establish roots, build families and create lifelong friendships in the community. As such, the Planning Board has established the following Goals and Objectives upon which the Master Plan is based:

Goals:

1. Advance the purposes of the Municipal Land Use Law (MLUL) as contained in 40:55 D-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 our Township; and
9. Embrace, reflect and bring together the diverse sub-communities within the Township.

Objectives:

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;
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 relationship 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.

Thus, the overarching goal of the Master Plan is to move forward while respecting and recognizing that all change is not bad and all growth is not good. Furthermore, the Township will strive to act with wisdom to maintain the position of leadership that it has held for over 100 years.

Planning for the future has been a tradition in Teaneck since 1931, when Teaneck became one of the first New Jersey municipalities to create a Planning Board in order to assume local control over the subdivision and mapping of land. The Master Plan is a formal document required by the State of New Jersey Municipal Land Use Law, and more importantly to Teaneck, it is a picture of the past and a vision for its future.

As provided for in the Municipal Land Use Law, the elements of the Teaneck Master Plan include: a Statement of Goals and Objectives, a Land Use Element, a Housing Element, a Circulation, Utilities, Community Facilities Elements; a Conservation, Recreation and Open Space Element; an Economic Plan Element, Historic Preservation Element, and a Recycling Element, as well as those elements' relationships to adjacent communities.

2. BACKGROUND STUDIES

The Township of Teaneck extends over an area of 6.2 square miles in the central sector of Bergen County. It is bounded to the West by River Edge and Hackensack which lie across the Hackensack River, to the North by New Milford and Bergenfield, to the East by Englewood and Leonia, and to the South by Ridgefield Park and Bogota.

The physical appearance of Teaneck today is the result of land use and urban design decisions made mostly during the first half of the past century. Teaneck was incorporated as a municipality in 1895, although there were earlier Native American and European-American settlements within the boundaries of the current Township. Revolutionary war activity took place in Teaneck as well, and there are some existing structures in the Township that have survived from that time. A more thorough accounting of Teaneck's history and physical development, as well as additional Township information on historic sites and buildings, is included in the Historic Preservation Plan Element.

Roads were constructed in the early part of the twentieth (20th) century, resulting in the Township's relatively uniform street grid system. As transportation and infrastructure improvements were constructed, the number of residents in Teaneck began to increase. The Township nearly quadrupled in population during the 1920s as shown in Table 2.1, followed by a more steady population growth over the next three decades, until 1960.

Table 2.1
Teaneck Populations, 1910 to 2000

<u>No.</u>	Year	Population	Change	
			Population	Percent
1.	1900	768		
2.	1910	2,082	1,314	171.1%
3.	1920	4,192	2,110	101.3%
4.	1930	16,513	12,321	293.9%
5.	1940	25,275	8,762	53.1%
6.	1950	33,772	8,497	33.6%
7.	1960	42,085	8,313	24.6%
8.	1970	42,355	270	0.6%
9.	1980	39,007	-3,348	-7.9%
10.	1990	37,825	-1,182	-3.0%
11.	2000	39,260	1,435	3.8%

Source: Historical Population Trends in Bergen County (1990-2000), Bergen County Data Book, 2003.

Teaneck's population peaked in 1970 at 42,355, a very modest increase of less than one 1% in population growth occurred in the 1960s. The total population then declined over the next two decades before modestly increasing once again during the 1990s.

The 2000 Census counted a population of 39,260 persons in Teaneck. This indicates a 3.8% increase since 1990 and the highest growth rate depicted by the Township in the last four decades. The population of Teaneck has increased at a slower rate than the County and the State, as indicated in the table below.

Table 2.2

Population of Bergen County and NJ State by Decennial Census: 1900-2000

	County of Bergen			State of New Jersey		
Year	Total Population	Population Change	Percent Change	Total Population	Population Change	Percent Change
1900	78,441			1,883,669		
1910	138,002	59,561	75.9%	2,537,167	653,498	34.69%
1920	210,643	72,641	52.6%	3,155,900	618,733	24.38%
1930	364,977	154,334	73.3%	4,041,334	885,434	28.05%
1940	409,646	44,669	12.2%	4,160,165	118,831	2.90%
1950	539,139	129,493	31.6%	4,835,329	675,164	16.2%
1960	780,255	241,116	44.7%	6,066,782	1,231,453	25.46%
1970	897,148	116,893	15.0%	7,168,164	1,101,382	18.15%
1980	845,385	-51,763	-5.8%	7,364,823	196,659	2.74%
1990	825,380	-20,005	-2.4%	7,730,188	365,365	4.96%
2000	884,118	58,738	7.1%	8,414,350	684,162	8.8%

Table 2.3 below illustrates population estimates for the Township of Teaneck that have been provided through the 2005 population estimates generated by the New Jersey (NJ) Department of Labor and Workforce Development.

Table 2.3
Teaneck Population Estimates, 2000 to 2005

	Census 2000 count		Population Estimates					
	Original	Corrected	2000	2001	2002	2003	2004	2005
Teaneck Township	39,260	39,260	39,258	39,173	39,113	39,793	39,798	39,635

Source: NJ Department of Labor and Workforce Development

Interestingly, as shown in Table 2.4 below, the Township's housing stock continued to grow each decade from the 1950s onward, even as the population leveled off, and then declined between 1960 and 1990. This discrepancy was due substantially to the decrease in average household size in Teaneck during each decade from 1960 to 1990, in which the average household size decreased from 3.4 to 2.81 persons per household as shown in Table 2.5. However, in contrast to most suburban communities in the State, the average number of persons per household increased by two percent (2%) during the 1990s, to a figure of 2.86 in 2000.

Table 2.4
Number of Housing Units, 1950 to 2000

		Change		
<u>S.No</u>	<u>Year</u>	<u>Units</u>	<u>Number of Units</u>	<u>Percent</u>
1.	1950	9,742		
2.	1960	12,442	2,700	28%
3.	1970	13,038	596	5%
4.	1980	13,182	144	1%
5.	1990	13,334	152	1%
6.	2000	13,719	385	3%
<i>Source: Bergen County Data Book, 2003</i>				

Table 2.5
Persons per Household, 1960 to 2000

		<u>Change</u>		
		<u>Number of</u>		
<u>No.</u>	<u>Year</u>	<u>Number</u>	<u>Persons</u>	<u>Percent</u>
1.	1960	3.40		
2.	1970	3.20	(0.20)	-6%
3.	1980	2.90	(0.30)	-9%
4.	1990	2.81	(0.09)	-3%
5.	2000	2.86	(0.05)	2%
<i>Source: Bergen County Data Book, 2003</i>				

Table 2.6 below compares the household and population figures for 1990 and 2000. As this table shows, the population of Teaneck increased nearly four percent (4%) between 1990 and 2000, from 37,825 to 39,260. There was a slightly lower increase in the number of households in the Township between 1990 and 2000. The average household size increased minimally as well from 2.81 to 2.86.

Table 2.6

Population, Households, and Household Size 1990-2000

	<u>1990</u>	<u>2000</u>	Change	<u>Percent</u>
			<u>Number of Households</u>	
Total Population	37,825	39,260	1,435	3.8%
Number of Households	13,334	13,719	385	2.9%
Average Household Size	2.81	2.86	0.05	1.8%
<i>Source: Decennial Censuses of 1990 & 2000, U.S. Census Bureau</i>				

The population cohorts with increases between 1990 and 2000 were residents age 5 to 14, 45 to 64, and 85 and older. The largest percentage increase was in residents age 85 and older, which increased by over 50 percent, while the largest percentage decrease was in the number of residents between the ages of 25 and 44 (Table 2.7).

Table 2.7

Age Distribution of the Population

Township of Teaneck, New Jersey, 1990-2000

	<u>1990</u> <u>Number of</u> <u>Persons</u>	Percent	<u>2000</u> <u>Number of</u> <u>Persons</u>	Percent
Under 5	2,551	6.7%	2,521	6.4%
5 to 14	4,602	12.2%	5,932	15.1%
15 to 24	5,301	14.0%	5,020	12.8%
25 to 44	11,210	29.6%	10,265	26.1%
45 to 64	8,660	22.9%	9,938	25.3%
65 to 84	4,961	13.1%	4,758	12.1%
85 years and older	540	1.4%	826	2.1%
Total	37,825	100.0%	39,260	100.0%
<i>Source: Decennial Censuses of 1990 and 2000 U.S. Census Bureau</i>				

Table 2.8
Age of Housing Stock
Township of Teaneck

<u>Year Unit Constructed</u>	<u>Number of Units</u>	<u>Percent</u>
1990-March 2000	317	
1980-1989	447	3.25%
1970-1979	411	2.9%
1960-1969	956	6.96%
1940-1959	6,291	45.8%
1939 or earlier	4,996	36.41%
Total	13,719	100.0%

Source: 2000 US. Census

According to the 2000 Census, 84 percent of all the housing units in the Township were constructed before 1960 (Table 2.8). This table reflects the significant amount of housing construction that accompanied the steady population growth the Township experienced in the first half of the 20th Century. Teaneck's housing stock is comprised of a somewhat varied mix of dwelling types. According to the 2000 Census, nearly three-quarters of the housing units in Teaneck are single-family detached dwellings, while 4% percent are two-family homes. Just over three-quarters of total dwelling units are owner-occupied, a slight decrease from 1990 (see Table 2.10 below).

Table 2.9

Distribution of Housing Units by Type

<u>Units in Structure</u>	<u>Number of Units</u>	<u>Percent</u>
1 unit - detached	10,334	75.3%
1 unit - attached	321	2.3%
2 units	573	4.2%
3 to 4 units	336	2.4%
5 to 9 units	724	5.3%
10 to 19 units	447	3.3%
20 or more units	971	7.1%
Other	13	0.1%
Total	13,719	100.0%
<i>Source: Profile of Selected Housing Characteristics, 2000 U.S. Census</i>		

Table 2.10				
Housing Characteristics				
Township of Teaneck, New Jersey, 1990-2000				
	<u>1990</u>		<u>2000</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Occupied Housing				
Owner-Occupied	10,328	77.5%	10,409	75.9%
Renter-Occupied	2,672	20.03%	3,009	21.9%
Vacant Housing Units	334	2.5%	301	2.2%
Total Housing Units	13,334	100.0%	13,719	100.0%
<i>Source: 1990 and 2000 US. Census</i>				

As shown by these tables, Teaneck can be viewed as an almost fully developed stable suburban community that is undergoing changes that are not uncommon in areas that have been developed for some time. However, while on a relative basis changes have been modest compared to many similar communities in the region and state, some changes have bucked recent trends. The most notable and related changes are the increase of over 1,400 residents between 1990 and 2000 after two decades of population loss. This was due to two other changes: an increase of 393 housing units in the community despite the fact that it had little vacant land remaining for development, and an increase in household size. While the Township's population has not returned to its historical peak, Teaneck still seems to be growing slightly in terms of number of residents, number and size of households, and number of dwelling units.

Another demographic trend in Teaneck that does not match similar suburban communities in the region is the lack of growth in its senior population. The median age of Township residents increased from 37.2 in 1990 to only 38.4 in 2000. This was attributable to a nearly 10 percent increase in residents aged 45 to 64 during the same period. Most suburban communities have seen this middle-aged or adult population remain relatively stable with significant increases in the senior population. In Teaneck's case, the number of persons over 65 years of age remained almost constant, whereas in other communities in the region growth has been significant.

Teaneck's younger population is increasing as well, as the number of residents under age fifteen (15) jumped eighteen percent (18%) from 1990 to 2000. This is a trend that matches similar communities, an effect known as the "baby boom echo."

3. LAND USE PLAN ELEMENT

Goals & Objectives

According to the MLUL at NJSA 40:55D-28, a master plan must include a "statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based." This statement is often expressed as a series of goals and objectives. The following goals and objectives for this Land Use Plan Element as well as the Statement of Goals and Objectives articulated earlier, provide a foundation for this and other plan elements that comprise much of the remainder of this document:

The Goals of the Land Use Plan Element are to:

1. Preserve the character of existing low-density residential neighborhoods forming the predominant character of the Township.
2. Encourage the long-term vitality of the four primary business districts in the Township.
3. Promote an expanded and diversified economic base to the maximum extent practical.
4. Preserve, upgrade and increase the vitality of existing commercial and industrial areas in an appropriate manner, while being sensitive to adjacent and existing uses.
5. Balance redevelopment initiatives in a manner that considers fiscal impact to the Township, while not adversely impacting traffic, population, safety and environment, quality of life issues, or the character of existing land uses.
6. Redevelopment initiatives should identify, at the earliest possible time, any potential contamination issues related to the existing structures and/or the land and condition any approval on the remediation of those issues by the appropriate agency.

7. Encourage and support the rehabilitation and infill of the housing stock, where appropriate, while maintaining the character, scale and privacy of established residential neighborhoods in the community.

The Objectives of the Land Use Plan Element are to:

1. Provide zoning protection for existing multi-family housing and encourage its expansion only in areas where it would not have a detrimental effect on existing single-family residential neighborhoods.
2. Provide appropriate facilities for municipal administration and services as well as recreational and cultural activities.
3. Encourage the long-term vitality of the key commercial/retail areas in Teaneck by improving streetscapes and facades, encouraging the development of appropriately scaled multi-level mixed use structures, while providing for safe and efficient vehicular and pedestrian access.

A. EXISTING CONDITIONS

The Township of Teaneck approached full build-out of all of its vacant developable parcels in the past decade. However, as is typical for many mature suburban communities, in recent years Teaneck has also been subtly reshaping its existing land use pattern, and evolving as a community. As a result, while the inventory of developable parcels has not changed substantially since the last land use survey was conducted in 1977, a number of land use changes have occurred that have had an impact on the land use character of the community.

The Township of Teaneck is comprised of a variety of land uses including residential, retail, industrial, office and public and institutional uses. A survey of existing land uses was conducted in the spring of

2004 - the results of which are illustrated on Table 3.1, below.

Table 3.1
Existing Land Uses, 2004

<u>Land Use</u>	<u>Number of Parcels</u>		<u>Land Area</u>	
	<u>Number</u>	<u>Percent of Total</u>	<u>Acres</u>	<u>Percent of Total</u>
Single-family residential	10,409	90.8%	1,702.8	57.1%
Parks and Open Space	62	0.5%	665.9	22.3%
Public/Quasi-Public	97	0.8%	247.4	8.3%
Multifamily Residential	199	1.7%	96.5	3.2%
Vacant	78	0.7%	68.1	2.3%
Commercial	184	1.6%	52.6	1.8%
Office	109	1.0%	58.0	1.9%
Industrial	14	0.1%	32.5	1.1%
Two-family residential	229	2.0%	30.4	1.0%
Parking	32	0.3%	20.7	0.7%
Mixed-Use-Commercial/Residential	37	0.3%	5.0	0.2%
Mixed-Use-Commercial/Office	10	0.1%	2.6	0.1%
Total	11,460	100%	2,982.5	100%
<i>Source: Phillips Preiss Shapiro Associates, Inc. 2004</i>				

Further, Table 3.2 below compares the distribution of land uses within the Township of Teaneck in 1977 and 2004.¹

Table 3.2
Comparison of Land Uses, 1977 and 2004

Land Use	<u>1977</u> Number of Parcels	Percent of Total	<u>2004</u> Number of Parcels	Percent of Total
Single-family residential ²	10,116	88.5%	10,409	90.9%
Two-family residential	326	2.9%	229	2.0%
Multi-family residential	102	0.9%	199	1.7%
Retail ³	181	1.6%	195	1.7%
Public/Quasi-Public	136	1.2%	148	1.3%
Office	56	0.5%	109	1.0%
Vacant	396	3.5%	78	0.7%
Mixed-Use--Retail or Office/Residential	62	0.5%	37	0.3%
Parking	18	0.2%	32	0.3%
Industrial	37	0.3%	14	0.1%
Total	11,430	100.0%	11,450	100.0%

Sources: 1994 Teaneck Master Plan, Phillips Preiss Shapiro Associates, Inc.

² 1977 figure includes 14 "tax exempt houses"

³ 2004 figure includes retail/office mixed use properties

As Table 3.2 shows, single-family homes have historically been the dominant land use within the Township, and continue to be so through the present day. However, both the number of parcels and the percentage of total parcels devoted to single-family residential use increased from 1977 to 2004, by 293 parcels in total. Other land uses that increased during that period were multifamily residential, which almost doubled from 102 to 199 parcels; office uses, which increased substantially from 59 to 109 parcels; retail, which had only a slight increase of 14 parcels from 181 to 195 parcels; public/quasi-public, which also showed a modest increase by 12 parcels from 136 to 148; and parking, which also nearly doubled—from 18 parcels to 32 parcels.

Some land uses actually decreased in number between 1977 and 2004. Most significant were two-family residential lots, which decreased by almost 100 parcels from 326 to 229. However, multifamily residential nearly doubled from 102 to 199. Retail/residential mixed-use properties also decreased by 40% from 62 to 37 parcels. Industrial land uses also experienced a significant drop, from 39 to 12 parcels, while vacant properties achieved the greatest change in the 27-year period between land use surveys—an 80% reduction from 396 to only 78 parcels.

Overall, while commercial and industrial properties and mixed retail/residential properties never accounted for a significant percentage of land use within Teaneck, the past 27 years have seen an overall erosion in non-residential uses, especially industrial uses. Since residential properties have seen the most significant increases the implications of this trend are evident. Amongst the most pressing of these effects is the decrease in Teaneck's nonresidential tax ratable base.

In addition, because of the decrease in parcels devoted to industrial uses, the number of industrial jobs has also declined. This is unlikely to have been made up for by modest increases in both office and retail land uses. What is not accounted for in the comparison, since it is based upon numbers of

parcels, are two significant changes in quasi-public, but nontaxable land uses in Teaneck including Holy Name Hospital and the Teaneck portion of Fairleigh Dickinson University. Both have grown significantly in recent years, and have added employees. Unfortunately, these and other added nontaxable quasi-public uses, which include houses of worship and civic uses, have placed an increasing burden on residential land uses for real tax property purposes. Finally, Teaneck's inventory of vacant properties has diminished substantially over the past 27 years. Of those which remain, and there are only 78 in number, many are very small, environmentally constrained or otherwise undevelopable. As such, there are few opportunities for the new development of nonresidential or residential uses on currently vacant properties.

B. RESIDENTIAL USES

Nearly 95 percent of the total parcels in Teaneck listed on the property tax files are classified as residential. Single-family housing is the predominant type of dwelling unit. While there are a number of two- and three-family housing units, most of the multifamily residential projects include townhouses and apartment buildings. According to the U.S. Census, the housing stock in Teaneck is relatively old; most of the housing units were built prior to 1960. However, despite its age, Teaneck's housing stock is generally in excellent condition. Overall, houses in Teaneck are well maintained, and many exhibit fine and attractive exterior details.

Single-family housing comprises over 90 percent of the total number of parcels in Teaneck, and is naturally the single largest land use in the Township. With respect to land area, single-family housing accounts for approximately 60 percent of the total land area of Teaneck. For the most part, most of Teaneck's single-family housing stock is built on lots relatively narrow in size in comparison to suburban standards. While lots range in size from one-eighth of an acre to greater than an acre, most of the single-family homes are found on lots ranging from 5,000 to 10,000 square feet in size. The

largest single-family residential lots in Teaneck are concentrated in the West Englewood area of the Township on Winthrop Road (between Sussex Road and Jefferson Street), and North and South Forest Drives and on Carroll Place which is in the vicinity of Holy Name Hospital.

Two-family housing units accounted for 229 parcels or 2.0 percent of the total number of parcels. These housing units are generally scattered throughout the Township. Teaneck also has a number of post-war multi-family housing developments, including age-restricted housing. The heaviest concentrations of multifamily housing are found along Cedar Lane between Teaneck Road and the Hackensack municipal boundary. This includes parcels which front on Cedar Lane or are located behind commercial properties which front on Cedar Lane.

A second area of multi-family concentration is between Teaneck Road and the CSX railroad in the area of State Street and West Englewood Avenue. Most of the multifamily structures in these two areas are walk-up three story post World War II garden apartments or 4-to 5-story brick structures built before or shortly after that war. Generally they are well maintained. Other multifamily units in Teaneck are found in the vicinity of the Queen Anne Road/DeGraw Avenue intersection, and close to the Bogota border. The multifamily developments built over the past twenty-five years include the Teaneck senior citizen housing complex at the terminus of Cedar Lane adjacent to the Overpeck County Golf Course; the Glenpointe townhouse project within the Glenpointe mixed-use project off Frank Burr Boulevard; and the Classic Residence, an independent living facility located off River Road. The Concierge Club at Glenpointe, an age-restricted multifamily condominium apartment complex, as well as another apartment project, Willow Street Commons, located to the southeast of the Teaneck Road/DeGraw Avenue inter section, have been completed and were occupied in 2004. Additionally, the Zoning Board of Adjustment has approved an application for a nursing home project to be located on the site

of Inwood Manor, which is a former catering facility located on Teaneck Road just to the north of Copley Avenue. Construction on this project is near completion.

As a mature suburban community, additional residential development will likely be accommodated by redevelopment or infill opportunities. Opportunities for new multi-family development exist above retail stores in all of the four (4) business districts. Other marginal or underutilized parcels, many of which are industrial or commercial in nature may present themselves as opportunities for redevelopment in the near future. The highest and best use for such parcels may be multifamily residential development, owing to the high demand for new housing in Teaneck. At first glance such projects may appear to have several advantages meeting the housing needs of Teaneck's growing younger population, providing ratables and improving the area's overall aesthetics. However, any decision to introduce higher density development needs to be weighed against overall trends and implications and impact to the community as a whole.

With respect to the existing housing stock, while the vast majority of it is in good condition and serves the population well, there are a number of trends which Teaneck's land use policies and zoning will have to contend with in the future.

First, and probably least problematic from a regulatory viewpoint, but very important nevertheless from a land use perspective, is the existence of housing that is substandard. As a town-wide survey conducted as part of Teaneck's effort to comply with the mandates of New Jersey's Fair Housing Act (see the Housing Element of this Master Plan), revealed the existence of a number of homes with substandard physical conditions. Utilizing available funding sources from the County and State to ameliorate such conditions through rehabilitation should be a high priority for Teaneck. The benefits are obvious: the provision of safe, decent and affordable housing to existing and future residents,

improvements in aesthetics and neighborhood conditions, and stabilization of market and fiscal conditions.

Second, current land use and zoning policies must recognize the changing needs of the residential marketplace. The average size of single-family homes in gross floor area, number and size of rooms has changed drastically since the vast majority of Teaneck's housing stock was built, particularly in the last 30 years.

As a result there is continuing pressure for single-family homes to be expanded in some segments of the local market, along with a desire by many families to modernize their homes. The typical Teaneck home built in the 1930's was a 3-bedroom, 1¹/₂ bath, two-story house with a dining room, living room, unfinished basement and attic, and a detached garage. Today, even for families of a moderate size, a fourth bedroom is often considered desirable. An additional full bathroom is also desired, particularly in the form of a master bedroom/bathroom suite. A larger kitchen with more space for more appliances (freezers, dishwasher, a second sink) and an eat-in area within the kitchen is also desired. The addition of a family room, apart from the living room, is the norm. Finishing basements, and transforming them into children's recreation rooms or entertainment spaces, is also commonplace. Finishing attics, sometimes via adding dormers to accommodate an extra bedroom, is yet another typical form of expansion. Such changes ought to be recognized and embraced, because the entire community benefits. However, it is important that the need for such expansion be accommodated in a manner that respects neighborhood scale, character, and the privacy, as well as the use and enjoyment of adjacent or neighboring single-family residents.

Beyond these smaller renovations and expansions of more modest proportions, is another trend in Teaneck that has the potential for a substantial impact on the community's inherent physical character.

This trend is the substantial expansion in the size of existing single-family homes, either through additions and renovations, often doubling the size of the existing home, or the total demolition of a home, and the rebuilding of a far larger single-family home in its place. Many aspects of this trend are positive. Such housing obviously fulfills the housing needs and desires of new families moving into the community, keeping pace with regional trends and modernizing older homes. However, this trend also has given rise to concerns relating to the transformation of neighborhood and aesthetic character.

Whereas the more moderate expansions, such as adding a second bathroom, or family room and eat-in kitchen, or finishing a basement, or dormering an attic, can occur without transforming the scale and architectural character of the home or neighborhood in which it takes place, the larger expansions or teardowns have in many cases totally transformed the scale and character of the home. This in turn has altered the more homogeneously scaled neighborhoods in Teaneck, where the size and architectural character have tended to be fairly uniform and harmonious. The sudden introduction of one or more such large and different-looking homes into such neighborhoods is a trend that is also occurring throughout the region, and in many parts of the country has drawn opposition from existing residents where homes are at times dwarfed or overwhelmed by the scale of the new or renovated homes.

In response to this issue, Teaneck convened a subcommittee, comprised of members of the governing body and the Planning and Zoning Boards, to study this growing practice and make recommendations to address it.

The subcommittee recommended the following changes to Teaneck's land use regulations to deal with this situation:

- 1) That the exemption for seeking a variance for expansion of a nonconforming lot or structure

where side yard violations are triggered by additions to principal and accessory structures be annulled.

- 2) That the maximum height limitation for principal residential buildings be lowered from 35 feet to 32 feet, except that 35 feet would be permitted under incentive zoning wherein variations in roof surface, pitch and configuration are provided.
- 3) To permit an increase in building coverage to 28 percent under incentive zoning wherein a variation of side and front wall surfaces is provided, and wherein the floor area of the second floor is reduced over what is permitted on the first floor.

The first recommendation of the subcommittee has subsequently been adopted by the Council by Ordinance.

C. RETAIL USES

Retail uses account for 181 parcels or 1.6 % of the total number of parcels in Teaneck. Retail uses are found in several areas of the Township, but there are two major commercial areas where retail uses are most prevalent: along Cedar Lane west of the railroad, which can be characterized as Teaneck's "downtown," or Teaneck's "Main Street," and along Teaneck Road north of New Jersey State Route 4. Cedar Lane can be characterized as a pedestrian-oriented shopping area, particularly between the railroad overpass and Larch Avenue, where buildings front on the property line and form a continuous retail wall along Cedar Lane. Most ground floor uses are retail in nature, with a concentration of specialty stores, eating and drinking establishments, and also a few convenience stores. One of the anchors of the downtown is the movie theater, which has managed to survive and compete in an era dominated by multiplex theaters along regional highways. While many of Teaneck's older, small supermarkets-Acme, Foodtown, Pathmark, and Grand Union- have disappeared, slightly removed from

the downtown behind Cedar Lane on Water Street, is a large, modern Stop `n Shop supermarket which serves Teaneck residents and brings shoppers into the downtown.

Within the Cedar Lane corridor, the pedestrian-oriented retail stores have the greatest concentration between the railroad and Larch Avenue. This is because this portion of Cedar Lane is the most level, providing a high degree of comfort and convenience to pedestrian shoppers. Moreover, accessible public parking lots for shoppers are located behind Cedar Lane in this area, which also affords long-term visitors to the downtown the opportunity to park for longer periods of time and either walk and shop at a number of stores, or spend a longer time in the downtown for purposes such as dining or attending the movie theater.

Portions of Cedar Lane to the east of the railroad or to the west of Larch Avenue are more steeply sloped with relatively shallow lot depths, which is less conducive to pedestrian shopping. As a result, these shopping areas are more automobile-oriented. People arrive by car, find a parking space on the street or within on-site parking lots, and typically visit a single destination. These areas also contain a more mixed-use character; offices and multifamily residential uses are interspersed with retail uses.

Generally, building conditions along the length of Cedar Lane are good, and vacancies are few. However, most of pedestrian-oriented shopping areas are located within single-story retail buildings, with no upper-floor uses, which is an underutilization of valuable land resources.

Another area within Teaneck with a concentration of retail uses is along Teaneck Road, from Cedar Lane all the way to Tryon Avenue. Retail uses along this roadway are more dispersed which include several automobile service retailers and is intermixed with office, residential and institutional or governmental uses. This portion of Teaneck Road can be characterized more as an automobile-

oriented retail corridor. Although it contains many convenience stores, and serves many residents within the adjacent residential neighborhoods, the roadway also carries a large amount of regional traffic as it passes through the community. Many shoppers park in front of retail stores or in small dispersed parking lots adjacent to retail stores. There is great variety in the types of establishments found in this area, including specialty retail and office uses.

There are also a few additional neighborhood retail centers within Teaneck. These include a more neighborhood-oriented collection of convenience stores centered on the intersection of Queen Anne Road and DeGraw Avenue, closer to the Bogota border. The main anchors in this area are drug stores, restaurants, a hardware store and a wine/liquor store, but include a diverse mix of uses including a bakery, a gas station and other restaurants. This area is not particularly pedestrian-friendly or cohesive, given the width of both Queen Anne Road and DeGraw Avenue and the amount and speed of traffic passing through this intersection. Shoppers typically arrive and depart by car, and park on the street or in parking lots to the side of the retail stores.

Another neighborhood shopping area is found at the northern end of Queen Anne Road, between West Englewood Avenue and State Street. This area is comprised largely of international and specialty food stores and restaurants. The area also has banks, a post office and a popular local hardware store. A series of apartment complexes in the area, particularly on State Street, surround this area and provide opportunities for shared parking. While this area to some degree has lacked cohesion in the past, a recent resurgence has begun to provide it with more of a retail identity through the addition of more ethnic and specialty food stores and restaurants. To the extent that gaps in retail frontages, such as a few vacant stores and the corner gas station can be addressed, this area will provide additional incentive for shoppers to park along the street or in parking lots, and similar to the downtown, to walk and shop across the street, or to linger in the area.

Finally, there are a small number of retail facilities and a large hotel with restaurants and banquet facilities within the Glenpointe Mixed-Use Development. This is a self-contained facility, and operates as an adjunct to this development.

Due to the fact that there is a variety of commercial districts, which are different with respect to their collection of retail uses, their physical layout, the extent to which they are pedestrian or automobile oriented, and their scale, their treatment from a land use and zoning viewpoint should be different. All of these areas could benefit from improvements not only to their aesthetics, but in developing a retail identity, and establishing a stronger market presence. In order to provide the impetus for improvements in the discrete retail districts, regulations should be modified with respect to use, bulk requirements, parking, design and to provide incentives for redevelopment and improvement. Opportunities to add upper-floor uses, including residential uses, as well as larger-scale commercial uses, entertainment, office, should be reviewed and codified.

D. INDUSTRIAL AND OFFICE USES

There are very few remaining industrial uses in Teaneck, as only 14 parcels fall within this land use category. While Teaneck never had a substantial inventory of industrial uses, the decrease from 37 parcels to only 14 is a decrease to almost a third of what existed a mere 27 years ago and is significant. Industrial properties are generally located within three areas of the Township: off Route 4 west adjacent to the Township's eastern border with the City of Englewood; along the railroad line south of Cedar Lane; and between the railroad line and Queen Anne Road from State Street to the end of Palisade Avenue. These industrial uses are light manufacturing or warehouse type uses, not heavy industry.

In contrast, there is a new and somewhat sizable number of office uses in the Township compared to

1977. A total of 109 lots or 1.0% of the tax parcels in Teaneck are now classified as office (compared to just 59 in 1977). The office category includes all professional office uses as well as medical and corporate offices. Office uses are scattered along the fringes of the downtown area off Cedar Lane between the railroad and Municipal Complex on Teaneck Road, and at the western end of Cedar Lane near the Hackensack border. There are also a number of offices located along Teaneck Road between Tryon Avenue and Forest Avenue, and some additional offices located on former industrial parcels north of Amsterdam Avenue adjacent to the railroad. While most of the offices are small in size, these latter few tend to be larger in size. Three sizable office buildings totaling approximately 600,000 square feet, are also part of the Glenpointe Mixed-Use Development off of Frank Burr Boulevard.

E. INSTITUTIONAL AND GOVERNMENTAL USES

Teaneck has two large institutional uses as well as a number of other smaller civic and religious-oriented land uses, and a host of governmental uses, most of which are Township facilities.

The two large institutional uses are Fairleigh Dickinson University (FDU), a portion of which lies within Teaneck (and the other across the Hackensack River in Hackensack), and Holy Name Hospital. FDU is an independent, nonsectarian, coeducational institution that has a second New Jersey campus in Madison, New Jersey. Based upon FDU's most recent figures, 4,114 under-graduates and 2,350 graduate students attend the Teaneck Campus for day, evening, and weekend classes. Three-quarters of undergraduate students on the Teaneck Campus are commuter students. FDU's Teaneck campus is located to the west of River Road, and north of Cedar Lane, on the Hackensack River/Township boundary. This portion of the campus contains much of the University's academic and administrative facilities, its ballfields and parking areas, and student dormitories.

The Teaneck portion of FDU's campus is substantially built out, although as is common for major educational institutions, the changing needs of education often require alterations and reconfigurations every decade or two. This typically occurs through additions to existing buildings, or the development of new buildings in areas formerly used for open space or for athletic facilities or other uses. FDU's most recent addition, a new student dormitory, is located within an underutilized parking lot adjacent to the Route 4 west on ramps off River Road. It is likely that in the future FDU will need to make further alterations or additions to its campus to keep up with the changing needs of higher education and changes in its student population. For the most part, such changes will likely be accommodated on campus, where some room still exists to add or reconfigure its facilities. At present, the campus is well separated from the adjacent community by River Road, Phelps Park, and Route 4. On-campus activities and traffic movements and parking rarely cause major disruptions to the community.

The second major institutional use in Teaneck, Holy Name Hospital, is located at the southwest corner of Teaneck Road and Cedar Lane. The Hospital contains a number of major buildings providing inpatient and out-patient care, hospital related administrative and health care functions, and parking facilities, including a parking deck in the front yard directly off Teaneck Road. Holy Name Hospital is a fully accredited, not for profit community hospital that has grown from 115 inpatient beds when it was founded in 1925, to 361 today, The hospital is sponsored by the Sisters of St. Joseph of Peace and is affiliated with the New York Presbyterian Health System.

Unlike FDU, Holy Name Hospital is located on a relatively small piece of property, and major capital improvements in the past 20 years have utilized virtually all of the available open space. Presently the hospital is proposing a series of small additions to existing facilities on small open areas that exist between buildings, or between buildings and parking, loading or circulation areas. Also, unlike FDU, Holy Name Hospital is hemmed in by an adjacent single-family residential community, whose

residents are concerned about the levels of intensity of development and activity within the hospital, and its potential to spillover into the community. As is the case with virtually all of the major hospitals in Bergen County, the changing needs and technology in the medical field require such institutions to continuously expand and upgrade their facilities, an occurrence which seems to take place every 10 years or so. In Holy Name Hospital's case, exactly how it will cope with these demands in the future, beyond its current proposed expansions, is unclear. Options include splitting off certain of its functions, further intensifying its facilities on the present site, or seeking zoning changes that would allow it to purchase and raze neighboring homes, thereby allowing it to expand its physical boundaries. While the Township is not in any position to predict or forecast the hospital's future needs, it may wish to diligently enforce existing zoning regulations, to protect the established character of the abutting low-density residential neighborhood.

Teaneck's other institutional uses include Township related community facilities, including schools, Fire Houses, the Department of Public Works and the municipal complex, which are discussed in greater detail in the Community Facilities Element of this Master Plan. There are also a variety of civic uses and religious uses. The civic uses are for the most part located in small buildings in scattered locations, including such facilities as clubs and non-profit associations.

Houses of worship, and their ancillary facilities are not extensive in terms of the amount of land devoted to such uses in Teaneck, but are significant because of their influence and impact on adjacent land uses. Teaneck has seen a sharp increase in the number of houses of worship since the last full land use survey was conducted in 1977. In many instances, their establishment has been a magnet for new families moving into the community, many within close proximity to the house of worship, which has led to large turnovers in population and renovations, and expansions of homes. While this has had a positive influence on the community, a reinvestment in real estate keeps housing stock current and

increases property values and tax rates, concerns related to the level of activities during evenings and weekends has often brought neighborhood opposition to applications for new houses of worship. Because of strict federal and state regulations relating to freedom of religious worship, the community has less control over such land uses, whether such decisions relate to location or to intensity. Nevertheless, it may be prudent for the community to examine its current land use regulations with a view to balancing these constitutional rights with the potential impacts these have on surrounding residential uses. Religious schools often established as part of the house of worship or as separated, stand alone facilities, are also a related land use. The law requires that the latter must be regulated in the same manner as public schools.

F. PARKS AND OPEN SPACE

There are twenty-three Township owned parks in Teaneck and County-owned parklands, which are discussed in more detail in the Conservation, Recreation, and Open Space Plan Element (to be submitted separately). The total area of parkland accounted for 621 acres or 21 percent of the total land area in the Township. The largest park in Teaneck is Overpeck County Park, an 811-acre county park that stretches over four municipalities, including a large portion (361 acres) located in the southeastern corner of Teaneck. There are eleven Township-owned parks in Teaneck that exceed ten acres in size, three of which are larger than forty acres. The parks provide a myriad of active recreational facilities and athletic fields, as well as passive open space, and environmentally sensitive lands set aside for conservation.

G. VACANT PROPERTY

Teaneck currently has 78 vacant parcels, which comprise less than one percent (1%) of the total number of parcels in the Township. Most of the vacant lots are found in residential areas, with a higher concentration of vacant properties on the east side of the Township. Of the vacant parcels

that are not listed on the ROSI, many are either very small, undevelopable due to environmental constraints, or owned by the Township.

H. EXISTING ZONING

Zoning is a legal tool for regulating development. In general, zoning ordinances control the types of uses, as well as their layout and intensity. Zoning is expressed through text regulations as well as a map delineating various zone districts. The New Jersey Municipal Land Use Law (MLUL) permits municipal governing bodies (the Township Council in Teaneck) to adopt a zoning ordinance. According to the MLUL, a zoning ordinance generally must be "substantially consistent" with the municipality's master plan.

Permitted uses in New Jersey include principal uses (the primary use of a property), accessory uses (only permitted in conjunction with a principal use), and conditional uses (permitted only if certain criteria are met). The Teaneck Zoning Ordinance includes 14 zone districts: one single-family residential district, one multi-family residential district, two business districts, one mixed-use district, one industrial district, two institutional districts, four redevelopment districts within the Glenpointe Complex, and a public land designation. The various zone districts in the current Teaneck Zoning Ordinance, as well as the land uses discussed above, are shown on **Figure 1, Zoning Map**, and **Figure 2, Existing Land Use Map**, respectively. The zoning districts are described below.

The one single-family residential district in the Township is the R-S Residential Single-Family Detached Zone. The only permitted principal use in this zone is a single-family detached dwelling. A number of accessory uses that are ancillary to single-family homes, such as garages, swimming pools and home occupations, are also permitted in the R-S Zone. Uses permitted by meeting conditional use standards in this zone include: home professional offices for between three and six persons other than

the resident professional; public and private nursery, elementary and secondary schools; quasi-public buildings and recreation areas; houses of religious worship; and group-care housing for more than six persons, excluding resident staff. Despite the fact that there is a great variation in the size of single-family lots throughout Teaneck, this single district is mapped over all of the existing single-family home areas of the Township and only has one minimum lot size requirement; 7,500 square feet. Larger lot sizes, however, are required for certain permitted conditional uses. The R-M Residential Multifamily Zone permits the following principal uses: single-family detached dwellings; single-family attached dwellings; two-family dwellings; multifamily dwellings; and lodges, clubs and meeting halls for nonprofit social and/or nonprofit service organizations. Further, permitted accessory uses are the same as specified in the R-S District, except that satellite antennas in this zone are limited to one per residential multifamily building (not per lot, regardless of the number of buildings per lot). Permitted conditional uses in the R-M are the same as specified in the R-S district, but in addition also permit nursing homes.

The Township has two business zones. The first is the B-1 Business-Retail Zone, which as the name suggests, is primarily oriented to retail uses. A wide range of commercial uses are permitted as principal uses in the B-I Zone, including retail sales of goods and services, offices, financial institutions, business schools, restaurants, fast-food restaurants in certain areas, funeral homes, theaters, assembly halls and bowling alleys. Certain residential uses are also permitted in the district: apartments located above commercial uses, and single-family dwellings with frontage on Beverly Road. Permitted accessory uses in the B-1 Zone are those uses customarily incidental to the permitted principal uses. A number of conditional uses also are permitted in this zone. The second business zone is the B-2 Business-Office Zone, which is primarily oriented to office-type uses. Permitted principal uses include offices, financial institutions, business schools, medical and dental clinics,

funeral homes and municipal, county, state and federal buildings and uses. Permitted accessory uses are those uses customarily certain conditional uses also are permitted. The single industrial zone in the Township, the L-I (Light Industry Zone), permits the following principal uses: general business offices, research, experimental or testing laboratories, light, non-nuisance manufacturing, processing, fabrication, assemblage, packaging and warehousing of products and trade schools. This zone also permits accessory uses that are customarily incidental to the permitted principal uses. Permitted conditional uses in the L-I Zone are motor vehicle service stations and public garages, public utility installations and wireless communications towers and antennas.

There are two institutional use districts in Teaneck. The first is the U (University Zone), which covers the portion of Fairleigh Dickinson University which falls within Teaneck. The only permitted principal uses in this zone are colleges, universities and other institutions of higher learning giving regular instruction at least five days a week for eight or more months of the year. Permitted accessory uses in the U Zone are those uses customarily incidental to the permitted principal uses, including dormitories, athletic fields and libraries. Notably, wireless communications towers and antennas are permitted conditional uses in the U Zone.

The second institutional use district in the Township is the H (Hospital Zone), which covers Holy Name Hospital. Hospitals are the sole permitted principal use in this zone. Permitted accessory uses include hospital-related facilities, such as chapels and training schools for professional personnel and trainees. Permitted conditional uses in the H Zone are public utility installations and wireless communications towers and antennas. Teaneck has four separate redevelopment zones, but all of these zones are applied to a single development-the Glenpointe Mixed-Use Development. The four zones are the RR-M (Redevelopment Residential Multi-family), RC-1 (Redevelopment Commercial-Office/Retail), RC-2 (Redevelopment Commercial-Hotel/Motel) and the RC-3 (Redevelopment Commercial-Hotel Accessory) zone. Each of these zones comprises a different land use component of the Glenpointe development located in the southeast corner of the Township, which includes the Marriott Hotel with its related restaurant, banquet facilities and retail facilities; a large health club; the large office component with which it is interconnected and both surface parking and a parking deck which serves these multiple uses. Also located within the complex are a separate townhouse development and an age-restricted multi-family complex.

There are two mixed-use zones in the Township- The Mixed Use Commercial Zone and the B-R Special Business-Residential Zone. While there are provisions for the Mixed Use Commercial Zone –

permitting the same principal uses as the B-1 and B-2 Districts, as well as single-family housing and apartments above the ground floor – there are no properties with this zoning designation. The B-R Special Business-Residential District allows the same permitted principal uses as are permitted in the B-1 and B-2 Districts, as well as single-family and multifamily residential uses. Permitted conditional uses in the B-R Zone are those conditional uses specified in the B-1 and B-2 Districts, as well as retail sale of alcoholic beverages under a plenary retail distribution license.

The Township also has a P (Public Land) zoning designation, which has as its purpose to restrict development on public lands, which are in use such as administrative facilities, parking lots, libraries public buildings and structures. The only permitted principal uses in the P Zone are the aforementioned uses, as well as recreational facilities. Wireless communications towers and antennas are permitted as conditional uses in this zone.

While the Hackensack River is not a separate zoning district, the Riverfront runs the entire length of Teaneck Township, from its border with Bogota Borough in the south to its border with New Milford Township in the north, and encompasses the properties between the Hackensack River and River Road. River Road, Cedar Lane, and Route 4 provide access to the area. A total of 110 properties make up the Teaneck riverfront, comprising a wide variety of land uses including university, recreational, residential, commercial and public zones. It is recommended that the Township commit to maintaining all existing zoning along the riverfront.

I. AREAS FOR PROPOSED ZONING CHANGES

1. Business Districts

The business districts are comprised of two different zones, including the Business-Retail (B-1) at the Cedar Lane, DeGraw Avenue/Queen Anne, West Englewood/The Plaza districts and the Business

Residential (B-R) located at the Teaneck Road district. It is recommended that each business district be rezoned independently, and separate zoning provisions be established based upon the character, location and size of each district.

a. Cedar Lane Business District

The current Cedar Lane District limits zoned B-1 are proposed to extend from the intersection at Palisade Avenue along Cedar Lane to the intersection of River Road. The proposed zoning change will allow for the development of mixed use structures with a maximum of a 3-story, forty-five foot (45') structure, with zero-foot (0') front yard setbacks for all properties within the district. The zero foot setback is intended to carry the streetscape throughout the district and eliminate significant breaks in the street viewshed. Mixed-use properties must be retail/commercial on the first floor; non-retail commercial may be permitted on the second floor and residential units on the second and third floors. Proposed amendments to the zoning for this district include the elimination of fast food drive through restaurants and gas stations as permitted or conditional uses and the allowance for the development of structured parking as a principal permitted use provided that any structure parking facility does not provide a means of ingress and egress directly onto Cedar Lane. Existing restaurants and gas stations will be grandfathered. Provisions should be made to ensure that parking structures are designed to mimic storefronts or residential units, or have actual residential or mixed use structures wrapped around the exteriors at the ground level. Architectural and design standards should be developed and integrated with any revised bulk standards to allow for the creation of specific development guidelines for the district. Revisions to the ordinance shall also specifically address the necessary setbacks or height restrictions when properties are adjacent to existing residential uses to ensure that any and all development within the zone minimizes any adverse impact to the existing residential uses to the maximum extent practicable.

b. Teaneck Road

The Teaneck Road Business District is currently zoned B-R (Business-Residential), which allows for the same permitted uses as specified in the B-1 and B-2 districts, as well as single family and multifamily residential uses and the same conditional uses. The goal for the district is to achieve a balance between the pedestrian and vehicular realm, while increasing the economic vitality of the district by developing new bulk and design standards that encourage mixed-use development, and respect the surrounding neighborhoods. The Teaneck Road District from Route 4 north to Tryon Avenue is proposed to allow for the development of mixed-use structures with a maximum of 3-story, thirty-five foot (35') structures with zero foot setbacks. Mixed-use properties must be retail/commercial on the first floor; non-retail commercial may be permitted on the second floor and residential units on the second and third floors. Proposed amendments to the zoning include the elimination of fast food drive through establishments, and gas stations as permitted, and conditional uses. In addition the zone should encourage the development of parking in the rear of properties or below the structure where possible. Existing businesses will be grandfathered; only new uses of that type will be prohibited. Revisions to the ordinance shall also specifically address the necessary setbacks or height restriction that will be necessary when properties are adjacent to existing residential uses. In addition, it is recommended that any zoning provisions for this district include increased amenities for pedestrians at established nodes to promote the connectivity of this long linear district.

c. Queen Anne/DeGraw Avenue

The Queen Anne/DeGraw Avenue District is identified as the smallest of the four business districts and maintains more of a residential neighborhood district feel. The district is currently zoned Business Retail (B-1) and encompasses commercially zoned properties fronting on Queen Anne Road between Highwood Street and Fort Lee Road, and DeGraw Avenue between Pleasant Place

and Hickory Street. There are no changes to the limits of the existing zone, however, the proposed zoning amendments will allow for the development of mixed use structures with a maximum of a 3-story, thirty-five foot (35') structure, with zero-foot (0') front setbacks for all properties within the district. Permitted mixed-use buildings must contain retail/commercial uses on the first floor; non-retail commercial may be permitted on the second floor and residential uses on the second and third floors. As with all the districts in the B-1 zone, it is recommended that zoning standards include the elimination of fast food drive through restaurants as permitted or conditional uses. Design standards should be developed and integrated with revised bulk standards to allow for the creation of specific development guidelines for the district. While the district may need additional parking, it may not be able to develop parking structures due to the lack of land. Therefore, parking should be encouraged behind or below grade where possible or by encouraging landscape buffers of any parking along the street edge. Revisions to the ordinance shall also specifically address the necessary setbacks or height restriction when properties are adjacent to existing residential uses.

d. West Englewood/The Plaza

The Plaza area is defined as those properties located north of Court Street, south of State Street, (those properties north of State Street fronting on State Street are included in this district), west of Queen Anne Road, (those properties east of Queen Anne Road fronting on Queen Anne are included within this district), to the railroad right-of-way.

The Plaza, zoned as B-1 (Business Retail) is mainly comprised of retail, commercial, civic, and office uses. Recommended zoning changes to the Plaza district include allowing an increase in the height of structures to maximum of four (4) stories or forty-five (45) feet, with zero-foot (0') front yard setbacks for all properties within the district. It is recommended that a fifth (5th) story no greater than 55 feet, be permitted as a conditional use in the zone provided that said story provide for

increase setbacks at this level, fenestrations or visual breaks be provided along the building façade. This would allow for retail/commercial development on the first floor, commercial non-retail space on the second floor, and residential on the upper floors. As with all the districts in the B-1 zone, it is recommended that fast food drive through restaurants be eliminated as permitted or conditional use within the zone. It is further recommended that parking structures be encouraged and included as a principle permitted use provided that any parking structure not provide direct access onto West Englewood Avenue or Queen Anne Road. Design standards should be developed and integrated with revised bulk standards to allow for the creation of specific development guidelines for the district. Revisions to the ordinance shall also specifically address the necessary setbacks or height restriction that will be necessary when properties are adjacent to existing residential uses, as well as consideration for the width of roadways and proximity to public spaces in order to provide adequate air, light and open space within the district. As was identified in earlier sections, it is recommended that any zoning changes include increased heights for those properties fronting on the corner of Queen Anne and State Street to establish an identified gateway district. It is further recommended that the zoning modifications for Teaneck Road, allowing three-story, thirty five (35') mixed-uses be included for those properties fronting on State Street, east of the railroad right-of-way to Teaneck Road in any zoning ordinance to connect the Teaneck Road district to the Plaza district. Setback recommendations for this area should be consistent with the prevailing setback along State Street.

2. Industrial Areas

There are three (3) industrial areas within the Township that present opportunities for development/redevelopment and zoning changes. Over the years industrial uses have diminished in the Township and even today we see vacant industrial buildings or industrial properties now being

converted for other uses such as office space or private schools. Most of the remaining industrial properties are being used as warehouse facilities.

a. Alfred Avenue Industrial Zone

The first area, known as the Alfred Avenue Industrial Area, is situated in the easternmost region of the Township. Route 4 is located south of the site, and the City of Englewood forms its eastern and northern border. The area is adjacent to a Township owned vacant parcel that forms a buffer between the site and Route 4 to the south, and to the west are single-family residential areas. The Route 4 Industrial Area consists of nine (9) lots, known as Block 6002, Lots 1-9, which comprise a total area of approximately 17.368 acres.

Given the proximity to highway access from Route 4, the area would be attractive to businesses and employees alike. It is therefore, recommended that the area be rezoned to allow for mixed-use buildings utilizing combinations of industrial, non-retail commercial and office to be built up to a maximum of five stories, or fifty five feet (55') in height in this area. Revisions to the ordinance shall also specifically address the necessary setbacks, height and buffer restrictions that will be required when properties are adjacent to existing residential uses.

b. Palisade Avenue Industrial Zone

The second area, known as the Palisade Avenue Industrial Area, is located in the northern region of the Township, directly east of the railroad right-of-way from Windsor Park. The railroad forms the western border of the site while both single-family and multi-family residential uses exist to the east of the site. The site is bounded to the south by State Street and a B-1 (Business-Retail Zone), and to the north by single-family zoning. The Palisade Avenue Industrial Area consists of eight (8) lots, known as Block 5001, Lots 1, 3.01 and 4, Block 5102, Lot 1, Block 5105, Lot 12, Block 5106, Lots 13 and 14, and Block 5108, Lot 1, which comprise a total area of approximately 16.1 acres. The site currently

maintains various industrial, corporate, and educational buildings on each lot and is adjacent to the West Englewood Business Improvement District.

It is recommended that the zoning in this area be modified to allow for commercial/office uses, which will subsequently eliminate industrial development as a permitted land use in this area. This report recommends including a provision enabling all existing non-conforming industrial uses to be grandfathered at the time of the rezoning. As there are several educational and institutional facilities in the area, the site is more suited for commercial/office space that could tie into the West Englewood Plaza Business Improvement District. Such zone changes present the opportunity for the future live/work opportunities in the Plaza District, where living and working close together would be encouraged.

c. Block 2402, Lot 1

The subject property is located in the southwestern portion of Teaneck adjacent to the Penn-Central Conrail right-of-way on its western edge, and Bogota Borough on its southern edge. The site is bounded on two sides by Herrick Park, a triangular lot, which is zoned for both passive and active recreation. Single-family residential properties are located east of the site across Palisade Avenue and to the south in Bogota. The property is split-zoned for (LI) Light Industrial use along the railroad and (R-S) Single-Family Residential use along its boundary with Bogota Borough. The site features a total of 6.96 acres and currently contains the former Soap Factory building. Approximately 5.84 acres are zoned for light industrial use and 1.22 acres are zoned as single-family residential use.

It is recommended that consideration be given to amending the zoning for this property thereby eliminating industrial uses as a permitted use and to allow low density residential development in the

context of the existing residential scale of the adjoining properties fronting on Palisade Avenue to the east, on all streets across Palisade Avenue to the east and to the south in Bogota.

3. American Legion Drive Area

The American Legion Drive study area is located just west of the CSX right-of-way, and south of Cedar Lane. Surrounding zoning consists of both single and multi-family residential districts as well as B-1 and B-2 Business districts. In general, the area is underdeveloped and underutilized and is a prime location for redevelopment. The American Legion Drive area consisting of properties south of Cedar Lane, east of Chestnut Avenue, and north of Kipp Street should be considered for mixed-use redevelopment/revitalization that would enhance and expand the Cedar Lane Business District. Any height proposal or restriction should take in to account the topography, existing multi-story structures and single family residential homes. Potential development alternatives should enhance the existing residential development and consider the complex traffic patterns and circulation in the area.

The development of the Master Plan for Teaneck has generated considerable public interest and significant input from residents. There are important choices for the Township to make for the American Legion Drive Area. Based upon experience throughout the State, involvement of the residents, property owners, business owners, and all other stakeholders in workshops, could result in a rich creative plan for this important area. All these stakeholders, with help from professionals, can bring a wealth of experience, knowledge of the area and creativity to the planning process.

4. Block 4102, Lot 26

The subject property is located on eastbound Route 4, west of the Overpeck County Golf Course. The property consists of one (1) lot, known as Block 4102, Lot 26, which contains a total of 1.19 acres. The site is currently zoned R-S (Residential Single Family) for residential use. However, the site

maintains an existing commercial office building and associated parking. Land uses to the south include single-family residential development and public land uses. Farragut Drive abuts the western edge of the property and provides access from Route 4 to the residential neighborhoods south and west of the site.

As the subject property maintains direct access to Route 4, it is recommended that this property be rezoned for professional office type uses. Furthermore, any rezoning of this property should include provisions for significant setbacks from Route 4 in concert with the provision of heavy landscaping to allow for the visual connection to the Township's Greenbelt, and both rear yard setbacks and planted buffers in the rear of any new structure to minimize adverse impacts to the adjacent residential neighborhood to the south. A height restriction should be implemented to limit the height of any proposed buildings to no greater than three (3) stories and 35 feet. In addition, Hancock Avenue, a public right-of-way providing access to Farragut Drive should be vacated to prevent adverse traffic impacts to the adjacent neighborhood.

4. HOUSING PLAN ELEMENT

The Housing Element and Fair Share Plan, prepared by Philips Preiss Shapiro, have been amended, adopted and forwarded to COAH for Substantive Certification. They will be inserted into the final version of the Master Plan.

5. CIRCULATION PLAN ELEMENT

A. INTRODUCTION

Safe and convenient transportation facilities that provide adequate access into Teaneck Township and allow people to travel within the community itself play a significant role in the quality of life for Teaneck's residents and employees. In terms of regional vehicular accessibility, Teaneck enjoys proximity to Interstate Routes 80 and 95 along its southern border, as well as New Jersey State Route 4 running east/west through the central part of the Township. Though Teaneck's proximity to three major highways is convenient, it is also problematic because it causes serious traffic congestion problems. High volumes of vehicles use these highways and traffic backups often spill over onto the arterial and collector roads that provide access to and from these highways. Within Teaneck, cross-town movements (east to west, north to south) are generally good, although limited crossings of Route 4 at the CSX railroad, as well as heavy through-traffic on some of Teaneck's arterial roads – Cedar Lane and Teaneck Road in particular – sometimes cause backups and delays.

The Township is also served by a number of commuter bus routes that provide convenient transit access to New York City, as well as other communities in New Jersey. However, without commuter rail service, Teaneck's transit is limited to buses that are dependent on the road network, which is sometimes very congested. While many neighborhoods and shopping areas in Teaneck are pedestrian-friendly, and many of the streets in the community can also be traversed safely on a bicycle, more could be done to improve conditions throughout the Township for pedestrians and bicyclists. In short, Teaneck's transportation system is fairly comprehensive, but could benefit from some logistical improvements.

B. GOALS & OBJECTIVES

The Goals of the Circulation Plan Element are to:

1. Improve access to local business districts;
2. Encourage the separation of regional, inter-municipal and local traffic;
3. Discourage the use of local residential streets by traffic unrelated to residential uses;
4. Encourage the use of public transportation and advocate the reinstatement of commuter rail passenger service;
5. Reduce the environmental impact of noise and air pollution related to rail, automotive and air traffic;
6. Provide a means of economical, efficient, energy reduced transportation between key destinations in the Township;
7. Encourage the construction of additional parking facilities for the residents of Teaneck and patrons to Teaneck's business districts; and
8. Support alternative methods of transportation including pedestrian, vehicular, bicycle and mass transit.

The Objectives of the Circulation Plan Element are to:

1. Assure the appropriate servicing of all parts of the Township by emergency vehicles, including adequate access to the railroad right-of-way;
2. Maintain the condition of the Township's roadways and provide traffic calming devices on Teaneck's busier roads;
3. Establish safe crossings in retail, school, houses of worship, recreational facilities and other areas of high pedestrian traffic and mass transit;

4. Enhance and increase the bike-ability of the Township by providing bike paths, high visibility signs, pavement markings and bikeway connections;
5. Install more collector or pass-through roads to move traffic to main roads more efficiently and to provide alternate travel routes;
6. Address problem intersections through traffic calming, signalization or other means;
7. Develop a wayfinding signage program to identify key municipal interests and business districts;
8. Conduct a comprehensive parking study to establish existing conditions and projected parking solutions;
9. Examine public transportation routes to maximize their connectivity with both existing and proposed parking facilities within the Township of Teaneck;
10. Prepare a pedestrian circulation plan that recommends locations for pedestrian walkway improvements that promote pedestrian safety;
11. Explore the opportunity to expand east/west access over the rail line to the area south of Cedar Lane and west of the CSX Railroad Right-of-way; and
12. Evaluate the feasibility for the extension of Water Street under Cedar Lane.

C. VEHICULAR CIRCULATION

1. Existing Conditions

Teaneck's street system is generally organized in a grid pattern. The Township has a hierarchy of roads that serve different functions, as shown on **Figure 3, Circulation Map**. The reason for classifying roads in this manner is to establish a system of basic traffic flows, with highways accommodating major regional flows, arterials handling inter-municipal traffic as well as access to these highways, and collector roads distributing traffic to local streets. The classifications of streets in

Teaneck are described below.

Primary Arterials: Teaneck's primary arterials include Interstate Routes 80 and 95 and New Jersey Route 4. Routes 80 and 95 are part of the Federal Interstate Highway system while Route 4 is under the jurisdiction of the New Jersey Department of Transportation. Interstates 80 and 95 are limited access highways that carry traffic from one state to another. Route 95 runs all the way down the eastern seaboard, from Maine to Florida, and includes the New Jersey Turnpike. Route 80, which begins in Teaneck, crosses the USA from east to west, terminating in California. Route 4 begins in Fort Lee at the George Washington Bridge and runs east to west across Bergen County terminating in Elmwood Park.

Secondary Arterials: Secondary arterials carry traffic that can generally be categorized as inter-municipal or sub-regional and in some cases includes roads under County jurisdiction. Teaneck's street system is comprised of a wide network of County roads, as denoted below within the list of roads classified as arterial:

North-South Secondary Arterial Roads

- Teaneck Road (County Route 39)
- Queen Anne Road
- Palisade Avenue (south of Tryon Avenue)
- Windsor Road (north of Sagamore Avenue)
- River Road (County Road)

East-West Secondary Arterial Roads

- Fort Lee Road (west of Teaneck Road) (County Route 564)
- DeGraw Avenue (County Route 563)

- Cedar Lane (west of Teaneck Road) (County Route 60)
- Forest Avenue (east of Teaneck Road) (County Road)
- Tryon Avenue
- New Bridge Road (east of River Road) (County Route 493)
- Roemer Avenue (County Route 492)
- Liberty Road/Ivy Lane (County Route 493)
- Hargreaves Avenue

Collectors: Collectors distribute traffic from the local streets into the arterial network. While these roads are fairly heavily traveled at times, the traffic they carry is generally oriented to Teaneck itself.

These streets are as follows:

North-South

- Glenwood Avenue
- Van Cortlandt Terrace
- Windsor Road (south of Sagamore Avenue)
- Park Avenue
- American Legion Drive
- Garrison Avenue/Sussex Road
- Larch Avenue
- Lincoln Place (south of Beverly Road)
- Elm Avenue
- E. Lawn Drive

East-West

- Fort Lee Road (west of Teaneck Road)
- Fycke Lane
- Lindbergh Boulevard

- Cedar Lane (east of Teaneck Road)
- Beverly Road (east of Lincoln Place)
- Forest Avenue (east of Queen Anne Road, west of Teaneck Road)
- State Street
- Englewood Avenue
- West Englewood Avenue
- Ward Plaza
- Sagamore Avenue (east of Garrison Avenue)
- Grayson Place

All other public streets are local.

2. Vehicular Circulation Improvements

Road Improvement Proposals

Proposals for improvements to the street system and traffic flows in Teaneck have been made in past Master Plans, only a few of which have been undertaken since the adoption of the 1994 Master Plan. The proposed road improvements that have not been made since 1994 are listed below. It should be noted that any proposed improvements to County roads fall under the jurisdiction of Bergen County and are not subject to Township guidelines.

a. Route 4 Corridor

Included in the 1994 Master Plan were recommendations of the New Jersey Department of Transportation (NJDOT) to both widen and improve the section of State Route 4, which passes through Teaneck. The 1994 Master Plan stated that in the opinion of the Planning Board, the improvements as proposed would adversely affect one of Teaneck's most distinctive features and an

area which has been deemed worthy of local designation as historic – the greenbelt preserved along both sides of the highway. The 1994 Master Plan was also concerned that the widening would encroach on two parks in Teaneck-the Eleanor Manning Kieliszek Park – north of Route 4, and South Gaylord Park – south of Route 4, both of which are adjacent to the Belle Avenue exits.

On April 1, 2004, the Township Council of the Township of Teaneck designated the greenbelt area on both sides of Route 4 located in Teaneck as "the Teaneck Township Route 4 Greenbelt," in line with the 1994 Master Plan's recommendation that it be designated as a landmark worthy of preservation.

The Township Council also clarified its position with respect to the NJDOT's planned improvements to the Route 4 corridor in Teaneck, in a resolution adopted September 9, 2003 (Resolution No. 331-03). The resolution indicated that Route 4 be viewed as a transportation corridor, not only accommodating the needs of vehicular traffic and mass transit, but pedestrians and bicyclists as well. Improvements, it said, should include the re-opening of the West Shore Railroad for commuter rail service. While the resolution supports the widening of Route 4 to three (3) travel lanes in each direction, this should be accomplished with "minimal invasion of the Greenbelt," and compensated for by the purchase of open space in the Township at the expense of the State of New Jersey. With respect to acceleration and deceleration lanes to be provided for roads that access Route 4, the resolution indicated that the two intersections of Belle Avenue and Queen Anne Road presented special problems with respect to appearance and the preservation of the Greenbelt.¹ The resolution also indicated that any closing of exits/entrances along the highway consider emergency service access to the highway and the turnaround of large vehicles on newly-created dead-end Township streets. Finally, the resolution

¹ A later resolution (Resolution No. 403-03), adopted November 25, 2003, indicated that normally configured acceleration and deceleration lanes would result in "severe incursion to Teaneck's residential neighborhoods, the Richard Rodda Community Center, two existing public schools (Lowell Elementary School and Teaneck High School), and the Greenbelt." 4.12.2007

pointed out the need for signage and lighting plans for Route 4 to be visually non-intrusive to residential areas and to be consistent with the Greenbelt.

A further resolution adopted by the Township Council addressed the issue of remediating unsafe conditions of bridges across Route 4 by urging the NJDOT to provide clearer information on their plans and seeking endorsement by Teaneck and other affected parties.

The following is a detailed listing of recommended improvements to State Route 4 within Teaneck Township:

- To provide three (3) travel lanes in each direction, along with a solid median barrier. No shoulder will be provided for the entire length of the corridor in Teaneck. The concept of adequate acceleration/deceleration lanes and bus stops within the existing right-of-way is endorsed.
- Retention of a full interchange at River Road.
- Retention of access roadways at Belle Avenue to alleviate bottlenecking.
- Improvements of the interchange at Queen Anne Road.
- Closing of the Julia Street access.
- Retention of a full interchange at Teaneck Road.
- Restriction at the Arlington Avenue roadway to exit only.
- Restriction at Summit Avenue roadway to entrance only.
- Restriction at East Lawn/West Lawn Drive roadway to entrance only.
- Closure of all access at Congress Avenue and Tuxedo Square.
- Retention of entrance/exit at Madison Avenue and Decatur Avenue.

The Planning Board has the following additional recommendations for improvements along Route 4:

- Improvements of the interchange at Queen Anne Road, including entrances, exits, signage, blinking lights and modified speed limits.
- Encourage the investigation of a bypass that directly connects Route 4 to Route 80 and Route 95.
- Upgrade the existing pedestrian bridges across Route 4 to provide handicap accessibility.

It should be noted that both the Teaneck Fire Department and the Teaneck Volunteer Ambulance Corps are opposed to the closing or restricting of any entrances or exits to Route 4, since these modifications would make it more difficult to provide emergency services.

b. Intersection Improvements & Additional Recommendations

Many intersections were identified as requiring improvement in the 1994 Master Plan. This was based on a study undertaken by the New Jersey Department of Transportation. Several of the intersections originally scheduled for upgrading have been improved, and other improvements are currently underway. Intersection improvements recommended in the 1994 Master Plan and their status is indicated below.

Intersection	Status
State Street Bridge ramps at Windsor Road	Not undertaken. Traffic striping control markings have been made.
Queen Anne Road and Forest Avenue	Completed.
Queen Anne Road and Grayson Place	Completed.
Palisade Avenue and West Englewood Avenue	Not undertaken.
American Legion Drive and Cedar Lane	Completed.
Windsor Road and Palisade Avenue ramps under Cedar Lane	Not undertaken.
Windsor Road and Sagamore Avenue/Grayson Place	Completed.
Limiting turns to right-in/right-out at Library driveway on Teaneck Road	Not undertaken.
Extension of Water Street	Not undertaken.

Werner Place from Teaneck Road because of limited visibility, high traffic volumes and complex traffic flows, and that Prince Street be opened at the western end of Werner Place to improve access. In addition, access to Parkview Drive from DeGraw Avenue was recommended to allow right turns in and right turns out only, due to heavy traffic volumes and congestion. Neither of these improvements has been undertaken.

Additional recommendations of the Planning Board for this Circulation Plan include:

1. Drafting a Capital Improvements Plan provision that incorporates funding for streetscape improvements for all business districts.
2. Implementing an ordinance that requires new development to contribute to infrastructure improvements within public rights-of-way including sanitary sewer and stormwater extensions and facilities.
3. Striping all entrances and exits to Route 4.
4. Implementing arrow based lights wherever possible.
 - a. A right turn arrow light from American Legion Drive to Cedar Lane coupled with a left turn arrow light from Cedar Lane onto American Legion Drive.
 - b. A left arrow light from Palisade Avenue onto Cedar Lane allowing full vehicular clearance of the intersection before the alternate side green light.
5. Encouraging applications to the State for pedestrian bridge improvements to provide for handicapped access.

c. *Right-of-Way Widths*

The Bergen County Planning Board has established 70 feet as a minimum right-of-way width for all

roads under County jurisdiction. Therefore, it is recommended that in the review of any site plans or subdivisions along County roads, building and other required setbacks should be established from the 70-foot right-of-way line rather than the existing property line. In some instances along County roads, the right-of-way is wider than 70 feet. In these situations, the setback should be measured from the actual right-of-way line.

Since highways passing through Teaneck are under federal or state jurisdiction, the Township is not the ultimate decision-making authority, although it is customary for municipalities to be consulted about improvements or widening of such roadways. No widening of the Interstate rights-of-way are anticipated throughout their lengths in Teaneck, although as noted, the NJDOT has proposed the widening of the section of Route 4 that passes through Teaneck, to handle three lanes of traffic in each direction.

On those arterial roadways that were not under County jurisdiction, the 1994 Master Plan recommended implementing measures to encourage the free flow of traffic. Since most of these roadways pass through fully developed areas, it would be unreasonable to propose large-scale road widening programs. However, it was suggested that on-street parking be removed in narrow right-of-way sections to widen thoroughfares in areas where widening would be impractical. The stated objective was to maintain as much consistency as possible in the width of paved areas devoted to the movement of traffic. In the field of traffic engineering and land use planning, such proposals are now considered both impractical and harmful from a land use viewpoint. Both parking resources are lost and the resultant speeding up of traffic is considered to be both dangerous and in conflict with the use and enjoyment of private property on both sides of the street, especially if such areas are retail in nature. The 1994 Master Plan also indicated that collector roads should have a paved area of about 40 feet if parking is provided on both sides, and 32 to 40 feet if parking is restricted to one-side of the

street. Any collector road less than 32 feet in paved width was recommended not to have any parking permitted on the street. Again, based upon the principals of traffic calming which are now being widely accepted in the industry, these recommendations would not be endorsed for reasons stated above.

In areas where there is a significant turnover of on-street parking, such as in the business districts, additional pavement width was also recommended in the 1994 Master Plan to allow traffic to flow while vehicles enter parking spaces. The Plan also indicated if this extra width was not achievable, a redesign of the on-street parking system or removal of it entirely might be called for. Again, the 1994 Master Plan deviated from what we today consider sound planning. One tested redesign of on-street parallel parking spaces, which has less effect on traffic flows than conventional arrangements, calls for the placement of parking spaces in pairs along the curb, with an open maneuvering space separating each pair of spaces from the next pair – a measure which has been adopted on Cedar Lane. This allows cars to pull directly into a maneuvering space and then enter the parking space without having to back in from a moving traffic lane. The placement of these maneuvering spaces must be coordinated with fire hydrant locations.

d. Street Pattern Changes

The following specific changes in street patterns were recommended in the 1994 Master Plan:

- **Glenwood Avenue:** In recent years this road has served as a shortcut from the Routes 80/95 interchange at DeGraw Avenue to Teaneck Road and Route 4. It is also on a bus route. With the upgrading of the Teaneck Road-DeGraw Avenue intersection, and the development of a major commercial and residential complex in the Glenpointe redevelopment area at the Route 80 and 95 interchange at DeGraw Avenue, the 1994 Master Plan suggested that the role of this street should be reevaluated. The neighborhood through which it passes is residential, except for

Hawthorne School and two Township Parks – Hawthorne Park and Hart Park. The Master Plan suggested that in an effort to stabilize the residential neighborhood, through traffic should be discouraged. No change to the status of Glenwood Avenue was recommended in 1994 and no improvements have been made since. Rather than removing on-street parking and making other concessions to enable a greater volume and speed in the flow of traffic through the neighborhood, it may be preferable to maintain it in its present form, where the narrow paved roadway and on-street parking slows down vehicular movement thus rendering Teaneck Road the faster route for through-traffic. Improvements to the DeGraw Avenue intersection with Teaneck Road at the time of Glenpointe's construction may have eased the flow of traffic through the immediate area.

- **Fort Lee Road:** Part of the proposed development of Overpeck Park by the County was a proposal to extend Fort Lee Road through the park in an easterly direction, with a turn to the north to link up with DeGraw Avenue. However, the extension of this roadway may be unfeasible or problematic due to existence of wetlands within this proposed right-of-way. Nevertheless, if implemented, it could become an important part of the service road access to the area lying southeast of Teaneck Road and DeGraw Avenue. As such, it is endorsed by this Master Plan. The point where the extension of Fort Lee Road intersects with DeGraw Avenue should be located at the existing traffic light opposite the entrance to the Glenpointe complex (Frank Burr Boulevard).
- **Northeastern Teaneck:** The road network in the area lying north of Route 4 and east of Teaneck Road presents significant access problems, particularly for emergency vehicles. The 1963 Master Plan called for the extension of Arlington Avenue to Hubert Terrace through Byng Street. To date, the only improvement that has occurred is that the portion of Byng Street

to Bedford Avenue has been paved. The recommendation from the 1994 Master Plan appears to have merit since it provides for a direct flow of traffic from Bergenfield south to Robinson Street without the necessity of using Teaneck Road. Another recommendation from the 1994 Master Plan aimed to provide for additional traffic flow options in this neighborhood, was for Loraine Avenue to be connected to Balsam Street through Argonne Park, and for a connection between Shepard Avenue and Manhattan Avenue to be developed by extending Sumner Avenue. If these recommendations were adopted, the route would be sufficiently disjointed so it would not be used as a shortcut. Furthermore, with the recommended closing of some of the Route 4 access ramps east of Teaneck Road, it would not encourage unrelated traffic to pass through the neighborhood. This option has to be weighed against the alternative of putting a road through Argonne Park, which is probably not desirable, as well as the fact that the presence of wetlands in the park may make this proposal impractical and unfeasible.

- **Cedar Lane Area:** Several traffic circulation improvements and street pattern changes are going forward within the central business district from Palisade Avenue on the east to the Larch Street/Lincoln Place intersection on the west. Traffic signal improvements occurred at the Cedar Lane/Elm Avenue intersection and new traffic signals were installed at the Cedar Lane/Garrison Avenue intersection and the Cedar Lane/American Legion Drive intersection. A recommendation which has been reviewed several times over the years in an effort to improve access to the Cedar Lane business area is the extension of Windsor Road to Water Street, passing under Cedar Lane at the railroad crossing where the Cedar Lane Bridge was replaced. The extension of Windsor Road is a proposal that still has merit and is worth revisiting. Some changes are recommended in the "loop system" proposed around the downtown portion of Cedar Lane first pro-posed in the 1979 Master Plan. The loop would have provided a

connection between Alma Terrace and Front Street through the public parking lot, and would have consisted of Elm Avenue, Beverly Road, Windsor Road, Water Street and Alma Terrace. The 1979 Master Plan suggested that all traffic in the loop be two-way traffic. One modification to the loop system that should be considered is retaining a one-way flow on Alma Terrace eastbound because of the grades involved and eliminating the connection through the parking lot to Front and Water Streets, but continuing the two-way flow concept on Elm Avenue, Windsor Road, Water Street, and most importantly on Beverly Road. This would permit more direct return trips and allow vehicles to more rapidly exit from the business district than if a one-way system were used. If the Windsor Road extension were undertaken it would provide an alternate means of access into and out of this portion of the Central Business District, as the closure of Chestnut Avenue at Cedar Lane has been completed. This would also improve pedestrian flows and thus enhance the attractiveness of the retail area to shoppers. Whether on-street parking should be permitted on the streets making up the loop should be evaluated in light of its impact on maintaining a smooth flow of traffic. Another related improvement would occur on the easterly side of the railroad, where Railroad Plaza would be extended under the reconstructed Cedar Lane Bridge to improve traffic flows through the Palisade Avenue-Cedar Lane intersection. It should also be noted that significant pedestrian and streetscape improvements to the portion of Cedar Lane within the Central Business District have been undertaken. This is described in more detail in Chapter 3 of this Master Plan.

- **Vacating Streets:** A number of streets have been vacated based on recommendations set forth in the 1985 Circulation Plan. Additional recommendations for vacating streets were shown on the traffic circulation plan in the 1994 Master Plan, and include vacating those portions of Julia

Street and Congress Avenue on Tuxedo Square closest to State Route 4, to prevent future direct access.

e. Existing Unimproved Roadways (paper streets lacking improvements)

1. Standish Road-west of Wilson Avenue
2. Willow Lane-east of Teaneck Road
3. Washington Street-between John Street and Grant Terrace
4. Home Street between Glenwood Avenue and dead end
5. Washington Street between Glenwood Avenue and Marion Street
6. Marion Street-between Washington Street and Hemlock Terrace
7. Hemlock Terrace North
8. Sylvan Terrace-north of Englewood Avenue
9. Reis Avenue-between Pennington Road and Sussex Road
10. Graham Place-between Livingston Place and Palisade Avenue
11. Howland Avenue-east of Buffet Terrace
12. Allrich Court-between Allan Court and Richard Court
13. Griggs Avenue-west of Palisade Avenue
14. Van Buren Avenue-west of Palisade Avenue
15. Herrick Avenue-west of Palisade Avenue
16. Sumner Avenue
17. Prince Street
18. Hemlock Terrace south-west of Glenwood Avenue
19. Sunset Road

D. TRANSIT AND NON-MOTORIZED TRANSPORTATION

1. Public Transit

a. Bus Service

In terms of mass transit, Teaneck is served by a number of commuter bus lines. New Jersey Transit's 155, 157, 165, 167 and 168 lines provide bus service to the Port Authority Bus Terminal in midtown Manhattan. New Jersey Transit's 171, 175, 178, 182 and 186 lines provide Service to the George Washington Bridge Bus Terminal in upper Manhattan. Local bus service within Teaneck includes New Jersey Transit's 751, 753, 755, 756, 772 and 780 lines. Rockland Coaches, Inc. (the Red and Tan Lines) also operates bus service in Teaneck. The 11A and 21T routes provide service to the Port Authority Bus Terminal in midtown Manhattan and the 11C line provides service to the George Washington Bridge Bus Station in upper Manhattan. The Paterson-New York Jitney service currently exists along Route 4.

Items to consider when investigating ways to expand on the current bus service to Teaneck include providing additional parking for riders, relocating or adding new bus stops along routes, and increasing the number of benches, bicycle racks, bus shelters and newspaper stands to promote safety and encourage bus riders to access bus stops via foot or bike. It is further recommended that the Township coordinate with representatives from the Paterson-New York Jitney service to extend the current route along both River Road and Teaneck Road, as well as other applicable routes to facilitate the use of mass transportation within the Township. In addition, a transit node, through which several bus routes connected and future rail service could connect, would benefit residents by providing easier transfer and additional commuting options.

b. Rail Service

At the present time, Teaneck does not have commuter railroad service. The closest commuter rail line is New Jersey Transit's Pascack Valley Line. The closest train station to Teaneck on this line is located in Hackensack at Anderson Street, an extension of Cedar Lane. There is also another stop in Hackensack to the south and in River Edge to the north.

For a number of years, there have been on-going discussions at the local, County and State levels regarding the potential restoration of passenger rail service on the West Shore Line, (the same right-of-way as the CSX rail line), which runs through Teaneck. New Jersey Transit has completed a Major Investment Study (MIS) and Draft Environmental Impact Study (DEIS) that examines this project and other alternatives for restoring passenger rail service to eastern Bergen County. The options being evaluated not only include the restoration of the West Shore Line, but the Northern Branch as well, a rail line which is located to the east of Teaneck, and on the New York Susquehanna & Western Railroad, which is located south of Teaneck. If commuter rail service were to be restored on the West Shore Line, the contemplated point of origin would be West Nyack in Rockland County, New York, terminating at the Hoboken train station. Train stations would be established in Teaneck, the exact locations of which have not been determined. The logical locations would be off Windsor Road close to the downtown retail area of Cedar Lane, and at Palisade Avenue, near the West Englewood business district.

c. Other Methods

Other less frequently used methods of transportation that should be addressed within this Circulation Plan are taxi service and air travel. Taxi services can benefit a Township by providing jobs to the area, reducing the number of people who drive their own cars to downtown areas, which thereby reduces parking problems, and by providing another safe transportation option to senior citizens. Moreover,

taxi services are useful in areas with significant nightlife and could serve to bring people from neighboring townships into Teaneck to patronize restaurants, bars and clubs. With regards to air travel, it is important to note that Teaneck is proximate to Newark International Airport, JFK and LaGuardia Airports, and sufficient shuttle and bus services should be implemented to increase the ease of access to these hubs of mass transit.

2. Pedestrian Transit

a. Walkways

With regard to non-motorized transportation, Teaneck is generally a pedestrian-friendly community. Most of its tree-lined streets provide sidewalks and shade trees, and as such, these streets are conducive to walking. However, there are still many streets without comprehensive sidewalks, for which a provision should be made to require sidewalks as part of the site plan and/or subdivision approval processes. Sidewalks should be provided along both sides of virtually all residential roads where appropriate, especially those that are within walking distance of community services and facilities such as bus stops, schools and houses of worship. A requirement for sidewalks will help ensure a continuous pedestrian sidewalk network throughout the Township and will promote the safety of both school children and the elderly.

In addition, there are streets in the Township that are difficult for pedestrians to cross, particularly major roads that carry substantial vehicular traffic. Pedestrian lights, crosswalks and pedestrian bridges should be provided whenever possible. Improvement plans adopted for the Special Improvement District on Cedar Lane provide for pedestrian crosswalks between traffic lights, bump-outs, decorative sidewalks, decorative lighting and landscaping. These improvements are intended to make the downtown more pedestrian friendly.

One of Teaneck's major pedestrian-oriented initiatives is the development of the Hackensack River Greenway, which when fully implemented, will provide for a pedestrian walkway along the eastern bank of the Hackensack River from Terhune Park at the Bogota border to Clarence Brett Park in the north at the New Milford border. Sections of the walkway have already been put in place and plans are being proposed for extensions on other properties such as the Township's DPW maintenance and storage facility and within the Fairleigh Dickinson University campus. In addition, many of the proposed improvements within public parks in Teaneck include improved pedestrian walkways within the parks themselves.

b. Bikeways

Teaneck has established a number of bikeways through the community. These bikeways are located along roads that have slightly wider paved cartways so that bike traffic can be accommodated in addition to vehicular traffic. While no pavement markings have been made along such bikeways, small freestanding signs indicating the road is part of the bikeway have been put in place at various intervals. This system has proven to be less than perfect, and cyclists may find it difficult to follow these designated routes without utilizing a map, and relying solely on signage. Suggestions have also been made to revisit the bikeway routing so that Teaneck's bike path system is joined with others in surrounding communities, making for a regional interconnected system. In addition, adequate bike racks should be provided within the business districts, outside of office buildings, at the Township parks and proximate to transit stops. The Environmental Commission has undertaken further study of bike paths and bicycle networks and amenities within Teaneck. Prior to the implementation of new bikeways and networks, we recommend that a comprehensive plan be prepared to establish guidelines.

c. Pedestrian Bridges

Pedestrian bridges provide important on-foot access from parking lots to bus stops, across major

highways, and between neighborhoods. They provide linkages between areas that are not easily navigated or traversed and can be a means for people to safely cross railroad tracks. They are used by families, commuters, mothers with strollers, school children, senior citizens and the handicapped. The Township of Teaneck currently maintains a few pedestrian bridges, all of which should be revisited to see if improvements and maintenance are necessary at this time. The Planning Board has the following recommendations:

1. The Dartmouth Street/Lincoln Place pedestrian bridge: apply to have the State fund improvements to make the bridge handicap accessible.
2. Phelps Road pedestrian bridge: investigate whether handicapped people utilize the bridge to determine whether improvements are necessary.
3. Votee Park/Benjamin Franklin School/Windsor Road/Palisade Avenue pedestrian bridge: evaluate how often it is used by handicapped people and/or parents with strollers.
4. Explore the opportunity to expand east/west access over the rail line to the area south of Cedar Lane and west of the CSX Railroad Right-of-way.

E. SUMMARY

The Circulation Element links Teaneck, its land uses and the surrounding municipalities with one another. It is a guide to fostering improvements to existing circulation patterns while planning for future needs based on development opportunities. The recommendations in the Circulation Pattern recognize the need to address various types of transportation issues in order to serve the entire community of Teaneck.

6. UTILITY SERVICE PLAN ELEMENT

A. INTRODUCTION

Utility services play a critical role in shaping future growth for a municipality. The purpose of the Utility Service Plan Element is to ensure the existence of adequate infrastructure for the present and projected population of Teaneck Township, without adversely affecting the environment or the community's quality of life.

Although the Utility Service Plan is not a mandatory Master Plan element, the Municipal Land Use Law (40:55D-28b(5)) describes the elements of a Utility Service Plan as follows:

A utility service plan element analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any stormwater management plan required pursuant to the provisions of P.L.1981, c.32 (C:40:55D-93 et seq.).

This Utility Service Plan will review background data and assess current conditions to establish a baseline set of conditions for the utilities that are currently serving Teaneck Township.

B. GOALS & OBJECTIVES

The Goals of the Utility Plan Element are to:

1. Assure the provision of adequate water supply for residential, commercial, industrial and firefighting usage;
2. Encourage public and private actions that will conserve the Township's nonrenewable energy resources;

3. Encourage energy efficient and alternative energy based systems for electrical, power, sewer and water facilities; and
4. Promote and advance green technologies into land use planning and building construction.

The Objectives of the Utility Plan Element are to:

1. Provide a system of sanitary sewers that will assure the protection of public health;
2. Provide a storm drainage system, which will minimize the hazards of flooding and erosion;
3. Provide a suitable site for DPW and recycling functions;
4. Educate the public and private sector about alternative energy choices (solar, geothermal) and encourage their uses;
5. Develop standards (ordinances) for the more efficient use of land and energy through the development of Green Building Construction practices; and
6. Encourage and implement the recommendations included in the New Jersey Department of Community Affairs Cool Cities Program.

C. SOLID WASTE DISPOSAL

Teaneck Township residents and businesses contract directly with private haulers to perform garbage collection twice weekly, year-round. Residents have the option of partaking in a fixed monthly program through which an unlimited amount of garbage is picked-up, or a per-container program through which garbage is priced based on quantity. The Township only provides garbage collection services to municipally owned buildings and properties.

The Township Department of Public Works collects recyclables four times a month and provides a Township-wide curbside collection once a month. Curbside items include glass bottles, aluminum and metal cans, plastic containers, newspapers and garden debris. Garden debris pick-up fluctuates

depending on the season. The Township also provides leaf collection services from the month of October through the beginning of December on a weekly basis. The leaves are taken to the Leaf Transfer Station and then transported to western New Jersey where they are composted for topsoil. Any material collected curbside, as well as recyclable items that are not picked up curbside, such as batteries, cardboard and large vegetation, can be dropped off at the Township Recycling Center, which is located at 1600 River Road on the Department of Public Works (DPW) site. A Recycling Calendar containing information about these various services is disseminated in flyers in December and further information can be found on the Township website or by calling the Recycling Hotline. In addition, as recycling is a key component in reducing the amount and costs associated with the disposal of solid waste, the Township's recycling program is discussed more in depth within the Recycling Plan Element of this Master Plan.

D. WATER SUPPLY

Teaneck Township is entirely serviced by public water. Public water supply service in Teaneck is provided by United Water New Jersey (UWNJ), which was formerly known as the Hackensack Water Company. Drawing water from four reservoirs, which have a combined capacity of approximately 14 billion gallons, UWNJ provides potable water to 750,000 people throughout Bergen and Hudson Counties, including Teaneck's 39,260 residents. The water is treated at UWNJ's Haworth treatment plant, which has a capacity of 200 million gallons per day. The UWNJ system is interconnected with several other water supply systems in northern New Jersey to ensure continuous flow in the event that supply from one source is disrupted.

In 2005 alone, the UWNJ supplied 41.9 billion gallons of potable water to its service area. The average daily demand was 115 million gallons, with a peak daily demand of 170 million gallons during the month of August. While the UWNJ is able to supply Teaneck Township's current demand, should

the Township approve additional development or rezone districts to permit greater density, provisions will need to be taken to assure adequate water supply to these areas.

The UWNJ has also released a Consumer Confidence Report for the service area in June of 2006. This report, which specifies the quality of water provided by each of the company's 24 public supply wells indicates that there were no violations in water quality as all water samples collected either met or surpassed all water quality standards established by the United States Environmental Protection Agency (EPA) and the New Jersey Department of Environmental Protection. The Consumer Confidence Review Report can be viewed in its entirety at:

<http://www.unitedwater.com/uwnj/pdfs/eSaddleBrook.pdf>

E. DRAINAGE & FLOOD CONTROL

To assess drainage and flood control issues, Teaneck has completed a comprehensive overview of its stormwater management policies and practices, and set forth a plan for the maintenance and improvement of these items within its Municipal Stormwater Management Plan (MSWMP), which was completed in January 2005 and subsequently updated in November 2005.

In addition to assessing flood prone areas such as the Hackensack River Basin, and locations which exhibit poor drainage, the Township's MSWMP reviewed its existing stormwater management ordinances, and in turn provided preventative and corrective maintenance strategies to ensure the long-term effectiveness of its stormwater management infrastructure. The plan also outlined safety standards for Teaneck's stormwater management infrastructure to be implemented in order to protect public safety. Finally, the Township's MSWMP includes a mitigation section that provides specific stormwater management measures to which prospective developers (when deemed applicable by the ordinance) may contribute. Alternatively, prospective developers may complete stormwater

management mitigation projects which have been identified by the Township in order to protect water quality, water quantity, and groundwater recharge within and around Teaneck.

As Teaneck is an older, established community with very few undeveloped lots, there is little expectation that future development within the Township would impose a large increase in stormwater runoff volumes, or pollutant loads on the Township's waterways.

It should also be noted that the Township has drafted and is in the final stages of preparing and adopting their Stormwater Control Ordinance that will serve to enforce the principles and design standards that Teaneck has subscribed to within the MSWMP.

F. GROUNDWATER PROTECTION

Whether potable water is supplied via wells or reservoirs, groundwater protection is always a priority. All of the water supplied to Teaneck Township originates in the reservoirs drawn from by United Water New Jersey. In order to protect and preserve groundwater resources, wellhead protection initiatives are a vital and effective means to guard a municipal public water supply system. However, at this time, no such initiatives have formed within Teaneck, as there are currently no public supply wells located within the Township.

G. SANITARY/STORM SEWERS

Sanitary sewers are available to the entire Township, and the Teaneck Department of Public Works/Engineering's Sewer Division is responsible for maintaining the nearly 170-mile sanitary sewer and storm system, which includes thousands of manholes, catch basins, culverts and head walls. All catch basins in Teaneck are inspected and cleaned on a yearly basis. Upon inspection each catch basin is also inspected to ensure that it is functioning to its specified capacity. Sewage flow is directed to the

Bergen County Utilities Authority. While sanitary sewers are available to meet Teaneck Township's current demand, should the Township approve additional development or rezone districts to permit greater density, provisions will need to be taken to assure adequate sanitary sewer facilities and/or extensions to these areas.

H. ELECTRICITY AND NATURAL GAS SUPPLY

In Teaneck, as in many urbanized places in the United States, electricity and natural gas were traditionally supplied solely by quasi-public companies that had monopolies on the generation of electricity, the supply of natural gas and the transmission and distribution of both. In 1999, the New Jersey State Legislature passed a law permitting competition in the electricity and natural gas generation/supply markets. Currently, in Teaneck, transmission and distribution are handled by Public Service Electric and Gas Company (PSE&G). However, PSE&G is no longer the sole distributor, as customers are able to select other providers for these services.

I. WASTE/ENERGY MANAGEMENT

As fossil fuels and other natural resources continue to be extracted and utilized beyond their sustainable yield, both public utilities infrastructure and the energy supply must be examined as part of any master planning effort. Teaneck Township and Bergen County have been at the forefront of innovation, as evidenced by the success of waste level reductions associated with the recycling program. However, it is imperative that green technologies be incorporated into future development projects and renovations to push the Township closer to an environmentally sustainable existence.

There are several alternative sources of energy that could be incorporated as "green design" into new development. While it is important that buildings be well insulated to maintain efficient use of gas and electric heat in colder months, solar panels on the south-facing roof pitch of residences and office

buildings can provide enough supplemental heat so that thermostats can operate at lower temperatures. Conversely, planting hardy, sun-tolerant grass, shrubs and trees on the rooftops of buildings can help cool a building down during the summer months and reduce costs associated with air-conditioning.

J. TELECOMMUNICATIONS FACILITIES

The infrastructure necessary to provide telephone and DSL broadband Internet service is owned and operated by Verizon. Originally part of the Bell system, Verizon is the largest local telephone service operator in the United States. The cable television/cable broadband Internet infrastructure is owned and operated by Cablevision, a company that provides cable T.V. service in many communities throughout New York and New Jersey. Cablevision is the sole franchisee, subject to Township oversight, via a non-exclusive franchise agreement, on the use of its infrastructure, but other local telephone and Internet service providers may utilize Verizon 's lines to market their own services.

K. RECOMMENDATIONS

1. Establish a Development Fee Ordinance to cover the cost of sanitary sewer and stormwater upgrades, facilities and maintenance for new developments within the Township to ensure that the capacity of existing infrastructure is not exceeded or negatively impacted by additional development.
2. Identify areas of sewer back-up or low water pressure throughout the Township.
3. Provide for the alleviation of existing stormwater management and flooding problems through the implementation of both structural and non-structural Best Management Practices (BMP's) on new developments. Incorporate these principles when retrofitting existing stormwater basins.
4. Continue to improve and expand the existing resource recycling programs.

5. Formulate the comprehensive Solid Waste Plan to satisfy the impending landfill shortage.
6. Updates to the mapping associated with the 208 plan, the wastewater management plan, sewer service areas, drainage and flood control facilities should be completed on a regular basis.
7. Locate all community-wide or regional drainage and flood control facilities and ensure Township compliance with the County Master Plan.

7. COMMUNITY FACILITIES PLAN ELEMENT

A. INTRODUCTION

Teaneck's community facilities include, police, fire and emergency volunteer ambulance services, the library, the municipal complex, the Department of Public Works (DPW), and, the Teaneck public schools. Descriptions and analyses of these facilities are provided in this chapter along with a map indicating their locations. Though the recreation department is also a part of Teaneck's community facilities, its facilities and functions are more appropriately discussed in the Conservation, Recreation, and Open Space Plan Element of the Master Plan document.

B. GOALS AND OBJECTIVES

The Goals of the Community Facilities Plan Element are to:

1. Encourage strategic placement of emergency facilities and traffic routes that provide fast and easy access to all areas of the Township;
2. Improve the public transportation service, especially for senior citizens;
3. Upgrade the Township's infrastructure, as necessary;
4. Plan for the expansion and maintenance of community facilities to accommodate current and future growth; and
5. Develop a comprehensive Regional Health Plan to identify and provide contact information for all types of health facilities serving the Teaneck population.

The Objectives of the Community Facilities Plan Element are to:

1. Support the improvement of healthcare and educational facilities in appropriate areas while maintaining the residential character of the surrounding areas;

2. Provide sufficient tools to maintain and improve upon the responsiveness and success rate of emergency services by modernizing equipment and utilizing available digitized mapping data bases (GIS data);
3. Coordinate with the Teaneck Board of Education to plan for and provide adequate school facilities in accordance with the pace of development and housing turnover;
4. Encourage the multi-purpose use of school facilities and community service buildings;
5. Continue to provide high quality civic, library, medical and other community facilities to meet the broad ranging needs of the municipality;
6. Encourage efficiency in the design of new residential development that will minimize public service costs; and
7. Create a sense of place distinctive to the Teaneck community by enhancing public areas with art, creating a safe and pleasant pedestrian environment, and linking commercial, educational, and cultural activities.

C. MUNICIPAL BUILDING

The Teaneck Municipal Building is part of the Township's municipal complex located in the northwest corner of the intersection of Teaneck Road and Cedar Lane. In addition to housing the administrative offices and municipal court of the Township, the complex also has separate buildings devoted to the library and police headquarters. The locations of this building and other community facilities are depicted on **Figure 4, Community Facilities Map**. The Municipal Building was originally built in 1925, with a south wing extension added in 1962. The south wing, which contains the tax and finance departments and the assessor's office, was reconfigured in 1997. The municipal

complex parking lot has 176 parking spaces for employees and visitors to all three buildings. The lot often is filled to capacity, particularly on days when court is in session. The former police department building, which is located adjacent to the municipal building at the intersection of Teaneck Road and Cedar Lane, is currently vacant. While the building was evaluated for reuse for Township administrative offices by an architect, no plan for its reuse is in place.

Most of the Township's governmental offices are located in the Municipal Building. These include the Township Manager, Township Clerk, Finance Department, Building Department, Municipal Court, Public Works and Engineering Department, Health and Human Services Department, Purchasing Department, Planning Board, Board of Adjustment, and various advisory boards. Approximately 50 employees work in the Municipal Building. While the building currently houses existing office functions, municipal operations are not functioning at optimal efficiency. It is recommended that the Township investigate the potential opportunity for the redevelopment of the municipal complex and other possible areas to house municipal offices and operations, in an attempt to alleviate cramped, inefficient and handicap inaccessible conditions. This investigation should be limited to redeveloping the area currently occupied by structures and pavement. It is further recommended that any redevelopment activity maintain an architectural style consistent with the style of the existing structures. This redevelopment initiative should include the potential demolition of the existing police headquarters and the inclusion of said activities into whatever development plan that may be proposed. It is assumed that, based upon the age of the existing structures within the Municipal Complex, there may be areas of environmental concern. Therefore, any potential development should be cognizant of any and all environmental issues relating to the structure and the site as a whole. Under no circumstances should this redevelopment initiative encroach into the existing Municipal Green located at the intersection of Teaneck Road and Cedar Lane.

The investigation of the redevelopment of the Municipal Complex should include an evaluation as to whether a public/private partnership would be a viable option in order to minimize the cost of any development initiative to the Township.

D. HEALTH & HUMAN SERVICES

The Department of Health and Human Services is located in the Municipal Building. The Department is staffed with eight (8) full-time personnel, of which six (6) are licensed health officials. The Department has a variety of responsibilities that relate to protecting the health, welfare and safety of Teaneck residents. One of the responsibilities is animal control. The Department issues dog and cat licenses, which accounted for 1,575 and 430 respective licenses in 2005. A portion of the fees is used to provide free rabies shots for those pets that require them. The Department has a contract with the Bergen County Animal Shelter to provide animal control services.

The Health Department also provides property maintenance and housing code enforcement. The Department inspects single-family rental units on an annual basis. Two-family or multi-family properties are required to be inspected upon change of tenancy. The Department issues warnings and violation notices, and refers problems to appropriate departments when necessary.

Licensing and inspection of food establishments are also the responsibility of the Health Department. More than two hundred establishments in Teaneck are inspected every year, including restaurants, supermarkets, grocery stores, hospitals, caterers, and school cafeterias. The three Town swimming pools are also inspected by the Department during the summer.

In collaboration with Holy Name Hospital and the Recreation Department, the Health Department offers a Senior Wellness Program at Richard Rodda Community Center to provide a wide variety of

services to help address health concerns and wellness issues of the senior community. The Department also holds a Senior Health Symposium annually, where free flu and pneumonia shots are offered to seniors.

Other services provided by the Health Department include general inspections, environmental protection, insect and rodent control, public health nursing, adult immunization, maternal and child care, health education, social services/mental health, the Teaneck Municipal Alliance Against Substance Abuse (TMAASA) and the Teen Clean Program.

In keeping with the Township's commitment to environmental conscientiousness, the Health Department has suggested that it may need to increase the number of inspectors as the number of housing units grows. Furthermore, the Department has suggested a need for updated protective gear to respond to potentially hazardous emergencies and other occupational hazards like exposure to asbestos and other air borne pollutants.

E. POLICE

The Police Department Headquarters building is located in a separate building from the administrative offices and Library within the municipal complex on Teaneck Road. Though the building was constructed in 1994 replacing a building built in the 1950s, major exterior wall waterproofing work is underway including roof and parapet work. The police complex is a two-story building with a total floor area of 30,800 square feet including the basement. Offices of the sergeants and lieutenants, as well as the community policing bureau, are on the first floor. Offices of the chief, deputy chief and captain are on the second floor. The second floor also contains a conference room, a computer room, the records bureau, a juvenile interview room, the detective bureau, the narcotics bureau, an identification bureau, the traffic bureau, the burglary squad, administration offices, a classroom and a

cafeteria. There are a total of 46 vehicles in the Police Department fleet.

The Police Department's communications system has been substantially upgraded since the prior Master Plan was adopted. The Department has 60 computers, which are connected with various County and State traffic and crime databases. The Department employs systems that are interconnected with multiple sources of information. The Police Department is a chief dispatch point for the 9-1-1 systems in any emergency situation. While 9-1-1 is the Department's primary dispatch system, it also utilizes "Reverse 9-1-1", a telecommunications system that can rapidly make thousands of calls per hour to warn residents and businesses in the specific geographic area about a specific potential emergency situation. In 2005, the Department received 88,990 calls for service.

The Traffic Bureau conducts traffic analyses, and is in charge of traffic signs, escorts and training school crossing guards. The Detective Bureau conducts investigations of burglary and narcotics; the Juvenile Bureau works closely with schools teaching youths the risks of drug use through the Drug Abuse Resistance Education (D.A.R.E) program. The Community Policing Bureau is the liaison between the Police Department and Teaneck residents, businesses, and other municipal departments. It offers a five-day "Junior Police Academy" program to children during the summer, as well as a "Citizen's Police Academy" for adults twice a year, and provides the D.A.R.E. program.

Currently, 48 officers patrol the Township in three shifts. Each shift consists of three squads of four officers. The Police Department has been responding to the growing needs with new training in emergency management. The Department has a total of 101 sworn officers, including police officers, sergeants, lieutenants, captains, and the deputy chief and chief. The Department also staffs fifteen civilians, including dispatchers and secretaries.

F. FIRE

There are four firehouses in Teaneck – the Headquarters, Station No. 2, Station No. 3 and Station No. 4. The Headquarters is located on Teaneck Road across from Church Street; Station No. 2 is located on Cedar Lane just to the west of the downtown; Station No. 3 is located on Teaneck Road at DeGraw Avenue; and Station No. 4 is located on Windsor Road at West Englewood Avenue. The Department currently has 101 uniformed personnel, and owns six fire engines, two ladder trucks, a rescue truck, a commander's vehicle, and four (4) fire inspector's vehicles. The Fire Department participates in a mutual aid system with a number of adjacent municipalities – Ridgefield Park, Bogota, Hackensack, South Hackensack, Bergenfield and Englewood – and also provides first responder services when the Teaneck Volunteer Ambulance Corps is busy with other calls and unable to respond to emergency medical calls. In 2005, the Fire Department responded to a total of 3,733 calls, which included 266 fires, 1,322 other emergencies, 959 non-fire alarms, 45 mutual aid calls and 1,141 other calls for service.

The Department also has an all-volunteer fire ground support unit called Box 54 Fire Service Support, which responds to fires and emergencies throughout Bergen County. Utilizing four vehicles, the unit provides refreshments for firefighters, and also serves as a communication center when necessary. The vehicles are housed at the Headquarters and Station No. 2.

The Headquarters and Station No. 2 underwent minor renovations recently, and vehicle exhaust removal systems have been installed in all four buildings. However, with the exception of Station No. 3, which is still fairly new, the buildings are in need of upgrading. The Department is currently in the planning process of a large-scale remodeling of the Headquarters building.

G. VOLUNTEER AMBULANCE CORPS

The Teaneck Volunteer Ambulance Corps (TVAC) is located in a small building at 855 Windsor Road, just north of the Downtown, and has been providing emergency ambulance service to the Township since 1939. There are currently approximately 100 volunteer members enrolled, most of whom are certified Emergency Medical Technicians, but some of whom are solely drivers, firefighters and probationary members. The members must maintain their certifications through continuing education. The headquarters is provided with sleeping, cooking and eating areas for the on-duty crewmembers. The HVAC system has been recently replaced, and the building is generally in good condition.

TVAC is one of the busiest volunteer ambulance corps in New Jersey. Its four medium duty ambulances respond to approximately 3,500 emergency calls a year which is an average of ten runs per day. In 2001, TVAC was granted the Emergency Medical Services (EMS) Volunteer Service of the Year award by the New Jersey State Department of Health and Senior Services. When none of the TVAC staff are on-duty to respond within 45 seconds to a life-threatening emergency call, the Teaneck Fire Department sends crews with Medical First Responder training to initiate care until an ambulance staffed with off-duty responders arrives.

H. LIBRARY

The Teaneck Library, established in 1922, is located within the Township's Municipal Complex on Teaneck Road. The Library is a two-story building, with a full basement which yields approximately 23,000 square feet of total floor area including the basement. The building has been expanded substantially since it was originally built more than eighty years ago. In 1936, an addition was built on the east side of the building, which is currently used as a reference section. In 1960, the north and south wings were added another large expansion was made in the 1970s as well as in 1994 the entrance of the Library was renovated to comply with the Americans with Disabilities Act (ADA)

regulations. In 1995, as part of the Library's 75th anniversary celebration, the Children's Reading Garden was added behind the building.

Presently, the Library has holdings of approximately 140,000 volumes, with a total circulation of 485,000, including books, compact discs, video cassettes, and DVDs. Notably, it is the most widely utilized municipal library, measured by circulation, in all of Bergen County. Located on the first floor of the Library are the reference room, the adult room, the children's room and the audio stacks. The second floor is used as an administration office and a lounge area for library staff. The basement contains additional adult stacks, magazines, periodicals, a maintenance room and an auditorium. The auditorium seats 154 persons, and is equipped with a grand piano and a video projector. While the auditorium is used regularly by various non-profit groups for activities such as ESL (English as a Second Language) classes, it is also available for use by for-profit organizations for a fee. The Library holds frequent monthly concerts and shows films twice a month in the auditorium. The Library also has 25 computer terminals with internet access, 3 of which are for public use.

Over the last few years, the Library has undergone a number of interior renovations and upgrades. A new circulation desk, security corridor, and telecommunications equipment were installed, and the lighting fixtures were replaced. Windows on three sides of the building were replaced for greater energy efficiency. Much of the flooring has been re-carpeted, and certain collections were relocated and rearranged, especially in the children's room and the public reading area. The restrooms were also recently renovated.

The Library currently has 26 full-time and 24 part-time staff members. Volunteers also help staff library operations such as the ESL program, the Adopt-A-Shelf program, and the members of Friends of the Teaneck Library, a non-profit organization that assists with fundraising for the library.

The Teaneck Library is one of the 73 member libraries of the Bergen County Cooperative Library System, or BCCLS, an interlibrary loan system. This system is supported by the statewide library small package service called CD&L Delivery Service, which delivers library materials between participating libraries. The service is paid for by the State of New Jersey.

One issue facing the Library is the lack of parking at certain times, as library patrons share the parking lot with other visitors to the Municipal Building and municipal complex. This situation is worsened on days when court is in session at the Municipal Building, as well as on snowy days when commuters taking the bus into New York and residents from surrounding apartment buildings also use the parking lot.

I. PUBLIC WORKS/ENGINEERING DEPARTMENT

The administrative offices of the Public Works/Engineering Department are located in the Municipal Complex on Teaneck Road. The DPW maintenance and storage facility, as well as the Township's recycling center is located off River Road adjacent to Brett Park and the Hackensack River. The DPW is seeking to upgrade and expand its facilities and to evaluate the potential for expansion and/or relocation to ensure a more efficient operation. The DPW facility, housed in obsolete buildings on a 7.5-acre site, is in great need of an expansion and/or renovation to a 10-acre site. It is recommended that the Township undertake a study to determine the viability of an expansion of the current facility to allow for the consolidation of all DPW facilities within the township and to allow for maximum efficiency of the operation. The consolidation of the DPW facilities does not include the leaf transfer station located on Pomander Walk. In addition, should the potential expansion of the existing site prove not to be a viable alternative, further studies should be conducted to investigate the potential for relocating the facilities to another site within the Township. However any relocation recommendation

should include an analysis of the surrounding uses to ensure that no adverse impacts to the established residential community be realized.

The DPW currently has 71 full-time employees. It also hires seasonal workers for leaf collection, as well as about 25 students during the summer for park cleaning. The DPW has five divisions offering different types of services – the Street and Sanitation Division, the Sewer Division, the Garage Division, the Park and Tree Division, and the Maintenance Division.

A number of road surfacing and street improvement projects have been completed recently or are currently underway to be completed in the near future. The Cedar Lane Streetscape Improvement Project funded by the New Jersey Department of Transportation State Aid was one of them.

J. TEANECK SCHOOLS

The Teaneck Public School System is the entity that provides public educational services for residents of the Township of Teaneck. The district currently has one early childhood center for pre-kindergarten and kindergarten students (Bryant School), three elementary schools serving students in first through fourth grades (Hawthorne, Lowell, and Whittier), two middle schools for students in fifth through eighth grades (Benjamin Franklin and Thomas Jefferson), and Teaneck High School for students in ninth through twelfth grades. The district also utilizes Eugene Field School as a special education facility as well as its administrative offices.

Since the 1994-1995 school year, the school district's enrollment has been in the range of 3,900 to 4,600 students as illustrated in Table 7.1.

Table 7.1													
Teaneck Public School Enrollments, 1994-2006													
School/Year	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07
<i>Early Childhood (PK-K)</i>													
Bryant	364	363	384	378	393	401	367	362	395	396	372	326	308
<i>Elementary (1-4)</i>													
Hawthorne	297	326	315	406	522	462	401	393	362	371	364	374	379
Lowell	210	201	227	302	452	454	411	419	402	383	363	375	358
Whittier	461	483	479	492	517	516	498	477	451	425	395	409	369
<i>Middle School (5-8)</i>													
Benjamin Franklin	524	562	570	574	585	600	621	639	669	656	638	611	569
Thomas Jefferson	748	734	783	771	762	849	812	837	816.5	746	726	689	684
<i>High School (9-12)</i>													
Teaneck High School	1,321	1,318.50	1,328	1,338.50	1,339.5	1,325	1,349	1,356	1,368.5	1,406	1,403	1,463	1,486
TOTAL	3,925	3,987.5	4,086	4,261.5	4,570.5	4,607	4,459	4,483	4,464	4,383	4,261	4,247	4,153

Source: School Report Cards, New Jersey Department of Education, Fall Reports, Teaneck Board of Education

Table 7.1 above compares the total number of students in the school district from the 1994-1995 through 2006/2007 school years. As shown above, total enrollment increased substantially since the 1994/1995 school year, from just over 3,900 students to a peak of over 4,600 students in 1999/2000, then decreased slightly the following school year by about 50 students. It has leveled off and remained relatively constant for the past five (5) years or so.

This general trend of increased enrollment is consistent with a regional and national trend of a growing number of school-age children, which is a reversal of the population trends of a decade ago. As a result of these increases, the district's schools have generally been operating at or above capacity during the past few years. Table 7.2 compares the capacities and enrollments of each of the schools according to the district's Long-Range Facility Plan.

Table 7.2

Teaneck Public School Enrollments and Capacities, 2006

<u>School/Year:Enrollment</u>	<u>Capacity</u>
<i>Early Childhood Center (PK-K)</i>	
Bryant	308 317
<i>Elementary (1-4)</i>	
Hawthorne	379 410
Lowell	358 454
Whittier	369 518
<i>Middle School (5-8)</i>	
Benjamin Franklin	569 574
Thomas Jefferson	684 680
<i>High School (9-12)</i>	
Teaneck HS	1486 1211
<hr/>	
TOTAL	4,153 4,164

Source: Fall Reports from The Teaneck Board of Education

Due to the age of the district's schools, facility maintenance and improvement is a constant concern. A referendum was approved in December 2000 for a \$19.7 million dollar Facilities Improvement Plan for the School District. Forty percent (40%) of the project's total costs are being funded by the State of New Jersey, with the remainder being paid for through issuance of bonds by the Teaneck Public Schools. Some of the work completed to date as part of this project has included replacement of the heating and ventilation systems and renovations of the auditoriums at the two middle schools and Teaneck High School. Additional work at the high school includes renovation of classrooms, the library, gymnasiums, offices and hallways, as well as construction of a new auxiliary gymnasium and a new Multicultural Center.

Teaneck Community Charter School

Charter schools are a relatively new educational phenomenon in New Jersey's public school system. They are publicly funded, generally by the school district(s) they serve, but have their own oversight bodies and must adhere to a mission statement established in their charters. The Ma'ayanot School is located at 1650 Palisade Avenue and has been open since 1998. It enrolled 216 students from kindergarten through eighth grade during the 2003-2004 school year. According to its charter, TCCS has three broad themes – student-centered learning, expeditionary learning beyond the school walls and nurturing of diverse populations.

Private Elementary and Secondary Schools

A number of private schools are also located in the Township, as shown in Table 7:3

Table 7.3
Private Elementary and Secondary Schools in Teaneck

School Name	Location
Community High School	1135 Teaneck Road
Community School, Inc.	11 W. Forest Avenue
Grace Lutheran School	1200 River Road
Ief-Al-Ghazaly High School	441 North Street
Ma áyanot School	1650 Palisade Avenue
Montessori Early Learning Center	278 Willow Street
Schechter Regional High School	800 Broad Street
Sinai Special Needs Institute	1650 Palisade Avenue
Torah Academy	1600 Queen Anne Road

Source: New Jersey Department of Education

K. SUMMARY & RECOMMENDATIONS

While Teaneck currently provides its residents with an abundance of service facilities and rapidly responding fire, police and EMS departments, there are a number of ways in which the Township could improve on and expand its community facilities. The following is a list of recommendations:

- 1. Redevelop the Municipal Complex.* The Township should investigate different development options to ensure efficient services and building functionality while maintaining the architectural integrity and the municipal green. An investigation into the viability of a public/private partnership for developing the site is also recommended.

2. *Expand or relocate DPW facility.* Further study should be undertaken to evaluate the potential for expansion and/or relocation of the DPW facility to ensure more efficient on-site operations. This study should include an investigation of the provision of adequate buffers, consistent with the Township Greenway system along the Hackensack River as well as the provision of barrier free access along the southern property line.
3. *Implement the recommendations of the Circulation Element.* As the functionality and accessibility of municipal services are often dependent upon traffic circulation patterns, the Community Facilities Plan Element should be consistent with the Circulation Element.
4. *Ensure modern emergency service technology.* Up-to-date technologies will assist the Township's Fire, Police and EMS in providing better and more rapid service to Teaneck residents. Additionally, new technologies can allow the DPW, Teaneck School District and emergency services to all be linked, thus providing better communication between Township agencies. The following technology upgrades should be investigated:
 - a. Establish Wi-Fi wireless communication for the entire municipality.
 - b. Upgrade video capabilities.
 - c. Include GIS or GPS mapping as standard equipment for emergency services.
5. *Require sidewalks and curbing in all new construction and renovation projects on public streets.* With an increasing number of school-age children in Teaneck Township, their safety is a major concern. The Township should ensure that developers of any new housing developments be required to install sidewalks on both sides of the street and connect them to existing sidewalks in other neighborhoods.

8. CONSERVATION, RECREATION & OPEN SPACE PLAN ELEMENT

The Conservation, Recreation and Open Space Plan Element is currently being drafted. It will be appended to the final version of the Master Plan.

9. ECONOMIC PLAN ELEMENT

A. INTRODUCTION

While the Land Use Plan Element of the Teaneck Master Plan (Chapter 3) contains the overall land use policy for the Township, this chapter is primarily focused on policies that can help support and foster economic activity and growth within the Township. The basic inputs into economic activity include land, labor, and capital. While many aspects of economic development, including the regional labor force, the availability of private-sector financing, and market demand, are clearly beyond the control of the municipality, other aspects are under the Township's jurisdiction, most notably the zoning regulations which control how much land is available for commercial use, and at what intensity. The Township also provides, influences and directs spending for roadways and other physical infrastructure to support business. Moreover, the Township can leverage public funding sources to provide assistance with certain capital investments. An example common among many communities is a grant or loan program for facade improvements. Finally, the Township can partner with non-profit organizations that engage in business development, including the Teaneck Economic Development Corporation, the Chamber of Commerce, the Cedar Lane Special Improvement District, and other business district organizations.

The following chapter begins with an overview of the local economy in Teaneck, focusing on income and employment statistics and their implications within the local economy. It then examines the economic development capacity in Teaneck, and describes entities beyond local government who can play a role in fostering future economic development. Next it examines those areas of land uses which contribute, or have the potential to increase their contribution, to economic development in Teaneck in the future – areas that are now comprised of retail, office, industrial and institutional uses.

B. GOALS AND OBJECTIVES

The Goals of the Economic Development Plan Element are to:

1. Develop additional employment opportunities for the Township's population, so as to encourage people to both live and work in Teaneck;
2. Enhance the visual design of existing businesses to attract more consumers.;
3. Encourage new businesses to establish themselves within the Township in designated commercial areas;
4. Promote core retail/commercial destinations; and
5. Capitalize on and encourage the development of appropriately scaled mixed-use redevelopment and revitalization in the existing business districts.

The Objectives of the Economic Development Plan Element are to:

1. Enact Zoning Ordinances that encourage the development of appropriate bulk standards for each of the business districts, reflecting the goal of mixed uses while protecting the existing pattern of adjoining development;
2. Maintain and attract job-generating businesses to the Township by attracting new businesses to the Township, supporting "home grown" new business development;
3. Create vibrant Business Districts by considering ordinances that encourage pedestrian friendly mixed use development, consider structured parking and streetscape designs that enhance the visual design of the existing business districts;

4. Support improvements to transportation facilities and systems essential to the Township's resident commuters who travel to employment positions outside the region as well as to non-residents who travel to employment centers within the Township;
5. Provide continued support to the TEDC and SID; and
6. Strengthen the Township's business districts through targeted development plans, increased public investment, private sector initiatives and the use of innovative funding mechanisms. For example, business district plans, streetscape improvements, increased parking, incentives for building rehabilitation and façade upgrades;

C. INCOME AND EMPLOYMENT IN TEANECK

Comparisons of median per capita income, and median household income between Teaneck and Bergen County and the State of New Jersey as a whole, indicate that Teaneck's households are generally above median incomes within the County as well as the State. Teaneck's household income is higher than the median household income for Bergen County and is substantially above that of the State (see Table 9.1).

Table 9.1

1999 Median Incomes

	Household	Per Capita
Teaneck	\$74,903	\$32,212
Bergen County	\$65,241	\$33,638
New Jersey	\$55,146	\$27,006

As Teaneck's median household size is large relative to both the County and State median household sizes, per capita income figures are closer to the median for Bergen County and New Jersey.

A review of the distribution of household income, as shown in Table 9.2 below, reveals that Teaneck has a fairly wide distribution, with households in all income categories, ranging from low and moderate income, to median or just above median income, all the way to affluent households.

Table 9.2

1999 Household Income Distribution

Category	Teaneck		Bergen County	New Jersey
	Number	Percent		
Less than \$10,000	645	4.8%	5.0%	7.0%
\$10,000 to \$14,999	311	2.3%	3.6%	4.7%
\$15,000 to \$24,999	779	5.8%	7.6%	9.4%
\$25,000 to \$34,999	703	5.2%	8.4%	10.0%
\$35,000 to \$49,999	1,619	12.1%	13.2%	14.3%
\$50,000 to \$74,999	2,660	19.8%	19.0%	19.8%
\$75,000 to \$99,999	2,247	16.7%	14.7%	13.5%
\$100,000 to \$149,999	2,382	17.8%	15.5%	12.8%
\$150,000 to \$199,999	979	7.3%	5.9%	4.3%
\$200,000 or more	1,091	8.1%	7.3%	4.3%
Total	13416	100.0%	100.0%	100.0%

Source: 2000 Census

Interpolating figures from Table 9.2 above indicates that approximately 1,800 or thirteen (13) percent of households in Teaneck had incomes that would be considered in the low income category within Bergen County (i.e., 50% or below the median income), and 2,200 households or 16 percent had incomes that would be considered to be in the moderate income category within Bergen County (between 50% and 80% of the median income). At the same time, approximately 2,350 households or

eighteen (18) percent of the households had incomes that were at least twice as high as that of the County.

Table 9.3 provides a breakdown of occupation or employment by industry of all residents in Teaneck over 16 years of age who are employed.

Table 9.3: Employment by Industry (Employed Persons Over 16), 2000

	Number	Percent
Agriculture, forestry, fishing, hunting, mining	16	0.1%
Construction	598	3.1%
Manufacturing	1,660	8.7%
Wholesale trade	858	4.5%
Retail trade	1,784	9.3%
Transportation and warehousing, utilities	934	4.9%
Information	1,010	5.3%
Finance, insurance, real estate, rental and leasing	1,797	9.4%
Professional, scientific, management, administrative and waste	2,337	12.2%
Educational, health and social services	5,843	30.5%
Arts, entertainment, recreation, accommodation and food services	914	4.8%
Other services (except public administration)	946	4.9%
Public administration	454	2.4%
Total	19,151	100.0%

Source: 2000 US. Census

These figures indicate a strong orientation of Teaneck's labor force towards management, professional and related occupations; 53 percent compared to only 38 percent for New Jersey as a whole, and 30 percent of which are in educational, health and social services, compared to 20 percent for the State. Only 10 percent of Teaneck's labor force was employed in "blue collar" occupations, compared to 20 percent for New Jersey.

The data has several implications for economic development in Teaneck:

- While not all of Teaneck's households are affluent, the presence of many households with incomes slightly above or well above the median income indicates there is a strong latent demand for retail goods and services. Nationwide, approximately one-third of all income is typically spent on retail goods and services. Based on the average retailer providing about \$300 per square foot of retail sales per year, Teaneck's residents can support about 3.3 million square feet of retail space. Naturally, not all of it would be spent locally, but the table indicates that local retail space could capture a significantly higher proportion of this spending than it does currently.
- The significant number of professionals in Teaneck creates the potential demand for professional office space, particularly for those who would like to work closer to home, either full- or part-time.
- A large percentage of Teaneck's wage earners are highly educated and business-savvy. They represent an important resource for all manner of economic development initiatives, including small business counseling and technical assistance to new entrepreneurs.

D. ECONOMIC DEVELOPMENT CAPACITY

In Teaneck, there are a variety of entities involved in economic development beyond the municipal government. These include the Teaneck Economic Development Corporation (TEDC), the Cedar Lane Special Improvement District (SID), and the Chamber of Commerce.

The TEDC is charged with studying economic development issues in the Township and makes recommendations for policy changes. Founded in 1994, its charter was to focus on commercial and retail development in Teaneck. The TEDC is made up of four trustees appointed by the President of the Teaneck Chamber of Commerce for a 2-year term, eight trustees appointed by the governing body for a 2-year term (plus one Council liaison), and one appointed by the Township Manager for a two-2-year term. The TEDC is appropriated an annual budget by the Township and under its auspices, a number of professional studies have been undertaken, such as streetscape and traffic and parking studies for the downtown.

The formation of the Cedar Lane Special Improvement District (SID) was recommended by the TEDC in 1996, and the TEDC Board of Directors is the management entity for the SID. All properties within the SID are assessed an additional levy above normal property taxes (currently 31± cents per \$100 of real property assessment). These funds are then utilized to make special improvements or to promote business within the SID. The TEDC and the SID currently jointly share one full-time employee, or executive director, who manages the day-to-day operations. Among the improvements and operations that the SID has been involved in since its inception are traffic, parking, street cleaning, street lighting and decorative lighting, street furniture, shade trees, litter containers, business and street signage, facade improvements, planters and policy management. Among the other activities, the SID is engaged in meeting with prospective developers and tenants in Teaneck, coordinating improvements

with NJ Transit and the NJ Department of Transportation, and, throughout the year, organizing and promoting large and small seasonal events within the District.

Over 120 retailers and other businesses in Teaneck, and some outside the Township, belong to the Chamber of Commerce. Most of the membership is comprised of small businesses, although most of the major banks with branches in Teaneck also are members. The Chamber provides a number of services to its members, publishing a directory, maintaining a webpage, and sponsoring meetings with featured speakers. The Chamber organizes and sponsors the annual Community Service Awards dinner in the Fall that recognizes those members of the Township who have provided outstanding service and commitment to Teaneck.

As is typical in local government in New Jersey, the Township has no official economic development department or staff position. Yet the Township remains a key player in economic development, since the municipal government has unique powers with regard to shaping and encouraging development. For example, the Township's Planning Board has the ability to prepare (or have prepared on its behalf) a master plan, including an economic plan element, which can then form the policy basis whereby the Township Council can revise and amend the Township's zoning ordinance. The municipal government also controls important sources of funding, and has the ability to solicit grant funds for transportation improvements, business development loans and grant programs, and other economic development-related programs. If considered necessary or desirable, the Township could utilize other powers that it has chosen not to exercise, such as the ability to grant tax abatements and other incentives to attract business. As expected, since these would come at a cost to the taxpayer, such measures are resorted to only in times of perceived distress or to redress a particular circumstance which is having an acute impact on the community's economic health.

E. ECONOMIC DEVELOPMENT AREAS

Economic activity in Teaneck is generated by three land use areas in the Township: (1) the retail/office areas which include Cedar Lane, North Teaneck Road, Queen Anne Road/DeGraw Avenue, West Englewood (The Plaza) and Glenpointe; (2) the industrial/office areas of Teaneck, notably the Alfred Avenue area off Route 4 adjacent to Englewood City, an area along the CSX rail line south of Cedar Lane, and the industrial area north of the Plaza along Palisade Avenue adjacent to the rail line; and (3) its quasi-public or institutional uses, Holy Name Hospital and Fairleigh Dickinson University, which although non-taxpaying land uses, nevertheless generate jobs and bring a large number of employees into the community. These land use areas, discussed below, are also shown on **Figure 5, Proposed Rezoning Map**.

(1) Retail/Office Areas

Each of the four business districts varies in size and scale and serves different parts of the community. The DeGraw/Queen Anne district serves primarily the surrounding neighborhoods, while North Teaneck Road serves primarily vehicular traffic and the residents of the surrounding neighborhood. While each district may vary, they are consistent in the fact that they may be enhanced by changes to current zoning to promote mixed use residential development, parking facilities and the development of façade programs, design guidelines, streetscape enhancements, zoning enforcement and wayfinding (signage) programs. While the TEDC was established to encourage and sustain economic development throughout the entire Township, establishing volunteer organizations or more formal organizations such as Special Improvement Districts (SID), like the existing one on Cedar Lane, may promote and encourage additional economic development and improvements in the districts.

a. Cedar Lane

As described in Chapter 3, the Land Use Plan Element, Cedar Lane is actually comprised of two distinctive land use areas: (1) a downtown or "Main Street," a pedestrian-oriented retail area located in the center, located between the railroad and Larch Avenue; and (2) the more automobile-oriented office and retail service areas at either end of Cedar Lane, one located between Teaneck Road and the railroad to the east of the downtown, the other located between Larch Avenue and the Hackensack border to the west.

The downtown area has retail storefronts at the street line, forming a solid retail wall (with minor exceptions such as intermingled gas stations in their midst), and parking both on the street and in municipal or private lots behind Cedar Lane. The mix of retail uses includes specialty or comparative goods (typically durable goods that are bought on the basis of price or quality), eating and drinking establishments (restaurants, bakeries, ice cream stores), and, to a lesser extent, convenience goods (goods bought for daily needs, often including perishable items). While the overall mix and quality of goods and services offered is very good, Cedar Lane lacks a strong anchor or destination attraction that would encourage greater patronage. While many small downtowns in New Jersey communities no longer have a strong single retail anchor such as a department store, most of the successful ones have a series of retail shops or other service destinations – a supermarket, the municipal offices, a post office, the library or a movie theater or a transit hub (such as a train station). Teaneck does have a movie theater, and this is an important attraction in the downtown, but is typically frequented at night or weekends when many of the other stores are closed. The municipal complex, library and post office are outside of the downtown, and residents typically make single vehicle trips to these destinations without visiting the downtown or frequenting its stores. While the Stop & Shop supermarket is located in the downtown area, its physical and topographical separation from Cedar Lane, and the availability of

a large separate on-site parking facility also discourages multi-purpose, or multi-destination shopping trips. Finally, if the West Shore Line were restored to service on the CSX rail line, a train station close to Cedar Lane would be a strong regional draw for the downtown.

At the same time, the downtown, with mostly single-story buildings and the limited pedestrian and mixed use presence, represents an underutilization of prime real estate, and does not provide for a lively, on-the-street presence on weekday evenings. As is the case in most small downtowns, merchants and their employees often occupy the best parking spaces, leaving less convenient spaces further away to potential customers, discouraging customers from making short, convenience-oriented trips into the downtown. While most buildings are occupied and in good condition, their facades and signage do not render them especially aesthetically attractive. Uncoordinated business hours, with businesses operating according to their own schedules – some closed in the morning, some closed on Saturdays, others on Sundays, most closed in the evenings – often frustrate potential customers. While none of these problems are by themselves substantial or irreversible, collectively they have had a dampening effect on business activity in the downtown.

Teaneck has taken positive actions aimed to remediate some of these problems. Most importantly it has adopted and completed a streetscape improvement plan which has provided substantial aesthetic improvements to the downtown paving, shade trees, lights, bus stops, etc., as well as improvements to make Cedar Lane more pedestrian friendly, such as bump-outs and crosswalks. In addition, the municipal parking lots on the south side of Cedar lane were recently reconfigured to provide additional spaces, better circulation and improved surface conditions, and those on the north side were also completed in 2003. A sign and facade improvement plan has been drawn up (although not funded), and a stricter sign ordinance has been adopted. At the time of this report, additional changes

to the sign ordinance are being considered.

Although all of these physical improvements will be helpful to the downtown's revitalization, they alone are insufficient to spur the resurgence of Cedar Lane. There must also be private investment in the form of new business openings, building rehabilitation and new development or redevelopment. A balanced strategy for Cedar Lane should include both retaining and upgrading existing stores along with pursuing opportunities for new development or redevelopment. Since there is only one vacant parcel of land along Cedar Lane in downtown Teaneck, and most of the buildings are in good condition and tenanted, the prospect for new development will have to be in a vertical direction, above the existing stores on Cedar Lane. Many older, small downtowns in suburban New Jersey are finding that allowing up to three stories of development above ground floor retail can be a sufficient incentive to attract new development or redevelopment. As there appears to be demand for both residential apartment spaces as well as small office development within the Township, allowing this additional density could lead to new development. This would have several advantages: additional employees or residents with disposable retail dollars in the downtown, additional ratables, a nighttime and weekend presence, and a stimulus for reinvestment. In many cases, the ground floor space is built anew, providing more attractive, functional space to attract a variety of retail tenants on the ground floor. Zoning changes pertaining to the development and infill potential along Cedar Lane are further discussed in Chapter 3, Land Use Element.

The typical drawback cited against allowing this is added traffic and parking demand. The added traffic would not always be substantial, and with some of the suggested traffic improvements (see Circulation Plan Element, Chapter 5), these impacts could be mitigated. Insofar as parking is concerned, residential development would be a better fit, because peak parking demands occur at different times than retail uses, and shared parking can typically accommodate most of the demand.

Upper floor office development may be more problematic but provided tenants park further away and not on Cedar Lane, much of this demand could be accommodated without creating negative impacts on the merchants. This would require systematic management and enforcement of parking regulations, but probably would be helpful all the way around.

There are some prospects for redevelopment at either end of the downtown on Cedar Lane, some of which may be additional retail development. As already indicated, because of the more steeply graded topography, pedestrian-oriented retail is not as attractive in these locations; freestanding, automotive-oriented uses are more the norm. Such uses, however, are more land consumptive, with the buildings set back from property lines and the presence of on-site parking lots. However, there may be some underutilized properties on which additional density may be achievable via redevelopment with more relaxed bulk requirements (lesser setbacks, more coverage and height). In these cases, there are few on-street parking spaces and no municipal parking lots. Promoting development with relaxed bulk standards would encourage development of infill projects along the street edge that would promote a continuity of the streetscape along Cedar Lane.

To provide for sufficient parking to meet the needs of such redevelopment, below-grade or below-building parking garages, provided they are enclosed and made attractive, is an option. Parking structures should be designed to allow for mixed use or residential uses (depending on the surrounding uses) to face the street, thus masking the view of the parking structure.

One area of the downtown that appears to be somewhat underutilized and could benefit from redevelopment is the municipal parking along American Legion Drive. If the lot were decked over and these parking spaces saved, additional development could also be accommodated, especially if combined with some of the more marginal, underutilized retail establishments in this area. An

injection of capital into this area could spur reinvestment elsewhere in the downtown. Opportunities also exist for the development of a parking structure and associated mixed or residential uses to wrap the deck, along the municipal lot at Beverly and Garrison. The possible utilization of redevelopment from the New Jersey Local Redevelopment and Housing Law in appropriately defined "areas in need of redevelopment," should be investigated. Perhaps one of Teaneck's most successful real estate ventures in the past 30 years, the Glenpointe mixed-use development was a product of such redevelopment efforts. Lessons learned from this experience, along with the already-established Teaneck Redevelopment Agency, could help to expedite such an initiative.

b. Teaneck Road North

An automotive-oriented, mixed land use pattern with retail, office and institutional uses stretches for over one mile along Teaneck Road, north of Route 4. This stretch suffers from a number of problems. The retail uses are too scattered and fragmented and too far apart to promote multi-destinational shopping. It lacks cohesion and a retail identity. Building conditions are not poor, but neither the streetscape nor the facades are particularly attractive or inviting. Due to the length of this retail corridor, the type of streetscape improvements proposed for Cedar Lane may be prohibitively costly. Without the provision of a Special Improvement District, assessments over and above property taxes to offset the costs of improvement, maintenance and promotion are not permitted. However, the Teaneck Road Business-Community Alliance, a Committee of the TEDC, has been actively working to improve the area from Cedar Lane to the Armory. Funding sources for facade improvements and for streetscape improvements such as street tree plantings should be investigated. Many retail stores have been and could be enhanced by inexpensive facade improvements such as a coat of paint, a new sign and an awning.

In addition, Teaneck Road has far more underutilized property than downtown Cedar Lane, meaning

that redevelopment could yield substantial gains in floor area. Redevelopment incentives in the form of added density, more permissive use and bulk requirements, and a greater maximum building height, could provide opportunities that present zoning regulations do not permit. Further discussions of zoning amendments are located in Chapter 3 of the Land Use Element.

Municipally initiated redevelopment should only be used where opportunities exist and where the market forces have failed to act or have not been able to act. However, targeting areas for designation as redevelopment areas is not out of the realm of possibility. Teaneck Road's potential for retail, office and residential uses may be underestimated due to present conditions. However, it is entirely possible that one success could lead to others, and the presence of strong neighborhood retailers and successful restaurants are indications that a stronger retail presence could be supported in this area. The creation of pedestrian nodes throughout the district should be considered to reduce the linear effect of the district and to identify areas for pedestrian-friendly uses. Moreover, establishing new bulk/zoning standards to create consistent setbacks and uses, and to relocate parking in the rear of structures, will aid in transforming the Teaneck Road corridor into a more pedestrian oriented business district.

c. Queen Anne Road/DeGraw Avenue

The Queen Anne Road/DeGraw Avenue business district is the smallest of the four (4) business districts and primarily serves the convenience needs of residents in the neighborhood. For example, Ludwig's hardware store on Queen Anne Road near DeGraw Avenue has been a Township retail staple for many years. Due to its location and limited market draw, the best development prospect includes continuing the same types of establishments that have begun making the Plaza successful. Promoting mixed-use residential structures while undertaking facade and streetscape improvements and addressing parking concerns, will bring additional pedestrians to the street. Furthermore, changes to current zoning to promote upper-floor residential development opportunities could be very

beneficial. The Queen Anne/DeGraw Avenue area is adjacent to an attractive residential neighborhood and its excellent transit and vehicular access to Routes 80 and 95 should be capitalized upon.

d. West Englewood - The Plaza

Recently, the West Englewood-Plaza area has been able to attract a significant number of new tenants, primarily focusing on international and ethnic specialty food stores and restaurants. West Englewood Avenue is commonly referred to as restaurant row. This has helped to give the area a more definitive retail identity and cohesion. At the same time, there are still some vacancies and the streetscape is still in need of improvement. The Plaza includes staples such as Glatt Express Kosher food store, which is a regional draw, and Goodman's True Value Hardware located along Palisade Avenue. The Plaza has several areas that are considered underutilized; including the large centrally located municipal parking lot, and many single-story retail structures, some in good condition and others in need of façade improvements. In typical downtown business districts multi story mixed-use structures are encouraged to increase the presence on the street and to enliven the nightlife of any district. The Plaza could benefit greatly by changes to the current zoning to allow multistory mixed-use development and the establishment of a parking structure for business owners, residents and consumers to the business district. As with all the districts with the exception of Cedar Lane, the Plaza is in need of visual improvements in the form of a cohesive streetscape design and establishment of design guidelines and standards for existing and future development.

(2) Industrial/Office Areas

All three of Teaneck's industrial/office areas have the potential for redevelopment and for furthering economic development in the Township. The Alfred Avenue area off of Route 4 adjacent to the Englewood City border is underutilized, and has both good visibility and almost direct access to Route

4. A former soap factory site, over six acres in size, is an underutilized site located along the CSX railroad south of Cedar Lane along Palisade Avenue at the Bogota border. The industrial area adjacent to The Plaza, north of State Street, has few underutilized former industrial parcels with little demand for warehouse and/or manufacturing space in the Township. Furthermore, this area has recently seen the addition of several secondary schools, which are not viewed as being appropriate adjacent to industrial uses.

Due to Teaneck's increasing imbalance of residential and non-residential uses, office use or some other form of mixed-use or non-residential development should be the first consideration for the industrial areas, with the exception of the soap factory site. These areas have been, and continue to be, located in areas of the Township not typically compatible with residential uses – the railroad and highway.

(3) Institutional Areas

While Fairleigh Dickinson University (FDU) and Holy Name Hospital are tax-exempt institutions and their contributions to Teaneck's municipal coffers are thereby limited, the presence of such significant employment forces and the student residential population should not be overlooked. The demand for convenience retail goods, primarily food and drink at lunchtime, but also convenience shopping opportunities on the way to and from work or school, could give rise to additional retail opportunities in close proximity to both institutions. More specifically, retail areas could be designated near the western end of Cedar Lane close to the Hackensack border for FDU employees and students at the River Road intersection. In addition, opportunities for increased retail presence should be evaluated at the "bottom of the hill" near the Teaneck Road intersection. An investigation into this untapped potential (serving the employees/students at each institution), could prove beneficial to the enhancement of viable ratables and the tax base within the Teaneck community.

10. HISTORIC PRESERVATION PLAN ELEMENT

A. BACKGROUND

The origin of organized municipal efforts to preserve historic sites and buildings in the Township of Teaneck can be traced back to 1984, when the Township Council appointed a Citizens Historic Preservation Task Force. Then, in 1985, two very important events took place, which furthered the historic preservation cause. The first was an amendment to the Municipal Land Use Law (MLUL) by the New Jersey legislature enabling legislation for the creation of municipal historic preservation commissions, the inclusion of an Historic Preservation Plan Element in municipal master plans, and the ability of municipalities to adopt an administrative framework with regulatory measures to preserve and protect historic sites, buildings and districts. The second was the acknowledgment and inclusion of a Historic Preservation Plan element in the 1985 Master Plan for the Township of Teaneck. It was then that the importance of historic preservation was recognized and included as a goal of the community, and specific sites were identified as being worthy of designation for historic preservation.

In 1988, the zoning ordinance of the Township was amended to include regulatory provisions for Historic Preservation (Article IV of Chapter 33 of the Teaneck Administrative Code). This legislation created a Historic Preservation Commission, vesting them with the necessary powers and duties to designate historic sites and districts. The legislation also required that demolitions or relocations of designated buildings, changes in the exterior appearance of such buildings or sites, or new construction or signage on such property to seek a certificate of appropriateness from the Historic Preservation Commission.

The 1985 Master Plan identified a number of sites and districts in Teaneck that were deemed worthy of being designated for historic preservation. Between 1988 and 1993, formal designation of seven (7) early stone houses as historic sites took place.

In the 1994 Master Plan, additional steps towards preserving Teaneck's historic legacy were taken. The process included a comprehensive review of historic sites in the Township and a subsequent update to the initial list of historic sites and districts. Some of the recommendations offered in the 1994 Master Plan, that were later adopted by Ordinance by the Township Council, included protecting historic artifacts found on public property, refining procedures for reviewing development applications that included or dealt with designated historic sites or districts, and providing for the adoption of by-laws through which the Historic Preservation Commission would act and operate.

This Historic Preservation Plan Element provides a brief history of growth and development in the Township, sets forth the goals and purposes of historic preservation, outlines the historic designation process, describes how designated historic sites and districts are protected, and concludes with **Figure 6, Historic Preservation Map**, and a list of sites which are on the State and National Historic registers.

Though the origin and meaning of the name "Teaneck" are not known, it is commonly accepted that the name "Teaneck" refers to the ridge that runs in a north-south direction where present-day Queen Anne Road is located. There is some speculation that "Teaneck" may be of Native American origin, as Lenni Lenape Indians constituted the first known settlers of the area and are attributed with creating trails and campsites in the Township. European explorers arrived in the area in the seventeenth (17th) century, and later in the eighteenth (18th) century began to settle in present-day Teaneck, with the oldest reference to a permanent structure within Teaneck's current boundaries dating back to 1704. Teaneck's original settlers of European descent were mostly farmers who constructed houses and farm buildings along the banks of the Hackensack River and in a separate settlement on the eastern slope of the ridge. The settlement included seven stone Dutch farmhouses that still exist today and are maintained by their private owners.

The idyllic existence of the early Teaneck settlements was interrupted by Revolutionary War activities. Most notably, General George Washington led his troops through present-day Teaneck as Colonial forces withdrew from Fort Lee in November 1776. Washington passed through Teaneck on his way from his headquarters in Hackensack, to gather his troops from Fort Lee as British troops traveled up the Hudson River. The Colonial troops crossed the Overpeck Creek and passed through Teaneck to New Bridge Landing, the site of present-day Clarence Brett Park, continuing on their way across the Hackensack River.

At the conclusion of the Revolutionary War, Teaneck resumed its existence as a quiet farm community. However, when railroads pushed into the area in the mid-nineteenth (19th) century, some farmlands gave way to housing. City dwellers began to buy land on which they constructed manor houses, and in time, some of these newcomers commuted to work in New York City by train, becoming Teaneck's first suburban commuters. At this time, the largest of the estates in Teaneck was that of William Walter Phelps, a member of a wealthy New York City family. Beginning in 1865, Phelps acquired land in Teaneck centered on the site of the current Municipal Complex, where eventually his mansion, "The Grange", was located. His holdings eventually encompassed nearly 2,000 acres of property, now known as "Englewood Farm."

The Phelps tract was eventually surrounded by development and became the center of the new Township. Teaneck was incorporated as a separate municipality on February 19, 1895. The Township comprised parts of Englewood, Hackensack, Ridgefield Park, Bergen Fields and Bogota, and had a population of 811. A three-man Township Committee was formed, which set about the tasks that were part of founding a new municipality, such as building roads and other infrastructure. In the early years, the Township had a small permanent population that swelled when horse races were held at a

racetrack on Cedar Lane, and visitors to the Township would stay overnight at a number of small inns.

The construction of highways began to attract more permanent residents to the Township. This trend was enhanced by the opening of the George Washington Bridge in 1931, as well as the highway construction that linked Teaneck via this bridge to New York City. These new structural additions permanently changed Teaneck from a sparsely populated farm town to a well-planned suburban community. Teaneck added over 21,000 residents between 1920 and 1940, a five-fold increase, before reaching its peak population of 42,355 in 1970. The Township's rapid growth led to dramatic changes, not least of which was a populace that grew more diverse as well as progressive. In 1965, Teaneck became the first Township in the nation where a white majority voluntarily voted in favor of school integration.

B. GOALS & OBJECTIVES

In accordance with N.J.S.A. 40:55D-2(j), which promotes “the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State to prevent urban sprawl and degradation of the environment through improper use of land,” the overall goal of the Historic Preservation Plan Element of the Teaneck Master Plan is to provide the basis for the Historic Preservation provisions of the Teaneck Development Regulations (Article IV of Chapter 33 - Development Regulations, of the Teaneck Administrative Code.), and, to recognize additional sites and districts that have been deemed worthy of historic designation. Through the adoption of this element of the Master Plan and the implementation of Article IV of Chapter 33 of the Code, additional historic resources in Teaneck will be identified, protected and enhanced, and Township officials, staff and residents at large will become more knowledgeable and sensitive to issues related to the preservation of Teaneck's heritage.

The Goals of the Historic Preservation Plan Element are to:

1. Identify and conserve sites and districts of historical significance.
2. Designate historic sites and districts by considering, the age of a site or its structure, the historic, archaeological, or architectural significance of a site, building, or district from a local, regional, statewide, or national perspective.
3. Protect resources that have an intrinsic merit and an aesthetic value, evoke feelings of community loyalty and consciousness of the past through a sense of time, place or identity by adopting provisions and protective measures.
4. Preserve the cultural, archaeological, and architectural integrity of those sites and districts identified as having historic significance by the Historic Preservation Commission or the Township Council.

The Objectives of the Historic Preservation Plan Element are to:

1. Commemorate the historic character of the Township.
2. Protect and maintain existing historic places listed on the local and New Jersey registers.
3. Increase awareness about the Historic Preservation Commission and their role in planning for Teaneck Township.
4. Improve funding for the protection, maintenance, and enhancement of historic resources.
5. Encourage municipal actions that will result in the long-range preservation of historical assets throughout the Township.

C. THE HISTORIC DESIGNATION PROCESS

HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission consists of seven (7) regular members and two (2) alternates.

Of the seven (7) regular members, at least one (1) member must be a Class A member (knowledgeable

in building design or architectural history), one (1) member must be a Class B member (knowledgeable about local history), three (3) of the seven (7) must be either Class A or Class B members, and the remaining two (2) Class C members. The Alternates are also Class C members. While Class A and B members may reside outside of the Township, Class C members must be residents of Teaneck. They cannot hold office or be employees of the Township. The Municipal Manager is responsible for designating both regular members and alternates.

The powers and duties of the Historic Preservation Commission are as follows:

1. To prepare a survey of historic sites of the Township pursuant to, Section 33-21.2 of the Township Administrative Code and the criteria identified in the survey report.
2. To make recommendations to the Planning Board on the Historic Preservation Plan Element of the Master Plan and on the implications for preservation of historic sites on any other Master Plan elements.
3. To advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program.
4. To advise the Planning Board and Board of Adjustment on applications for development pursuant to the Municipal Land Use Law (NJSA 40:55 D-11).
5. To provide written reports pursuant to the MLUL on the application of zoning ordinance provisions concerning historic preservation.
6. To hear and decide applications for Certificates of Appropriateness pursuant to Section 33-21.3 of the Township Administrative Code.

7. To carry out such other advisory, educational, and informational functions as will promote historic preservation in the Township.

The primary duty of the Historic Preservation Commission is the identification and designation of Historic Sites and Districts in the Township. In order to generate a list of potential sites and districts, the Commission is required to carry out a comprehensive survey of the Township and identify sites, buildings, districts, and landscapes, which may be deemed worthy of protection and preservation via historic designation. After data analyses are forwarded to the Planning Board, and following notification and hearings in accordance with procedures set forth in the Historic Preservation regulations, the Commission makes its recommendations to the Township Council, who then make the final decision.

CRITERIA FOR DESIGNATION

In considering an individual site, building, structure, district, or landscape for historic designation, the Historic Preservation Commission shall consider the following criteria:

1. That it is associated with events that have made a significant contribution to broad matters of Teaneck's history.
2. That it is associated with lives of persons of significance to Teaneck's past.
3. That it embodies distinctive characteristics of type, period or method of construction, or it represents the work of a master or possesses high artistic values or represents a significant and distinguishable entity whose components may lack individual distinction.
4. That it yields information important in prehistory or history.

5. That it is of particular historic, cultural, or architectural significance to Teaneck, Bergen County, New Jersey or the county, or political, economical or social historical significance to the nation, state or locality.

In addition, certain other sites or structures such as, cemeteries, birthplaces or graves of historical figures, religious properties, moved or reconstructed historic properties that are integral parts of historic districts or those that meet other established criteria, may also be designated.

IMPLEMENTATION

1. Certificate of Appropriateness

Once a site has been designated as a historic landmark or is within a historic district, it is protected by a requirement that the owner obtain a "certificate of appropriateness" before a permit is issued or any work or activity is commenced on the property. Actions requiring a Certificate of Appropriateness include demolition or relocation, change in the exterior appearance, any new construction on the property, site or subdivision applications, zoning variance applications, and any changes or additions to existing signage on the properties so designated.

Essentially, the application for such a certificate is made directly to the Commission, who, following notification of property owners within 200 feet, and publication in the official newspaper, render a decision on whether to issue or disapprove the request for certification. The approval of the certification request is deemed to be a positive recommendation of the Commission, in any permit application to the Planning Board of Adjustment. Decisions of the Commission may also be appealed to the Zoning Board of Adjustment.

2. Preventive Maintenance

In addition to certificates of appropriateness, implementation of historic preservation is also carried out through code enforcement. The Construction Code Official is empowered to serve a notice of violation where a historic landmark is not being properly maintained, and where code violations exist.

D. LIST OF HISTORIC RESOURCES

The Township of Teaneck has a number of historic resources that reflect its evolution from a small rural village into a mid-sized suburban center since the seventeenth (17th) century. Many of Teaneck's historic resources originated in the seventeenth (17th) century; an era that included the construction of the seven designated Dutch farmhouses. As the Township grew from a farming community into a residential, industrial and transportation center, a broad range of public facilities, places of worship, residences, districts and other remnants of its rich historical past were added to the wide assortment of historic resources.

As of the writing of this Master Plan Element, the historic resources in the Township of Teaneck listed on the New Jersey and National Register of Historic Places are as follows:

<u>Table 10.1 - Historic Resources, 2006 New Jersey and National Register</u>		
Township of Teaneck, NJ		
Resource	Location	Date of Designation
John Ackerman House	1286 River Road	SR: 10/3/1980 DOE: 1/10/1983
Banta-Coe House	884 Lone Pine Lane	NR: 1/10/1983 SR: 10/3/1980
Brinkerhoff-Demarest House	493 Teaneck Road	NR: 1/10/1983

		SR: 10/3/1980
Draw Bridge at New Bridge	Old New Bridge Road over Hackensack River	NR: 7/5/1989 SR: 5/22/1989
Teaneck Armory	Teaneck Road at Liberty Street	SHPO Opinion: 9/10/2004
Adam Vandelinda House	586 Teaneck Road	NR: 1/10/1983 SR: 10/3/1980
James Vandelinda House	566 Teaneck Road	NR: 1/10/1983 SR: 10/3/1980
Casper Westervelt House	20 Sherwood Road	NR: 1/10/1983 SR: 10/3/1980
Zabriskie-Kipp-Cadmus House	664 River Road	NR: 12/13/1978 SR: 7/12/1978
<i>Source: New Jersey (NJ) and National Registers of Historic Places, NJ State Historic Preservation Program (NJSHPO), NJ Department of Environmental Protection (NJDEP).</i>		

In addition to those properties listed on the New Jersey and National Register of Historic Places, the Township has also identified several properties as being historically significant as identified within the Guide to the Historic Landmark of Teaneck, New Jersey. These properties are identified in Table 10.2.

Table 10.2 – Teaneck Historic Resources

Township of Teaneck

John Ackerman House	1286 River Road
Banta-Coe House	884 Lone Pine Lane
Brinkerhoff-Demarest House	493 Teaneck Road
Adam Vandelinda House	586 Teaneck Road
James Vandelinda House	566 Teaneck Road
Casper Westervelt House	20 Sherwood Avenue
Zabriskie-Kipp-Cadmus House	664 River Road
Thurnauer House	628 North Forest Drive
Lutheran Van Buskirk Church Cemetery	River Road and Maitland Avenue
Teaneck Historic Burial Ground	662 Pomander Walk
Christian Cole House	1617 River Road
Louis Bourgeois House	114 Bogert Street

In addition to those properties listed above, several other properties have been identified within A *Guide to the Historic Landmarks of Teaneck, New Jersey* as being historically significant.

E. RECOMMENDATIONS:

1. It is recommended that the Historic Preservation Commission, in conjunction with the Township Council, undertake an updated survey in order to determine those sites in Teaneck that could be deemed worthy of historic designation.

2. Expand the Historic Preservation Ordinance- The most successful defense against the destruction of historic resources is designation at the municipal level. The Teaneck Zoning Ordinance contains a detailed section on Historic Preservation (Article IV.A Sections 33-21.1 through 33.21.9) suggesting that the Township is deeply committed towards preserving and enhancing the icons of its rich history. In order to improve the existing article on Historic Preservation, the following recommendations are being made:
 - Establish Historic Districts – Areas containing several historically significant structures should be designated Historic Districts.

 - Include *Architectural Standards for New Construction* for each of the historic districts in the Zoning Ordinance (Section 33-21.5 of the article contains a write-up on ‘Visual Compatibility Factors’, which does not lay down specific guidelines).

3. Improve the Historic Preservation Review Process for all Applications for Development Prior to Township Approval. A periodic review process will enhance communication and correspondence between the Township and the Historic Preservation Commission.

11. RECYCLING PLAN ELEMENT

A. INTRODUCTION

The State of New Jersey passed a voluntary recycling act in 1981, the success of which prompted the 1987 Statewide Mandatory Source and Separation Act. The Act required all New Jersey counties to establish recycling plans and all municipalities to provide a collection system for recycling. The Act also spawned the adoption of the Municipal Solid Waste Plan, which set goals for the recycling of a minimum of 25% of New Jersey's municipal waste stream each year. In 1993, the State of New Jersey adopted amendments to the Municipal Solid Waste Plan that strived to achieve a 50% recycling rate of the State's municipal solid waste stream. The State is currently in the process of adopting another amendment to the Municipal Solid Waste Plan and has produced a 2005 Draft Statewide Municipal Solid Waste Plan that maintains the 50% recycling rate goal for the municipal solid waste stream. Once adopted, the 2005 New Jersey Municipal Solid Waste Plan will mandate all counties to adopt new recycling plans.

As per N.J.S.A. 40:55D-28b(12), a Master Plan may include a recycling plan element which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land.

B. GOALS & OBJECTIVES

The Township of Teaneck sets forth the following goals for the Recycling Plan:

1. Continue to increase recycling awareness.
2. Expand recycling services throughout the Township.
3. Provide services that promote efficiencies and create a system that is user friendly.
4. Consolidate services to promote efficiency and create a system that is user-friendly.

The Township of Teaneck sets forth the following objectives for the Recycling Plan:

1. Investigate expanding pick-up dates of curbside recycling to twice per month.
2. Provide a suitable site for DPW and recycling functions.
3. Consider sharing equipment and resources of the recycling program with adjoining municipalities.
4. Encourage existing commercial and industrial uses to recycle and support the development of “green” industries that incorporate recycling into the production process.
5. Curb illegal dumping.

In addition, the State of New Jersey Bureau of Recycling and Planning sets forth the

following goals:

1. Increase demand for recyclable materials and recycled products
2. Increase the supply of high quality secondary materials;
3. Maximize the overall efficiency of the recycling infrastructure; and
4. Further recycling-related job development in the collection, processing and manufacturing sectors.

C. RECYCLING SERVICES

In conjunction with the State Recycling Plan goals and the Bergen County recycling program, Teaneck Township has an aggressive recycling program that strives to recycle at least 60% of total Township waste.

The Teaneck Township recycling program promotes recycling of the following items:

- aluminum cans;
- batteries- auto & household;
- commingled recycling;
- corrugated cardboard;
- garden debris- grass, leaves, small plant material;
- glass containers;
- leaves;
- mixed paper;

- newspapers;
- plastic containers;
- white goods (Freon free);

Teaneck Township has a Recycling Center depot located at 1600 River Road on the Department of Public Works (DPW) site, where residents can drop off recyclables such as corrugated cardboard, newspapers, garden debris and batteries and mixed paper. Mixed paper includes items such as magazines, catalogs, envelopes, junk mail, books and office paper. The Recycling Center is open Thursday through Monday from 7:00 am to 2:45 pm and is closed Tuesdays and Wednesdays and on major holidays.

The Township supplies curbside pickup of commingled recyclables such as glass bottles, aluminum and metal cans, plastic containers, newspapers and garden debris. Each December, the Township mails a schedule of pick-up times for recyclable materials, complete with rules and regulations, to Teaneck residents. Some of the regulations specify that recyclable material cannot be in plastic bags, commingled recyclables must be cleaned out, and that newspapers must be tied into bundles. The Township also provides leaf collection services from the month of October through the beginning of December. The leaves are taken to the Leaf Transfer Station, which is located on Pomander Walk, and then are transported to western New Jersey where they are composted for topsoil. Furthermore, there is a Recycling Information Hotline that provides details about weekly pick-up and interruption of services.

Household and business garbage collection is performed twice weekly by private haulers contracted directly by the resident, property or business owner. Residents are offered

two options for garbage removal – a fixed monthly program, which provides for an unlimited amount of trash to be picked up twice a week from the rear yard of the home; and a per container sticker program, which is priced according to the amount of trash that is picked up from the rear yard of the home.

At the County level, the BCUA Solid Waste staff provides technical assistance to Bergen County municipalities which includes: a liaison role to the New Jersey Department of Environmental Protection, and general assistance in meeting the recycling and source reduction goals of the Bergen County Solid Waste District. The Solid Waste Department provides a variety of programs geared towards Bergen County residents, municipalities, schools, businesses and civic groups. Some of these programs include the following:

- Tire Recycling Program
- Household Battery Management Program
- Rechargeable Battery Recycling
- Waste Audit Program
- Assistance Publications (Periodic)

The Township of Teaneck has incorporated recycling requirements into its ordinances, and has regularly re-viewed, amended and updated those requirements in accordance with local, county and state recycling objectives. This includes requirements for providing for separate on-site recycling storage facilities for multifamily developments.

D. RECOMMENDATIONS

The Township of Teaneck is interested in examining innovative ways to improve its public services. Of the many factors that affect the costs and revenues of recycling programs, one of the challenges faced by solid waste managers is to find least-cost management options and, if the community has a recycling component, to examine how to make the system most efficient.

Many government leaders turned to the private sector to provide cost-effective and efficient municipal services, including recycling services. The privatization of such services occurs through an open market bid process, in which qualified companies are selected by the local government to perform collection, recycling, and/or disposal services. Once selected, the private company and local government work out the details of the arrangement. The reasons that are most often cited for privatizing such services are lower costs, management efficiency, quality of service, and risk sharing. Teaneck is encouraged to analyze its current recycling programs performance and cost-effectiveness in order to determine if the privatization of this service is feasible and if so may be a more cost effective way to provide this vital public service to the residents of Teaneck. In addition, it is recommended that the Township evaluate the methodology currently employed to deal with the handling of vegetative waste, most specifically leaf pick up, to determine if any alternative means would be available.

12. RELATIONSHIP TO OTHER PLANS

A. INTRODUCTION

One of the mandatory components of a master plan as required by the Municipal Land Use Law is a policy statement relating a municipality's master plan to those of adjacent communities as well as County and State plans. This chapter discusses how the Teaneck Master Plan relates to these various documents.

B. MASTER PLANS OF ADJACENT MUNICIPALITIES

The Township of Teaneck Township shares its border with seven other municipalities: the Boroughs of Bergenfield and New Milford to the north; the City of Englewood and the Borough of Leonia to the east; the Village of Ridgefield Park and the Borough of Bogota to the south; and the City of Hackensack to the west.

1. Borough of Bergenfield

The Borough of Bergenfield borders Teaneck on the north. Land uses are generally consistent on both sides of the boundary. Land uses in Teaneck are mostly single-family residential except for the office and light industrial uses which are located just north and south of Windsor Park, respectively. An important community facility, known as the Armory is located in the northern portion of Township, adjoining the common border, and just south of the Garden Apartment Zone in Bergenfield. In the Borough, the zoning designation is also for predominantly one- and two-family residential uses. The portion neighboring the office use in Teaneck is zoned for light industry across the border in Bergenfield. The only inconsistency is the portion between Westminster Avenue and Dover Court which is designated for business and retail in Bergenfield while in Teaneck,

the designation is for single-family residential.

2. Borough of Bogota

Teaneck is bounded by the Borough of Bogota along its southeastern limit. Portions of the Borough were taken in 1895 to form part of the newly-created Township of Teaneck. In general, zoning designations in Bogota are similar to those of Teaneck. Areas on both sides of the boundary are designated mostly for single-and two-family residential homes, except for the areas around the intersection of Queen Anne Road and Fort Lee Road, which are designated for business/retail and multi-family residential uses both in Teaneck and Bogota. A L-1 (Light Industrial) zone also exists along Palisade Avenue in Teaneck, just north of the Bogota border.

3. City of Englewood

Teaneck shares an extensive boundary with the City of Englewood. Generally, land uses in Teaneck are consistent with those in Englewood. From the Bergenfield border (Ivy Lane) to New Jersey State Route 4, land uses in Teaneck are predominantly single-family residential with the exception of the Business-Residential (B-R) district located along Teaneck Road, and the Light Industrial (L1) and Business-Retail (B-1) pockets situated along Palisade Avenue. Argonne Park, which encompasses 54.26 acres, and is located in the northeast quadrant of the Township adjoining the City of Englewood, is the largest single Township park in Teaneck. In Englewood, the designation along the boundary is also single-family residential. Between Webster Avenue and Overpeck Avenue, Teaneck features industrial uses, and the adjoining portion of Englewood is zoned consistently for light industrial.

4. City of Hackensack

The City of Hackensack borders a majority of the Township's western limit. Since the Hackensack River serves as the boundary between the two municipalities, the consistency of land uses on both sides is less significant compared to municipalities where land uses are directly adjacent to one another. In fact, the land uses differ greatly on either side of the river. Teaneck's side of the river is dominated by the presence of Fairleigh Dickinson University (University Zone), as well as three major parks – Terhune Park, Andreas Park and Brett Park, and public land and residential zones, while land uses on the Hackensack side consist of University (U), General Business (B3), Regional Business (B4), Community Business (B5) and some Manufacturing (M1) uses.

5. Borough of Leonia

Teaneck shares the southern portion of its eastern border with the Borough of Leonia. The Overpeck County Park and golf course, a 370-acre (approx) county park, is located between the two municipalities, serving as a natural boundary and buffer between active land uses behind the Park.

6. Borough of New Milford

Teaneck shares a small portion of its northern boundary with the Borough of New Milford. Parts of New Bridge Road and Roemer Avenue serve as the boundary where these two municipalities meet. Land uses are consistent on both sides of the boundary, which is mostly single-family residential, with a few exceptions such as the continental park, the Senator Matthew Feldman nature preserve, the Historic Clarence W. Brett Park lying just south of the common boundary, and the Business-Residential (B-R) district located

at the corner of River Road in Teaneck.

7. Village of Ridgefield Park

Teaneck shares its southern boundary with the Village of Ridgefield Park. Starting at the easterly end of the boundary between the two municipalities is the Overpeck County Park, which is located on both sides of the boundary. Interstate Route 95 runs along the boundary between the two municipalities and through a portion of Teaneck, before crossing over into the Borough of Leonia. Land uses in Teaneck are substantially compatible with those in Ridgefield Park. Land uses in Teaneck between Queen Anne Road and Teaneck Road are single-family residential, the same as it is in Ridgefield Park, with the exception of a very small portion at the intersection of Arthur Street and Main Street, which is utilized for commercial use on the Ridgefield Park side.

C. STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan (SDRP) was most recently adopted in 2001. The Plan is divided into several segments, including: an overview of the State Plan; Statewide Goals, Strategies and Policies; State Plan Policy Map; and the Role of the State Plan. As indicated in the document, the SDRP is not a regulation but a policy guide. For local municipalities, Master Plans should be evaluated, and, if necessary, modified to reflect policies of the State Plan. The SDRP is also important when the State makes infrastructural and other investment decisions, i.e. in determining where available State funds should be expended.

The State Development and Redevelopment Plan (SDRP) provides a general framework for the future development of New Jersey. Municipal Master Plans are

encouraged to comply with the goals and policies outlined in the Plan in two procedures; Cross Acceptance and Plan Endorsement. The New Jersey State Planning Commission adopted the latest Plan in 2001, and a preliminary updated edition of the same was released for approval in April 2004. In the current and proposed SDRP, Teaneck is located in the Metropolitan Planning Area (PA1) except for the portion of Teaneck which consists of Overpeck County Park, which is designated as "Park and Natural Area". Many of the communities designated in the SDRP as PA1 have mature settlement patterns with a diminished supply of vacant land. In such established communities the SDRP anticipates that in the future, redevelopment will be the major form of new growth and development. The Township's Master Plan recognizes this designation and supports this general intent of the State Plan. The preliminary State Plan of 2004 indicates that Teaneck is included in the PA1 Smart Growth Area. The Smart Growth Areas have been designated to help implement the goals of the State Plan. Additionally, Smart Growth may be used to implement certain programs like, the BPU-Energy Star & Smart Start Programs, the EDA- Business Employment Extension Program, the HMFA Loan and Subsidy Programs etc. This proposal if adopted, may prove highly beneficial for the Township of Teaneck and would complement the recommendations made in this Master Plan document.

Spatially, the SDRP utilizes planning areas, centers, and environs as a framework for implementing statewide goals and policies. Township of Teaneck is not designated as a "center" (i.e., a central place within planning areas where growth should be attracted or contained) nor an "environs" (i.e., areas outside of centers in the fringe, and rural and

environmentally-sensitive planning areas). Teaneck within this context is an "older sub-urb", whose existing stable character the State Plan seeks to protect, and where growth or redevelopment in compact form is to be promoted.

The specific land use policy objectives of Metropolitan Planning Areas are to:

- Promote redevelopment and development in Cores (i.e. downtowns) and neighborhoods through co-operative regional planning efforts.
- Promote diversification of land uses, including housing where appropriate, in single-use developments and enhance their linkages to the rest of the community.
- Ensure efficient and beneficial utilization of scarce land resources throughout the Planning Area to strengthen its existing diversified and compact nature.

Teaneck's Master Plan is generally consistent with these objectives of the SDRP.

Overpeck County Park is designated as "Park and Natural Area"-a tract of land that is dedicated for public benefit. The State Plan's goal is to preserve and protect its service, open space and recreational value, which Teaneck would of course, endorse.

In the 2005 Bergen County Cross –Acceptance Report, several amendments to the State Plan have been requested. These amendments generally deal with the designation of fifty-four (54) properties as CES or Critical Environmental or Historic sites. These properties mostly include the environmentally sensitive tracts in the Township and, all the properties that have been designated historic or are deemed worthy of designation.

D. BERGEN COUNTY MASTER PLAN

Bergen County's most recent Master Plan was adopted in 1962 and amended in 1966. A number of plan elements, including the County Land Use Plan Element, were amended between 1969 and 1975. Due to the length of time that has passed since their preparation, these documents are of limited usefulness with regard to guiding current municipal planning efforts. The Bergen County Department of Planning and Economic Development has proposed the preparation of a new county master plan, which is currently being drafted.

Teaneck will monitor the progress of the Bergen County Master Plan in order to assess its impacts on the Township. When the appropriate time comes, Teaneck will participate in the County's public hearing process to ensure that the Township's concerns are adequately addressed.

E. DISTRICT SOLID WASTE MANAGEMENT PLAN

The Solid Waste Management Act designates every County in the State as a solid waste management district and requires each district to prepare a Solid Waste Management Plan. The Bergen County Utilities Authority (BCUA) is responsible for the Bergen County Solid Waste Management Plan. In April 2002, Bergen County implemented an interim, three-year solid waste management strategy in accordance with the Solid Waste Management Act (N.J.S.A. 13:1E-20). Through its Community Facilities and Recycling Plan Elements, the Teaneck Master Plan supports the intention of the County Solid Waste Management Plan by encouraging reductions in the production of solid waste and the expansion of recycling initiatives.



LEGEND

- B-1: Business - Retail
- B-2: Business - Office
- B-R: Special Business - Residential
- H: Hospital
- LI: Light Industry
- Mixed Use Commercial
- P: Public Land
- RC-1: Redevelopment Commercial - Office/Retail
- RC-2: Redevelopment Commercial - Hotel/Motel
- RC-3: Redevelopment Commercial - Hotel/Accessory
- RM: Residential Multifamily
- RRM: Redevelopment Residential - Multifamily
- RS: Residential Single-Family Detached
- U: University



DATE: 01/18/07 SCALE: NTS DRAWN BY: JDV

**FIGURE 1: ZONING MAP
TEANECK TOWNSHIP
MASTER PLAN 2007**

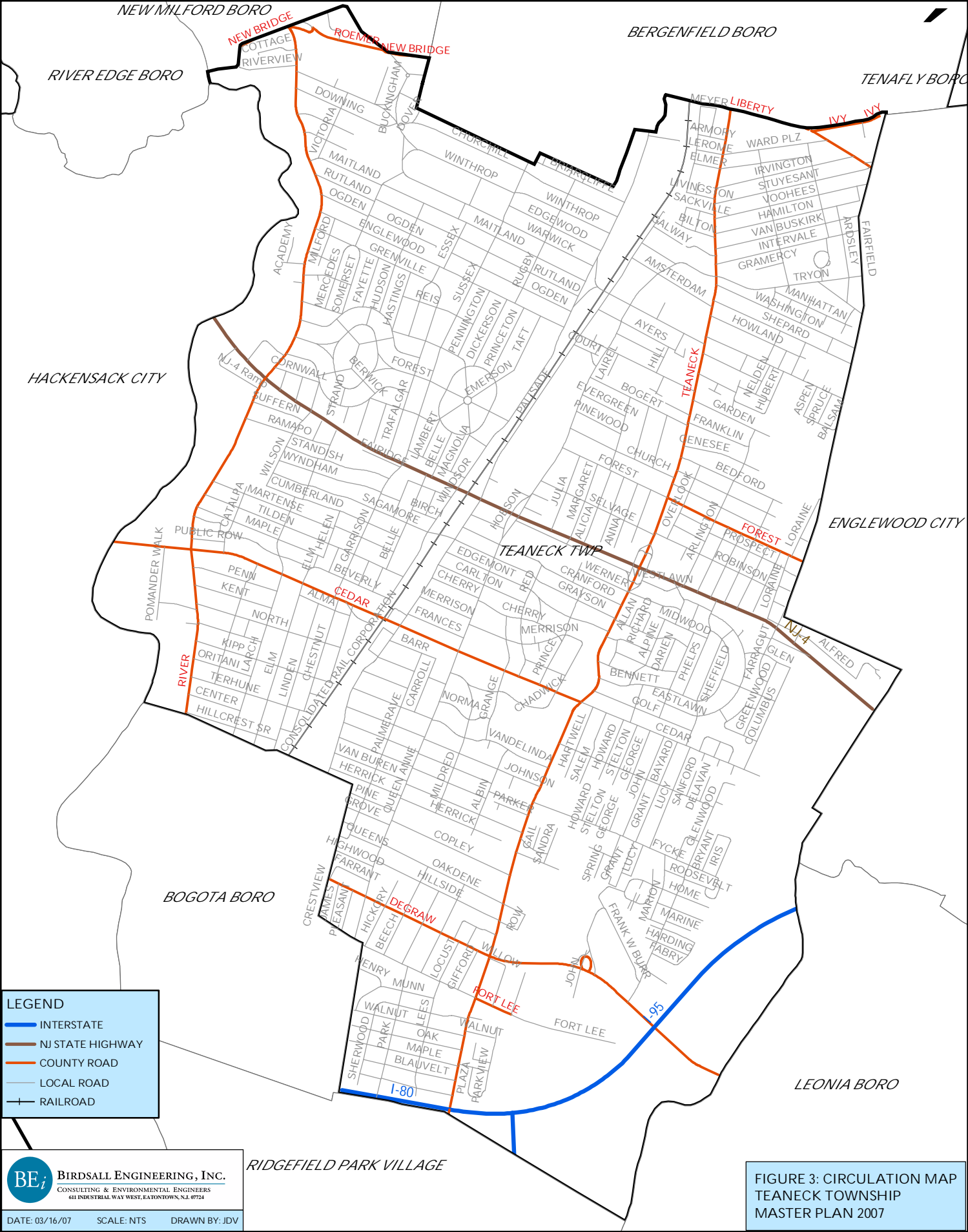
SOURCE: PHILLIPS PREISS SHAPIRO ASSOCIATES, INC. 2004



LEGEND

- Single-Family Residential
- 2 Family Residential
- 3-4 Family Residential
- Townhouses/Rowhouses
- Multi-Family
- Commercial
- Auto-related
- Office
- Industrial
- Mixed use - Commercial/Office
- Mixed use - Commercial/Residential
- Mixed use - Office/Residential
- Park
- Open Space
- Governmental/Institutional
- Quasi-public
- School
- Religious
- Parking
- Vacant

FIGURE 2: EXISTING LAND USE MAP
TEANECK TOWNSHIP
MASTER PLAN 2007



NEW MILFORD BORO

BERGENFIELD BORO

RIVER EDGE BORO

TENAFLY BORO

HACKENSACK CITY

ENGLEWOOD CITY

BOGOTA BORO

LEONIA BORO

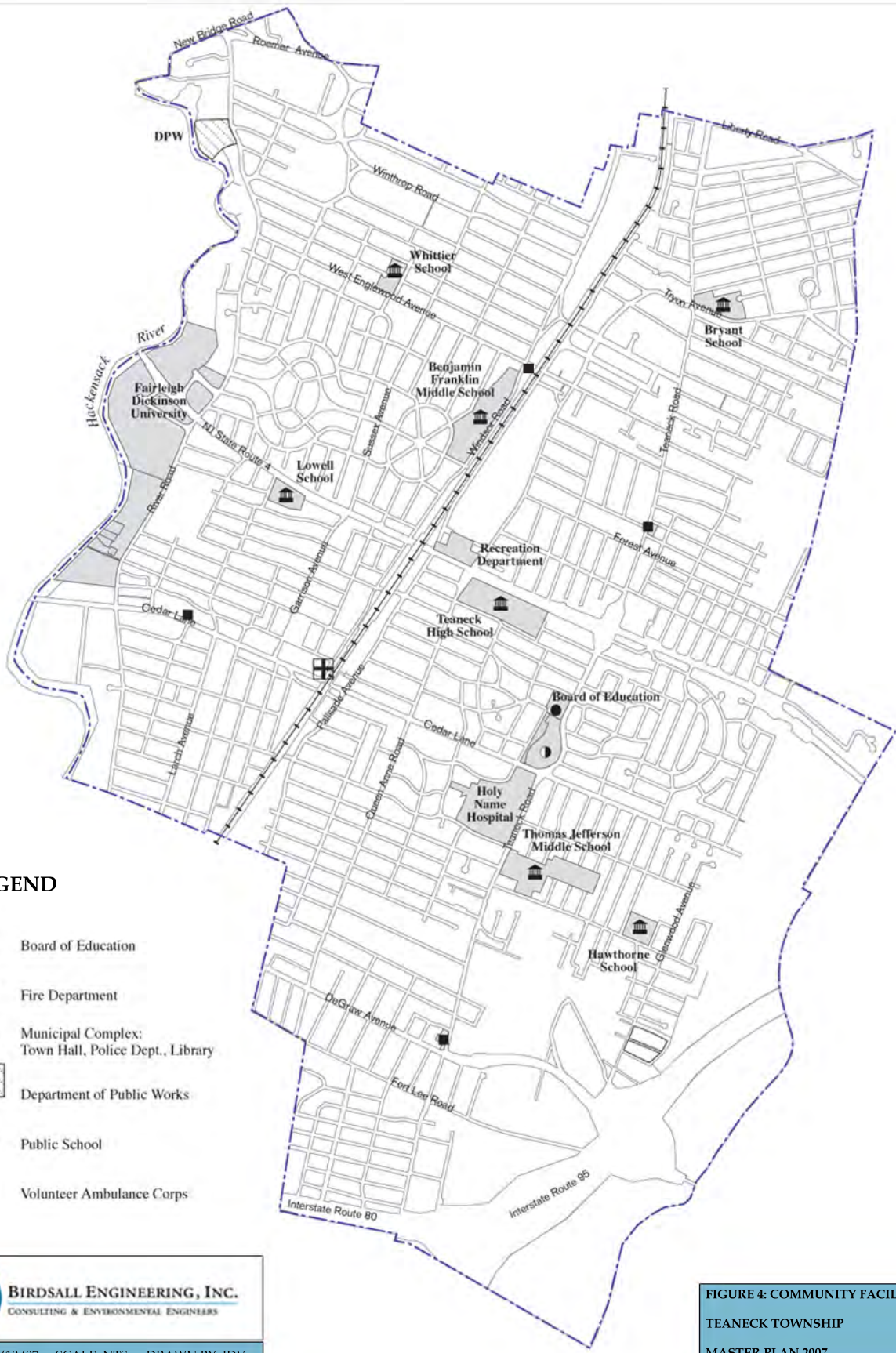
RIDGEFIELD PARK VILLAGE

LEGEND

- INTERSTATE
- NJ STATE HIGHWAY
- COUNTY ROAD
- LOCAL ROAD
- RAILROAD

BE_i **BIRDSALL ENGINEERING, INC.**
 CONSULTING & ENVIRONMENTAL ENGINEERS
 611 INDUSTRIAL WAY WEST, EATONTOWN, N.J. 07724

FIGURE 3: CIRCULATION MAP
TEANECK TOWNSHIP
MASTER PLAN 2007



LEGEND

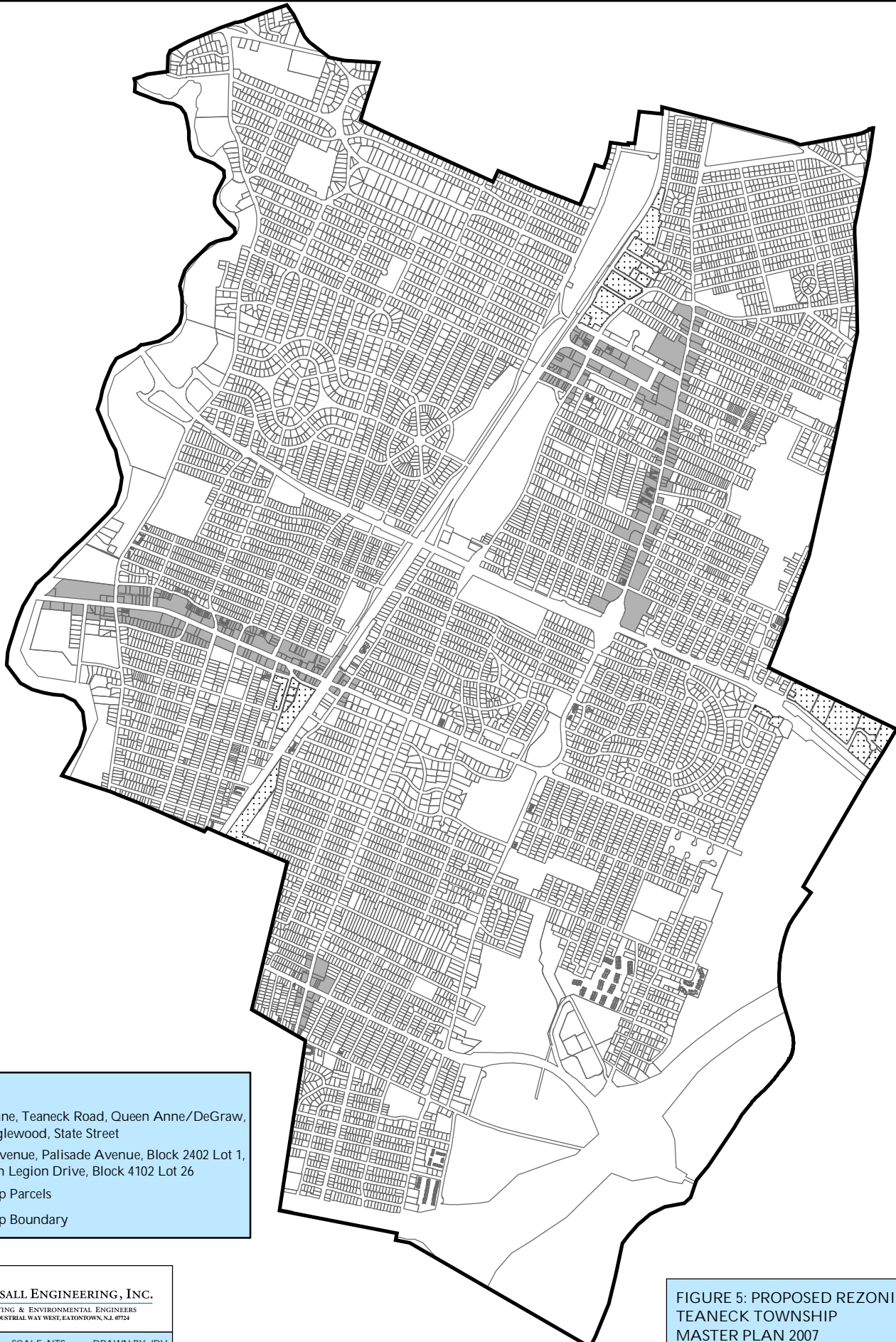
- Board of Education
- Fire Department
- Municipal Complex: Town Hall, Police Dept., Library
- ▨ Department of Public Works
- 🏫 Public School
- 🚑 Volunteer Ambulance Corps

BE_i BIRDSALL ENGINEERING, INC.
CONSULTING & ENVIRONMENTAL ENGINEERS

DATE: 01/18/07 SCALE: NTS DRAWN BY: JDV

FIGURE 4: COMMUNITY FACILITIES MAP
TEANECK TOWNSHIP
MASTER PLAN 2007

SOURCE: PHILLIPS PREISS SHAPIRO ASSOCIATES, INC. 2004



LEGEND

- Cedar Lane, Teaneck Road, Queen Anne/DeGraw, West Englewood, State Street
- Alfred Avenue, Palisade Avenue, Block 2402 Lot 1, American Legion Drive, Block 4102 Lot 26
- Township Parcels
- Township Boundary

**FIGURE 5: PROPOSED REZONING MAP
 TEANECK TOWNSHIP
 MASTER PLAN 2007**



- STATE, NATIONAL & MUNICIPAL REGISTERS
1. John Ackerman House
 2. Banta-Coe House
 3. Brinkerhoff-Demarest House
 4. Adam Vandelinda House
 5. James Vandelinda House
 6. Casper Westervelt House
 7. Zabriskie-Kipp-Cadmus House
- MUNICIPAL REGISTER (additional properties)
8. Thurnauer House
 9. Lutheran Van Buskirk Church Cemetary
 10. Teaneck's Historical Burial Ground
 11. Christian Cole House
 12. Louis Bourgeois House
- STATE & NATIONAL REGISTERS (additional properties)
13. Teaneck Armory
 14. Draw Bridge at New Bridge

FIGURE 6: HISTORIC PRESERVATION MAP
 TEANECK TOWNSHIP
 MASTER PLAN 2007