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June 24, 2022

The Honorable Mayor and Council of the Township of Teaneck  
818 Teaneck Road  
Teaneck, New Jersey 07666

**RE: PLANNING BOARD'S JUNE 23, 2022 FINDINGS – A.I.N.R.**

Dear Mr. Mayor, Deputy Mayors and Council Members:

I have the privilege to serve as the Board Attorney for the Township of Teaneck Planning Board. Allow this letter to serve as formal correspondence/notice regarding the findings of the Planning Board's June 23, 2022 meeting.

At such meeting, the Township of Teaneck Planning Board, after holding a virtual public hearing to investigate whether certain properties, identified as BLOCK 5001, LOTS 2 (153 State Street) AND 4 (1465 Palisade Avenue) ; BLOCK 5002, LOTS 19 (11 State Street), 20 (29 State Street), 22 (49-71 State Street), 23 (89 State Street), 25 (105 State Street) AND 26 (143 State Street); BLOCK 5004, LOTS 1 (140 State Street), 2 (122 State Street), 2 QUALIFIERS C0001 (122A State Street), C0002 (122B State Street), C0003 (120A State Street) AND C0004 (120B State Street), 3 (118 State Street), 4 (100 State Street) AND 5 (90 State Street); AND BLOCK 5005, LOTS 1.01 [FORMERLY LOTS 1, 2 AND 11] (189 the Plaza) AND 12 (195 the Plaza) on the Township of Teaneck Tax Map (the "Study Area") or any portions thereof meet the criteria set forth in the Local Redevelopment and Housing Law for designation as a Non-Condensation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6, and upon review of the Area In Need of Redevelopment Investigation Study ("Area in Need Study") prepared by Phillips, Preiss, Grygiel, Leheny Hughes, LLC dated May 2022, and after hearing testimony from Planner Keenan Hughes at such public hearing, and upon opening the hearing for public comments and questions; the Planning Board of the Township of Teaneck, by roll call vote, found that the study area meets the criteria set forth in the Local Redevelopment and Housing Law for designation as a Non-Condensation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6.

Same shall be further memorialized in the meeting minutes for this meeting when adopted.

I remain available to the Mayor and Council for any questions or comments.

Very truly yours,



Brian E. Eyerman, LL.M., Esq.

cc: Chairman and Planning Board of the Township of Teaneck  
Clerk, Twp. of Teaneck

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