

# Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey



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

May 2022

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Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey**

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**Prepared on behalf of:**  
The Township of Teaneck Planning Board

**Prepared by:**  
Phillips Preiss Grygiel Leheny Hughes LLC  
Planning and Real Estate Consultants  
70 Hudson St, Suite 5B  
Hoboken, NJ 07030

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



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Keenan Hughes, AICP, PP  
New Jersey Professional Planner License # 6169

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## **I. INTRODUCTION**

The following study has been prepared at the direction of the Township of Teaneck Council and on behalf of the Township of Teaneck Planning Board to determine whether a Study Area, or any portion thereof, consisting of portions of Blocks 5001, 5002, 5004 and 5005 located along State Street within the Township of Teaneck qualifies as an “area in need of redevelopment” as defined under the Local Redevelopment and Housing Law (“LRHL”) at N.J.S.A. 40A:12A. Pursuant to Resolution 33-2022, adopted on January 18, 2022, the Township of Teaneck authorized the Planning Board to undertake this study. Further, as noted in the resolution, the Township has determined that such area would be a “Non-Condemnation Redevelopment Area” if determined to satisfy the LRHL criteria. As such, it would authorize the Township to use all powers provided by applicable law for use in a redevelopment area other than the use of eminent domain.

In preparation of this report, Phillips Preiss Grygiel Leheny Hughes LLC (Phillips Preiss) undertook the following:

- Reviewed the 2007 Master Plan and Master Plan Reexamination Reports in 2011, 2014, and 2017.
- Reviewed the current zoning map and ordinances of the Township of Teaneck
- Reviewed tax maps of the Township of Teaneck and tax records of the subject properties.
- Visited all the properties within the Study Area
- Reviewed public records and additional property information on the historical and existing uses of the properties in the Study Area.

The remainder of this report is divided into six chapters. Chapter II provides a description of the Study Area and its locational context. Chapter III provides an analysis of the applicable master plan and zoning designations within the Study Area. Chapter IV describes the criteria per N.J.S.A. 40A:12A-5 for an “area in need of redevelopment” determination. Chapter V sets forth an evaluation of the Study Area to determine whether or not an area in need of redevelopment determination is warranted. Chapter VI summarizes the overall conclusions of the report.



## II. GENERAL DESCRIPTION OF THE STUDY AREA

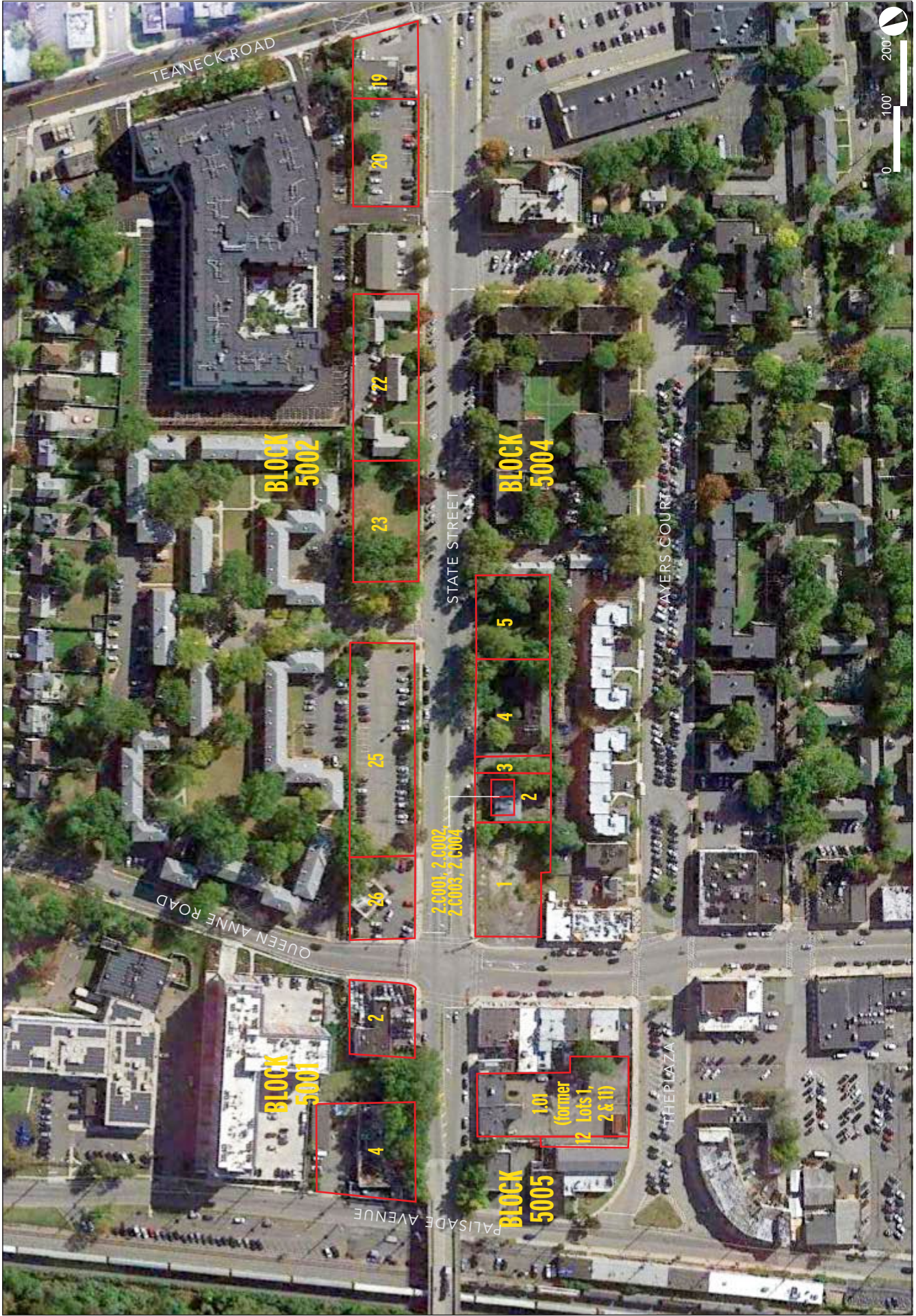
The Study Area under consideration for redevelopment area designation consists of a total of 19 parcels (see Table 1). The Study Area is located along State Street and is generally between Palisade Avenue (to the west) and Teaneck Road (to the east). State Street is a mixed-use corridor that is characterized by residential, auto service/repair, retail and parking uses. It also contains several parcels that have been the subject of unsuccessful development initiatives. Figure 1 provides an aerial perspective of the Study Area and its surroundings and Figure 2 depicts the tax map designations of the properties included within the Study Area.

**Table 1: Study Area Tax Parcels**

Block	Lot	Street Address	Acres	Current Zoning	Current Use
5001	2	153 State St	0.254	B-1	Hios-General (Auto Repair)
5001	4	1465 Palisade Ave	0.517	RC-1	Office/Warehouse Use
5002	19	11 State St	0.230	B-R	Fuel One Gas Station
5002	20	29 State St	0.402	P	Municipal Parking Lot
5002	22	49-71 State St	0.574	RC-2	Multifamily Development
5002	23	89 State St	0.402	RC-2	Vacant Land
5002	25	105 State St	0.740	P	Municipal Parking Lot
5002	26	143 State St	0.287	B-1	Novus Glass (Auto Repair)
5004	1	140 State St	0.462	B-1	Former Gas Station
5004	2	122 State St	N/A	RC-2	Residential Condominium
5004	2.C0001	122A State St	0.495	RC-2	
5004	2.C0002	122B State St	0.495	RC-2	
5004	2.C0003	120A State St	0.495	RC-2	
5004	2.C0004	120B State St	0.495	RC-2	
5004	3	118 State St	0.066	RC-2	Recently Demolished Office Building
5004	4	100 State St	0.396	RC-2	
5004	5	90 State St	0.330	RC-2	
5005	1.01	189 the Plaza	0.580	B-1	Commercial Development
5005	12	195 the Plaza	0.044	B-1	

Sources: New Jersey Division of Taxation Property Tax List; Township of Teaneck Zoning Map, last revised 1/8/2008; Google Aerial Imagery

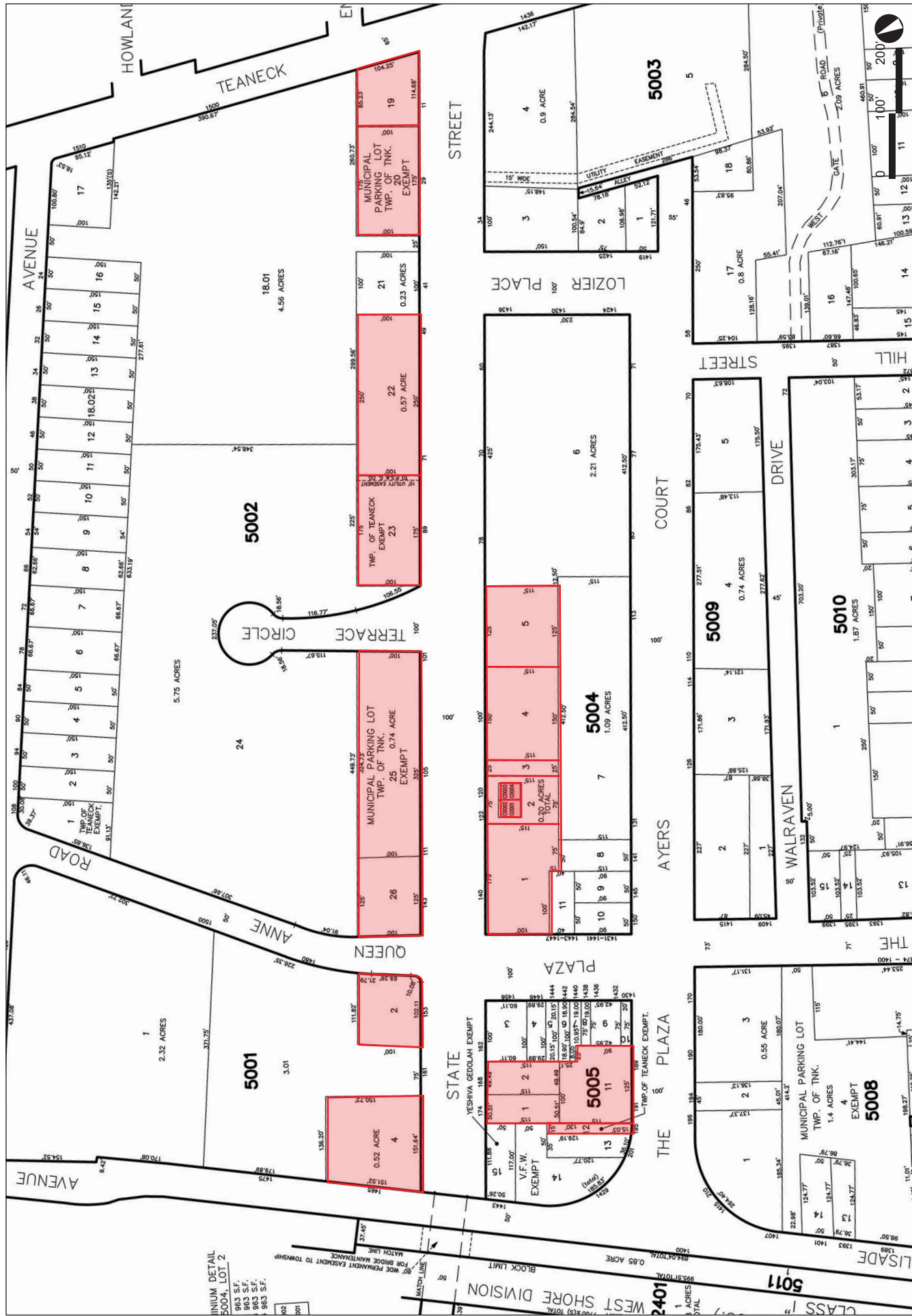




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**Figure 1: Aerial Photograph**  
 Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey





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**Figure 2: Tax Map**  
 Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey



### III. ZONING AND PLANNING DESIGNATIONS FOR THE STUDY AREA

#### A. Existing Zoning

As illustrated in Figure 3, the Study Area is designated within multiple zoning districts, including a mix of residential, commercial and public use zones. The following summarizes the existing zoning treatment of each property.

##### *P District (Block 5002, Lots 20 & 25)*

The purpose of the P District “is to restrict development on public lands which are in use as schools, administrative facilities, parking lots, libraries and other public buildings and structures.” Permitted principal uses, in addition to parking lots for which Lot 4.01 is currently improved, include public schools, administrative facilities, libraries, recreational facilities, wireless communication towers and antennas, and other public buildings and structures. No dimensional, density or bulk restrictions are established for this zone, nor are there supplementary provisions or requirements.

##### *B-1 District (Block 5001, Lot 2; Block 5002, Lot 26; Block 5004, Lot 1; Block 5005, Lots 1.01 & 12)*

The B-1 zone is the Township’s “Business – Retail District.” In the B-1 District, permitted principal uses include:

- a. Retail sales of goods and services, except as specifically prohibited in Section 33-26.
- b. Offices, financial institutions and business schools; provided, however, that offices and business schools shall not be permitted on the first floor along Cedar Lane frontage between Elm Street and the railroad.
- c. Restaurants, including fast-food restaurants, but such fast-food restaurants shall be limited to the following areas:
  1. The B-1 District which fronts upon Cedar Lane, between Elm Avenue and the railroad right-of-way only.
  2. The B-1 District in the West Englewood Plaza, in its entirety.
  3. The B-1 District which fronts upon Queen Anne Road and/or DeGraw Avenue. In all other portions of the B-1 District, fast-food restaurants shall be conditional uses.
- d. Funeral homes.
- e. Theaters, assembly halls and bowling alleys.
- f. Apartments over commercial uses.
- g. Single-family dwellings, detached or attached, with frontage on Beverly Road.

The B-1 District additionally allows the following conditional uses, subject to additional standards at Section 33-25:

- a. Motor vehicle service stations and public garages
- b. Nursing homes
- c. Fast-food restaurants
- d. Car washes
- e. Tire distribution centers
- f. Wireless communications towers and antennas





**Figure 3: Zoning**  
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*B-R District (Block 5002, Lot 19)*

The B-R Special Business – Residential District is a mixed-use zone that allows certain residential uses and a variety of commercial uses. The permitted principal uses are as follows:

- a. Single-family dwellings, detached;
- b. Single-family dwellings, attached;
- c. Two-family dwellings;
- d. Retail sales of goods and services, subject to the conditions of the conditional uses provided by Section 33-25, and except as specifically prohibited within this section as well as Section 33-26 of this chapter;
- e. Offices and business schools; provided, however, that said uses shall not be permitted on the first floor along the Teaneck Road frontage;
- f. Restaurants, with the exception of fast-food drive-through restaurants;
- g. Funeral homes;
- h. Theaters and assembly halls;
- i. Municipal, county, state and federal buildings and uses, subject to the conditions for the conditional uses provided by Section 33-25, and except as specifically prohibited within this section and Section 33-26 of this chapter;
- j. Public and private schools serving grades K-12; child-care centers and nursery schools, subject to the conditional uses provided by Section 33-25 of this chapter;
- k. Financial institutions.

The zone also allows the following conditional uses, subject to standards at Section 33-25:

- a. Home professional offices employing two persons but no more than six persons other than the resident professional, subject to the provisions of Section 33-25 of this chapter.
- b. Public and private nursery, elementary and secondary schools, but not trade or business schools, subject to the provisions of Section 33-25 of this chapter.
- c. Quasi-public buildings and recreation areas, subject to the provisions of Section 33-25 of this chapter.
- d. Houses of religious worship, subject to the provisions of Section 33-25 of this chapter.
- e. Group-care housing for more than six persons, excluding resident staff, subject to the provisions of Section 33-25 of this chapter.
- f. Nursing homes
- g. Motor vehicle service stations
- h. Satellite antennas, subject to the B-2, business office accessory use, conditions
- i. Drive-through facilities, subject to the provisions of Section 33-25.

*RC-1 District (Block 5001, Lot 4)*

The RC-1 Redevelopment Commercial – Office/Retail District permits the following principal uses:

- a. Retail sales of goods and services, except as specifically prohibited in Section 33-26.
- b. Personal, business, governmental and utility service establishments.
- c. Professional, business, governmental and utility offices.
- d. Banks and other financial institutions.
- e. Business schools.



- f. Theaters.
- g. Medical and dental clinics.
- h. Restaurants, including fast-food restaurants, and other places serving food and drink.

Permitted conditional uses include public utility installations and wireless communications towers and antennas, both subject to conditions at Section 33-25.

*RC-2 District (Block 5002, Lots 22 & 23; Block 5004, Lots 2 & 2.C0001-2.C0004, 3-5)*

The RC-2 Redevelopment Commercial – Hotel/Motel District is intended for the development of hotel/motel uses. The zone also allows the same conditional uses as in the RC-1 zone.

**B. Master Plan Designations**

The last comprehensive Master Plan for Teaneck was adopted in 2007 and has been reexamined a number of times since then. The 2007 Township of Teaneck Master Plan and subsequent reexamination reports have included focused discussions of certain properties in the Study Area.

*Block 5001, Lots 2 & 4*

The 2007 Master Plan noted that there are very few remaining industrial uses in Teaneck, and that they are generally located within three areas. One of these areas is identified as the area between the railroad line and Queen Anne Road from State Street to the end of Palisade Avenue, which contains Block 5001, Lots 2 & 4 within the Study Area. The Master Plan notes that these industrial uses are light manufacturing or warehouse type uses, not heavy industry. For Lot 4, the 2007 Master Plan specifically recommended modifying the zoning to allow for commercial/office uses and to open opportunities for the future live/work opportunities in “The Plaza” district, in which Block 5005, Lots 1.01 & 12 are included.

*Block 5002, Lot 19*

Since the 2007 Master Plan, the B-R zone regulations were amended to encourage upper-floor uses that would enhance the value of underutilized sites. However, according to the 2014 Master Plan Reexamination Report, few building owners have reinvested or made significant changes. Block 5002, Lot 19 has remained as a gas station.

*Block 5002, Lot 23*

The 2011 Master Plan Reexamination report noted that this site had been included as a potential location for a 100% municipally sponsored affordable housing development in accordance with the 2008 Fair Share and Housing Plan Element.

*Block 5004, Lot 1*

The 2007 Master Plan noted that Block 5004, Lot 1, which was formerly improved with a gas station, as part of a neighborhood shopping area found at the northern end of Queen Anne Road, between West Englewood Avenue and State Street. The Master Plan noted that this area has lacked cohesion, and the former gas station on this property had contributed to the gap in retail frontage that characterizes the rest of the area.

The 2011 Master Plan Reexamination stated that this property was, at the time, being proposed for redevelopment including retail on the ground floor and multi-levels of residential apartments above. The 2017 Master Plan Reexamination noted that a mixed-use building was approved in 2013 but that development stalled and its status was uncertain. To date, the previously approved development has not been completed.

*Block 5004, Lot 4*

The 2017 Master Plan noted that an application for a five-story, 60-unit multifamily residential building was proposed. However, as of today, the project is stalled and has not been completed.

*Block 5005, Lots 1.01 & 12*

Block 5005, Lots 1.01 & 12 within the Study Area are encompassed within “The Plaza” area as described in the 2007 Master Plan. The Master Plan recommended zoning changes to allow an increase in the height of structures to 4 stories/45 feet, with 0-foot front yard setbacks. A 5<sup>th</sup> story no greater than 55 feet is also considered to be permitted as a conditional use, provided that the said story feature setbacks, fenestrations, or visual breaks along the building façade. The Master Plan recommended these changes in order to facilitate mixed-use development with retail/commercial development on the first floor, commercial non-retail space on the second floor, and residential on the upper floors. The Plan also encouraged the construction of parking structures.

*Other Master Plan Discussions on State Street Area*

In addition to discussion of specific subareas and properties as noted above, the 2007 Master Plan recognized that the portion of State Street between Teaneck Road and the CSX railroad, which encompasses the Study Area, is an area of multifamily concentration. The 2017 Master Plan Reexamination also noted that Teaneck had granted variances for and rezoned several parcels for the development of higher density multifamily apartment projects along State Street, including at 140 and 100 State Street as discussed above. In light of these trends, the 2017 Master Plan Reexamination highlighted a concern for the availability of parking to meet the needs of residents and guests if the supply is reliant on existing on-street parking or municipal parking lots in the area.

The 2017 Master Plan Reexamination indicated that the Township is intent on pursuing a more in-depth analysis of potential multifamily developments (and other mixed use developments) along State Street, The report included the following statement:

The future feasibility of developing such uses rests primarily on the ability to provide sufficient off-street parking to support such uses, including potentially the erection of multilevel parking garages. Such garages are most likely to be developed over existing municipal parking lots, perhaps under the auspices of a new Teaneck Parking Authority, whose creation and mission would be to develop and operate such lots for the benefit of all of Teaneck, including existing businesses and residents, in addition to new development, with a sharing of costs for their construction, operation and maintenance.

The 2017 Report also noted that “a thriving retail center at Queen Anne Road/State Street is of paramount importance to the wellbeing of the Township.” In 2019, the Township Planner presented a study entitled State Street Impact Study, which evaluated the potential impacts of additional multifamily development within the State Street corridor. The study noted a number of potential benefits from the approved or constructed projects, but also noted that the scale and character of State Street would be transformed by the developments.



**IV. STATUTORY CRITERIA FOR ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT AND APPLICATION TO THE STUDY AREA**

The Redevelopment Law grants the governing body of a municipality the power to authorize the municipality's planning board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. The area may be determined to be in need of redevelopment only if, after an investigation by the planning board and a public hearing for which notice has been given, it is found to meet one or more of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone,

tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be emphasized that individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the study area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40:12A-3, which states in part:

A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

The Redevelopment Law recognizes that there may be instances where individual properties (if excluded from a redevelopment area) would act as an impediment to redevelopment or would otherwise adversely impact a redevelopment scheme for adjoining lands that are "in need of redevelopment." The Redevelopment Law further recognizes that any redevelopment area must consist of lands that are reasonable and rational – in terms of location, size, shape and access – to produce a redevelopment project that will alleviate "blight" and achieve the goals of community revitalization.

## V. STUDY AREA EVALUATIONS

The following chapter evaluates the specific parcels comprising the Study Area and considers whether they meet any of the statutory criteria for a non-condemnation “area in need of redevelopment” designation consistent with the Local Redevelopment and Housing Law.

### A. Block 5001, Lot 4 (1465 Palisade Avenue)

Block 5001, Lot 4 is approximately 0.517 acres and currently improved with a multi-tenant office/warehouse building located along Palisade Avenue. The current tenants appear to include a cabinet manufacturer and other similar businesses. The property is at a lower elevation than State Street and the southern property line abuts the elevated portion of State Street, with mature trees located in-between. A surface parking lot with a driveway on Palisade Avenue is located to the rear of the building.

This parcel meets criterion “d” under N.J.S.A. 40A:12A-5d.

As noted in the 2007 Master Plan, this property is one of the only remaining light industrial properties in the Township. The Master Plan recommended a rezoning to allow for commercial/office space and live/work opportunities. Since that time, nearby former industrial properties along this stretch of Palisade Avenue north of State Street have been transformed into multifamily developments, including the Teaneck Square Rental Apartments at 1475 Palisade Avenue directly adjacent to the north. The 2017 Master Plan Reexamination had further noted the outdated nature of the light industrial zoning along other sections of Palisade Avenue.

The existing building features an obsolete design with limited glazing along the building facades, small office spaces with low ceiling height along narrow, windowless corridors and limited access to light, air and open space. The warehouse storage portion of the building is similarly obsolete and outdated in design compared to what is desired by today’s market, with low ceilings, loading areas with low clearance height, and a lack of utilities and facilities to support temperature control and automation. Additionally, some of the spaces have been retrofitted for fabrication/manufacturing uses and have low flexibility and utility outside of the currently existing uses. Additionally, in 2019, the building experienced a fire caused by a ripped junction box after stock in the warehouse fell. The Fire Chief determined the stock in the warehouse was over-piled and extremely cluttered, causing it to collapse near a double steel door which ripped the junction box from the wall.<sup>1</sup> Subsequent to the fire, the rear part of the building was determined to be an unsafe structure by the Township Building Electrical Inspector.

The existing parking area additionally lacks in interior landscaping, lighting and other design elements to facilitate safe and efficient circulation. The parking area is further in need of repair in many areas, with numerous cracks in the pavement and potholes that are un conducive to an attractive visual environment.

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<sup>1</sup> Township of Teaneck Police Incident Report Case #19-062657.

As such, the present layout and design of the property represent an obsolete and faulty design that poses safety concerns. The current conditions are also incompatible with the recent trends in the transformation of the Palisade Avenue and State Street corridors and inconsistent with the Township's visions for the area. The property conditions are detrimental to the public welfare and thus satisfy criterion "d."

**B. Block 5001, Lot 2 (153 State St.)**

Block 5001, Lot 2 is an approximately 0.254-acre site that is currently improved with the Hios-General Auto Repairs use. It is improved with a single-story commercial building with garage bays and surface parking surrounding the building. The site is located at the intersection of State Street and Queen Anne Road.

This parcel meets criterion "d" under N.J.S.A. 40A:12A-5d.

As illustrated in the photographs included in the Appendix, there is no separation between the surface parking areas and the adjacent the sidewalks with the exception of a small planted island at the corner. Cars undergoing repair are parked in a haphazard manner throughout the site and spill onto the public sidewalks, which impedes the sidewalk path for pedestrians. The business also parks customer vehicles along State Street, indicating an insufficient supply of off-street parking. Tires and equipment litter the westerly portion of the site without any screening or organized storage.

Due to the faulty and haphazard design of the site, there have been multiple crash incidents on the property. For example, in 2018 an individual reversed out of the parking lot along Queen Anne Road and as he approached the intersection with State Street mistook the second driveway as the State Street roadway and collided with two parked vehicles in the parking lot.<sup>2</sup> In 2019, there was another incident in which a driver rear-ended a parked vehicle upon entering the site from Queen Anne Road.<sup>3</sup> In addition, a customer's vehicle was stolen from the lot in 2020.<sup>4</sup> In February 2022, the police responded to a call that a minivan was parked on the sidewalk forcing kids to walk in the street to get around the site.<sup>5</sup> The police have also responded to repeated burglar alarm incidents at the property. These incidents illustrate how the existing haphazard and uncontrolled layout of the facility poses harm to the safety and welfare of the community.

**C. Block 5002, Lot 19 (11 State Street)**

Block 5002, Lot 19 is currently in use as a Fuel One gas station. The site is approximately 0.23 acres and is located at the intersection of Teaneck Road and State Street. The site is currently improved with a single-story commercial building, 2 fueling positions with a kiosk in between, a pylon sign at the street corner, and surface parking areas. There is currently uncontrolled access to the site from State Street.

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<sup>2</sup> New Jersey Police Crash Investigation Report, Case #18-027892.

<sup>3</sup> New Jersey Police Crash Investigation Report, Case #19-046493.

<sup>4</sup> Township of Teaneck Police Incident Report, Case #20-019791.

<sup>5</sup> Township of Teaneck Police Incident Report, Case #22-009728.

This parcel meets criterion “d” under N.J.S.A. 40A:12A-5d.

Site visits revealed dilapidated building conditions and the dumping of clothing and goods near a clothing recycling bin in the rear of the property. Access to the site and on-site circulation is uncontrolled and haphazard with undefined driveways along both Teaneck Road and State Street. In 2021, police responded to a call at the property due to an altercation resulting from a tank delivery truck blocking the roadway.<sup>6</sup> This incident is indicative of faulty and unsafe site circulation for delivery vehicles. The site is also devoid of landscaping. As such, the faulty layout of the facility, the dilapidated condition of the structures and excessive land coverage are detrimental to the safety and welfare of the community.

**D. Block 5002, Lot 26 (143 State St.)**

Block 5002, Lot 26 is currently utilized as the Novus Windshield Repair & Replacement business, including a single-story commercial building and surface parking. The site totals 0.287 acres and is a corner lot with frontage on both Queen Anne Road and State Street. Similar to other corner commercial lots, the surface parking areas largely open directly to the sidewalk without any buffer or physical separation.

This parcel meets criterion “d” under N.J.S.A. 40A:12A-5d.

This parcel is another very visible property at the corner of State Street and Queen Anne Road. However, unlike many other properties in the vicinity, with close setbacks to the streetline, landscaped front yards, and buffered sidewalks, this parcel is auto-oriented in design with largely uncontrolled access from neighboring rights-of-way. Similar to 153 State St., cars are stored in a haphazard manner throughout the property, often encroaching onto the adjacent sidewalks. In addition, the site lacks any landscaping, buffering or other form of separation between the site and the abutting sidewalks. There is no interior landscaping, curbs, striping, lighting, or other design elements to facilitate safe and efficient circulation. The property has also been investigated multiple times for suspicious incidents and suspicious persons. In summary, the current condition of Block 5002, Lot 26 is detrimental to the safety, health, morals, and welfare of the community.

**E. Block 5002, Lots 20 & 25 (29 & 105 State St.)**

Block 5002, Lot 20 is approximately 0.402 acres and serves as a municipal parking lot. Driveway access is provided via a driveway from State Street that is shared with the neighboring property at 1500 Teaneck Road. The parking lot currently provides two rows of surface parking along the northern and southern property lines, with parking access aisles traversing the middle. Landscaping is provided along the northern, eastern and southern property lines where the site abuts the State Street right-of-way or properties.

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<sup>6</sup> Township of Teaneck Police Incident Report, Case #21-004895.



Block 5002, Lot 25 is another municipal parking lot, with similar configuration as Lot 20, including 2 parking rows by the northern and southern perimeters and central parking access aisles. Vehicular access is provided via two driveways from State Street. Landscaped buffer strips are provided along the perimeter of the site.

These parcels meet criterion “d” under N.J.S.A. 40A:12A-5d.

These parcels currently constitute large municipal parking lots with direct frontage along State Street. Currently, these surface parking lots are characterized by continuous rows of parking with minimal internal landscaping, pedestrian facilities or other basic site design features to facilitate an attractive and efficient circulation element. While there are shrubs along the perimeter of the parking lots, they provide limited screening from the adjacent sidewalks. Further, these parking areas are two of the largest parcels along the northern stretch of the State Street corridor and occupy extensive frontage. The current arrangement of large expanses of blacktop along prominent street frontages with limited screening is incompatible with the character of other areas of the State Street corridor and the Master Plan vision for this area. Further, the current conditions directly contradict the Master Plan recommendation to consider multi-level parking decks over underutilized municipal parking lots to conserve space for future multifamily and mixed-use developments and support existing retail and commercial uses.

As such, the type of layout and design exhibited by the municipal parking lots on Block 5002, Lots 20 & 25 are an obsolescence that is detrimental to the compact, walkable, mixed-use environment of the State Street corridor that the Township envisions. Under current conditions, the excessive land coverage and faulty arrangement and design of the property are inconsistent with the Master Plan vision for the State Street corridor, and thus the morals and welfare of the community.

**F. Block 5002, Lot 23 (89 State St.)**

The 2011 Master Plan Reexamination report noted that this site had been included as a potential location for a 100% municipally sponsored affordable housing development in accordance with the 2008 Fair Share and Housing Plan Element.

This parcel satisfies “Section 3” under N.J.S.A. 40:12A-3.

As a large vacant parcel with prominent street frontage along State Street and located adjacent to other parcels qualifying for areas in need of redevelopment within the Study Area, the designation of this parcel can facilitate an integrated, comprehensive redevelopment of the State Street corridor and advance the Township Master Plan, thus qualifying under “Section 3.”

**G. Block 5004, Lot 1 (140 State St.)**

This parcel was formerly improved with a gas station, which the Master Plan noted had contributed to the gap in retail frontage that characterizes the rest of the area along Queen Anne Road and resulted in a lack of cohesion. The gas station use was subsequently discontinued by the time of the 2011 Master Plan Reexamination Report. The parcel was subsequently granted approval in 2013 by

the Board of Adjustment to construct a 5-story residential/retail mixed-use building with parking underground. However, no actual construction activity has taken place since that approval, allowing the former gas station improvements to fall into a state of disrepair. In 2018, the structures were demolished due to public health, safety, and welfare concerns. Since then, no other efforts by private capital to develop the site have been proposed.

This parcel meets criterion “d” under N.J.S.A. 40A:12A-5d.

Currently, there are remnants of the previous improvements, including paved areas and debris from the demolition. The site is in a state of poor maintenance, with pavement in disrepair, overgrown weeds, and no landscaping to screen the site. The property presents a departure from the streetwall and pedestrian-oriented environment formed along Queen Anne Road and State Street and are detrimental to the aesthetics of the neighborhood. Particularly with its location at the corner of State Street and Queen Anne Road, the current condition of the site is uncondusive to advancing the visions for the Queen Anne Road and State Street corridors as described in the Township’s Master Plan.

#### **H. Block 5004, Lots 3, 4 & 5 (90, 100 & 118 State St.)**

This is a property assemblage that constitutes approximately 0.8 acres in total area. Lot 3 is vacant land that is paved and served as a surface parking area. Lot 4 is currently vacant as a 2-story office building structure was demolished in April 2022 in the midst of this investigation. The building was demolished by the owner for public safety reasons at the insistence of the Township of Teaneck. Photographs of the property before and after the demolition are included in the Appendix. Lots 3 and 4 are connected via a driveway on State Street that leads to additional surface parking spaces to the rear and eastern side yard of the former building area. Mature trees are currently located along the perimeter of the property. Lot 5 is a 0.33-acre vacant parcel.

The property meets criteria “a” under N.J.S.A. 40A:12A-5a and “b” under N.J.S.A. 40A:12A-5b.

The property formerly contained an office building that was originally constructed in the early 1960s as a medical office building, but had been vacant for approximately 20 years. In 2016, the site was granted approval, along with Lots 3 and 5, for the development of a 68-unit multifamily apartment building. However, no construction activity had taken place since the approval and no other applications to develop the site through private capital has been put forward since then. The existing improvements had continued to fall into a state of disrepair. The building showed visible deterioration of the structure caused by the lack of maintenance and a fire that broke out in 2020. The walls and roofs were largely covered in ivy, with signs of water damage and rusting in certain areas. A portion of the building showed remnants of the fire that started from the interior and had destroyed a portion of a building wall and windows. The condition of the building was substandard, unsafe, unsanitary, and dilapidated, as to be conducive to unwholesome living or working conditions, thus qualifying under “a.” As noted, it was demolished at the request of the Township during the course of this area in need of redevelopment investigation. Additionally, the discontinuance of the

commercial use of the building and the resulting disrepair made this building untenable, thus qualifying it for “b.”

**I. Block 5005, Lots 1.01 & 12 (189 The Plaza)**

Block 5005, Lots 1.01 & 12 together constitute approximately 0.624 acres and form a through property with frontage along State Street to the north and The Plaza to the south. Lot 1.01 is improved with several structures and associated surface parking areas, including a multi-tenant single-story commercial building with frontage along State Street and a canopy structure with three drive-thru lanes and kiosks underneath near the Ayers Court frontage. Lot 12 is a vacant strip of paved land that serves as an access driveway from Ayers Court to the remainder of the property.

The property meets criteria “b” under N.J.S.A. 40A:12A-5b and “d” under N.J.S.A. 40A:12A-5d.

Lot 1.01 currently contains multi-tenant retail storefronts along State Street and a parking area with drive-thru lanes and a canopy structure near the Ayers Court frontage. Lot 12 constitutes a small strip of paved vacant land that provides driveway access to Lot 1.01. These properties located at 189 the Plaza were previously granted approval for a 6-story multifamily residential building in 2020. However, this project has since then stalled, and no other applications to develop the site through private capital has come forward since that time.

The commercial buildings are 15% occupied and have had significant vacancies for more than two years. Therefore, the property qualifies under “b.” In addition, the current design of the site and improvements are faulty, obsolete, and hold very low potential for re-tenanting or attracting new private investment without a major rehabilitation project. On Lot 1.01, the canopy structure with drive-thru lanes and kiosks are no longer in active use and are completely obsolete, while the current layout creates a significant gap in the streetwall along The Plaza. The parking lot overall also lacks screening and buffering from the street frontage, and nor are there interior landscaping, signs or other design elements to facilitate efficient circulation and an attractive visual environment. Along the State Street frontage, the retail buildings are also outdated and obsolete in design, with low ceiling heights, small entrances, and small display windows that allow limited transparency and intake of natural light. Further, the current conditions contradict the Master Plan’s long-held vision to transform The Plaza area and allow for mixed-use development with retail/commercial development on the first floor, commercial non-retail space on the second floor, and residential on the upper floors. The obsolete design of the buildings, complete obsolescence of the drive-thru canopy structure, and faulty arrangement and layout of the rear parking area thus qualify the property under “d.”

**J. Block 5002, Lot 22 (49-71 State St.)**

Block 5002, Lot 22 is currently improved as a multifamily development on 0.574 acres. The site is developed with 3 buildings, each 2 stories in height, with sidewalk access from State Street. Additionally, two driveways on State Street, one each on the eastern and western perimeters of the site, extend toward the rear of the buildings to connect to a surface parking area.

This parcel meets criterion “d” under N.J.S.A. 40A:12A-5d.

This multifamily development is outdated and obsolete in terms of its design and layout. The buildings consist of dwelling units with minimal separation between entrances connected by narrow and windowless stairways that do not meet modern ADA accessibility standards. The surface parking area is unstriped and haphazardly arranged. An unregistered vehicle was observed illegally parked on the site. Further, the dwelling units feature small windows with limited access to light and air and no common amenities or open spaces for the recreational enjoyment of residents. The obsolete design of the buildings is detrimental to the quality of life of residents. Additionally, HVAC units and other equipment are attached to windows and building facades without screening, which is detrimental to the visual environment of the site and the streetscape. An electrical cord running from a residential window to an outdoor storage shed was also observed.

In summary, the design and layout of the buildings are obsolete by today’s standards, while the aging infrastructure and utility systems currently pose concerns for public health and safety. As such, the current conditions are detrimental to the public welfare and qualify under criterion “d.”

**K. Block 5004, Lots 2 & 2.C0001-2.C0004 (120-122 State St.)**

Block 5004, Lots 2, 2.C001-2.C004 combined constitute a residential condominium. The property totals approximately 1.98 acres and is currently improved with a 2-story building with frontage and sidewalk access from State Street. A driveway is additionally located near the eastern perimeter of the site and provides access from State Street to a surface parking area to the rear of the building.

This property meets criterion “d” under N.J.S.A. 40A:12A-5d.

Due to the age of the buildings and their infrastructure and utilities, the current conditions have also caused public safety concerns. Recently in 2021, the condominium building on Block 5004, Lots 2-2.C0004 experienced a gas leak incident and also witnessed a medical emergency after an occupant fell outside from the building. In addition, various materials and equipment are stored in the rear of the property in an unsightly manner.

In summary, the design and layout of the buildings are obsolete by today’s standards, while the aging infrastructure and utility systems currently pose concerns for public health and safety. As such, the current conditions are detrimental to the public welfare and qualify under criterion “d.”

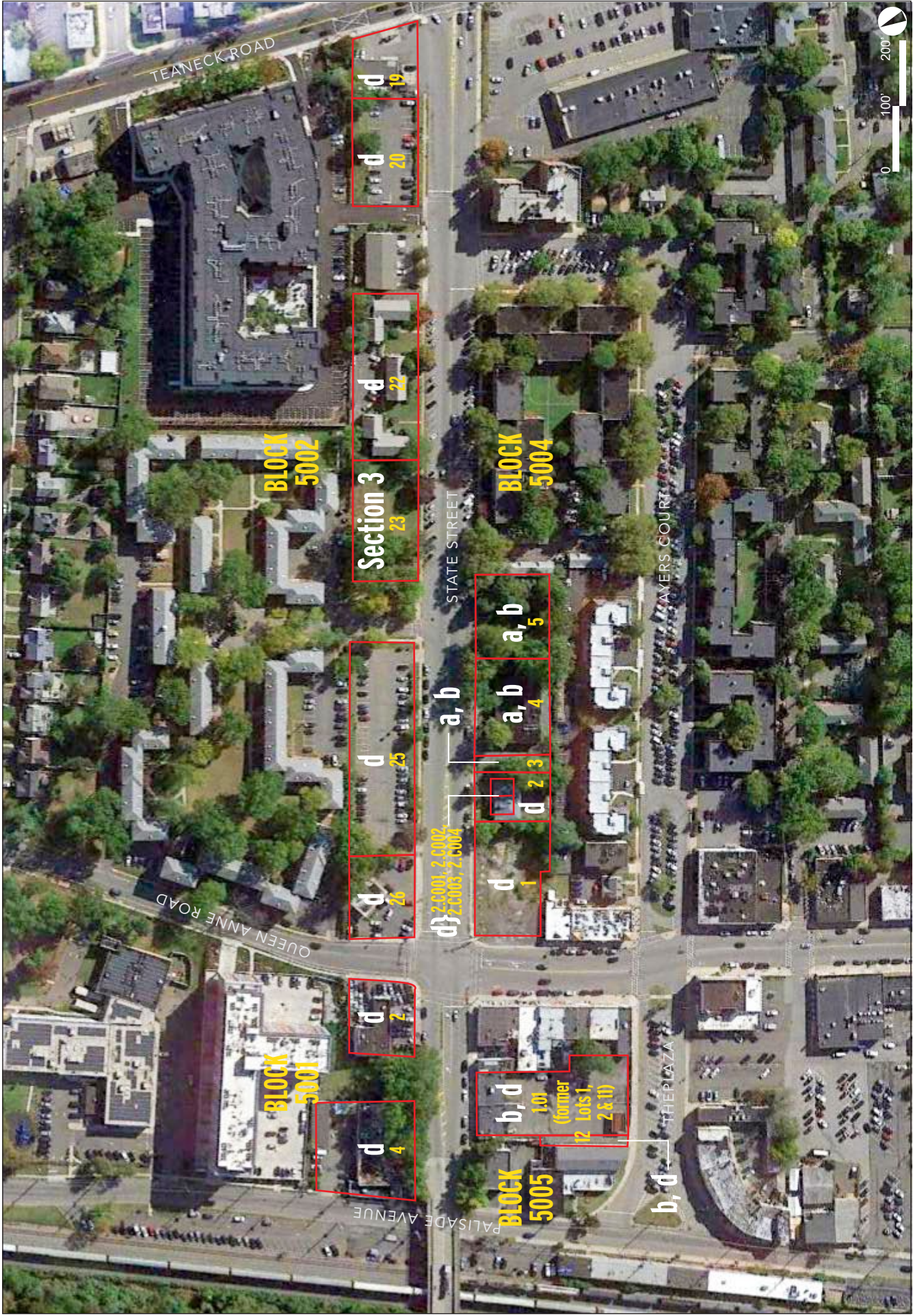
**L. Summary**

As summarized in Table 2 and depicted in Figure 4, each property within the Study Area satisfied one or more criteria of the Local Redevelopment and Housing Law. In addition, as per N.J.S.A. 40A:12A-5h, the designation of the entire Study Area as an area in need of redevelopment is consistent with smart growth planning principles due to its previously developed condition and location within State Planning Area-1.

**Table 2: Summary of Criteria Applicable to Study Area Properties**

Block	Lot	Street Address	Acres	Current Use	LRHL Criteria
5001	2	153 State St	0.254	Hios-General (Auto Repair)	d
5001	4	1465 Palisade Ave	0.517	Office/Warehouse Use	d
5002	19	11 State St	0.230	Fuel One Gas Station	d
5002	20	29 State St	0.402	Municipal Parking Lot	d
5002	22	49-71 State St	0.574	Multifamily Development	d
5002	23	89 State St	0.402	Vacant Land	Section 3
5002	25	105 State St	0.740	Municipal Parking Lot	d
5002	26	143 State St	0.287	Novus Glass (Auto Repair)	d
5004	1	140 State St	0.462	Former Gas Station	d
5004	2	122 State St	N/A	Residential Condominium	d
5004	2.C0001	122A State St	0.495		
5004	2.C0002	122B State St	0.495		
5004	2.C0003	120A State St	0.495		
5004	2.C0004	120B State St	0.495		
5004	3	118 State St	0.066	Recently Demolished Office Building	a, b
5004	4	100 State St	0.396		
5004	5	90 State St	0.330		
5005	1.01	189 the Plaza	0.580	Commercial Development	b, d
5005	12	195 the Plaza	0.044		





**Figure 4: Study Area Evaluation**  
 Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey



## **VI. CONCLUSION**

The foregoing study was prepared at the direction of the Teaneck Township Council and on behalf of the Township of Teaneck Planning Board to determine whether the Study Area containing portions of Blocks 5001, 5002, 5004, and 5005 along State Street qualify as a non-condemnation “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law. As illustrated in Figure 4 and summarized in Table 2, each property within the Study Area is eligible for designation as an area in need of redevelopment.

**VI. APPENDIX**

**Figure 1: Block 5001, Lot 4 | 1465 Palisades Avenue**

Date of photographs: 3/23/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 1: Block 5001, Lot 4 | 1465 Palisades Avenue**

Date of photographs: 3/23/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 2.1: Block 5001, Lot 2 | 153 State St**

Date of top photograph: 3/23/22, bottom photograph: 5/16/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 2.1: Block 5001, Lot 2 | 153 State St**

Date of photographs: 3/23/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 2.2: Block 5002, Lot 26 | 143 State St**

Date of photographs: 3/23/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 2.2: Block 5002, Lot 26 | 143 State St**

Date of photographs: 3/23/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 2.3: Block 5002, Lot 19 | 11 State St**

Date of photographs: 3/23/22; bottom right photograph 5/16/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 3.1: Block 5002, Lot 20 | 29 State St**

Date of photograph: 5/16/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 3.2: Block 5002, Lot 25 | 105 State St**

Date of photograph: 5/16/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 4.1: Block 5002, Lot 23 | 89 State St**

Date of photograph: 3/23/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 4.2: Block 5004, Lot 5 | 90 State St**

Date of photograph: 5/16/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 5: Block 5004, Lot 1 | 140 State St**

Date of photographs: 3/23/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 6: Block 5004, Lots 3 & 4 | 100 & 118 State St**

Date of photographs, top row: 3/23/22; bottom row: 5/16/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 7: Block 5005, Lots 1.01 & 12 | 189 & 195 The Plaza**

Top row photograph dates: 3/23/22; all others: 5/16/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 8.1: Block 5002, Lot 22 | 49-71 State St**

Top row of photographs: 3/23/22; bottom row: 5/16/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 8.1: Block 5002, Lot 22 | 49-71 State St**

Date of photographs: 3/23/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 8.2: Block 5004, Lots 2 & 2.C0001-2.C0004 | 120-122 State St**

Date of photographs: 3/23/22



Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey



**Figure 8.2: Block 5004, Lots 2 & 2.C0001-2.C0004 | 120-122 State St**

Date of photographs: 3/23/22



**Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street  
Township of Teaneck, New Jersey**