



**1600 River Road (DPW)
Community Information & Redevelopment Meeting**

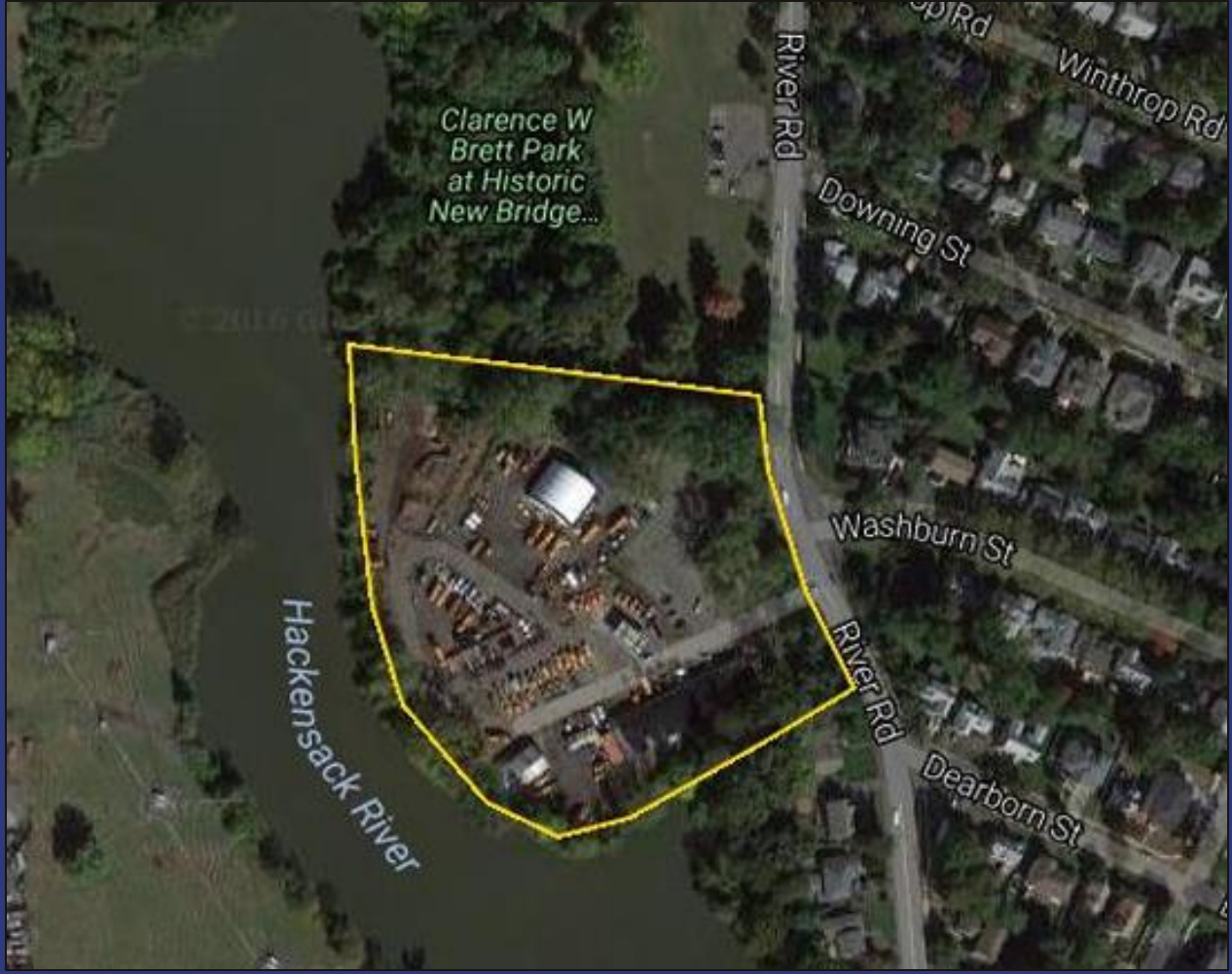
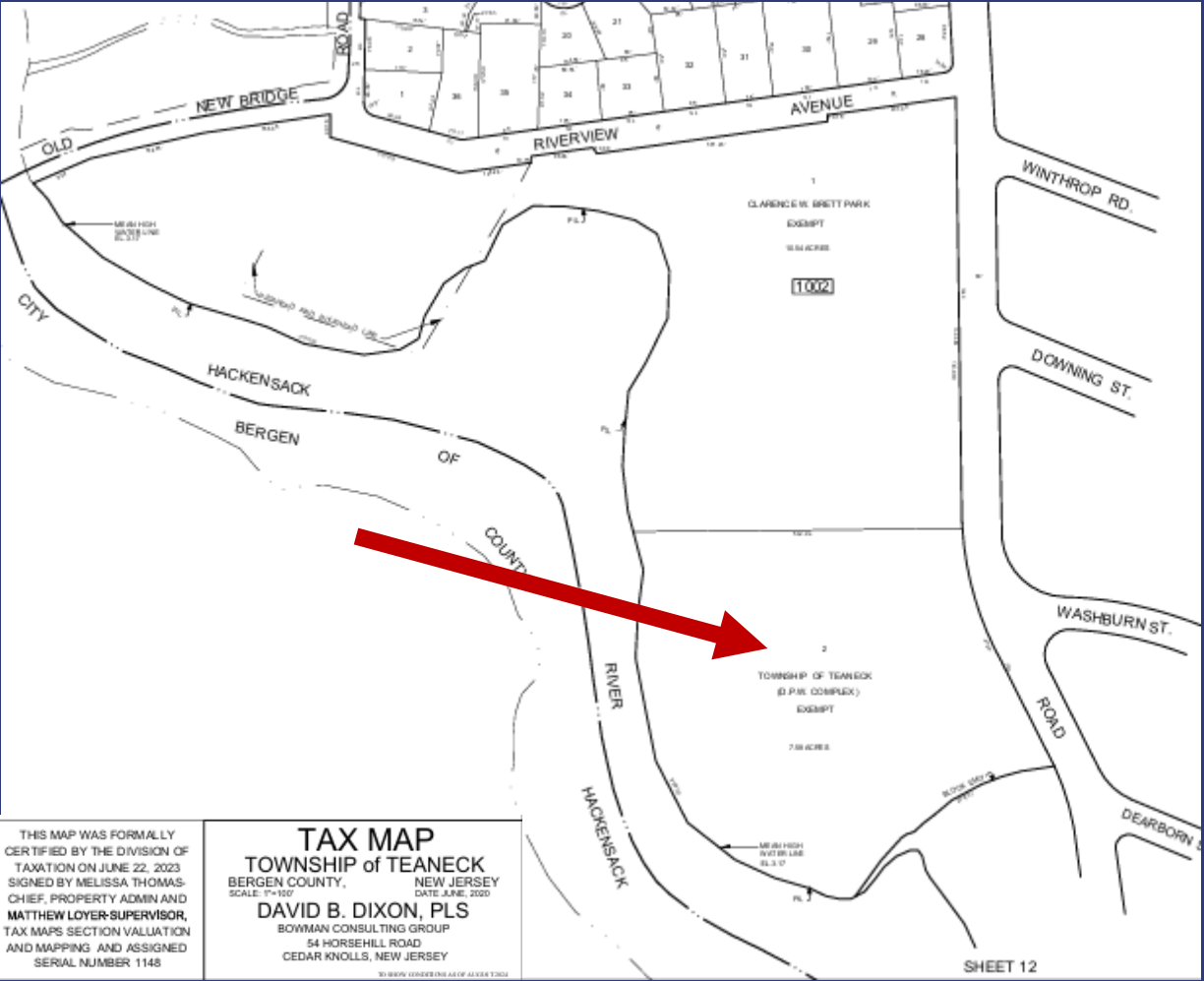
May 12, 2026



AGENDA

1. Background + Existing Conditions
2. Planning Initiatives to Date
3. Next Steps

BACKGROUND + EXISTING CONDITIONS



1600 River Road (Block 1002, Lot 2)

BACKGROUND + EXISTING CONDITIONS

- +/- 7.5 Acre parcel that served as the Township-owned Public Works yard/recycling depot for 70+ years.
- Facility no longer adequately supports modern DPW operations and needs major environmental and safety upgrades.
- Memorandum of Understanding with Leonia reached for a new DPW facility.



Source: Historic Aerials (1954)

BACKGROUND + EXISTING CONDITIONS

- Currently Zoned P (Public Land), but designated as a “Redevelopment Area”.
- Neighborhood Context:
 - North: Clarence Brett Park
 - East + South: Single-Family
 - West + South: Hackensack River



BACKGROUND + EXISTING CONDITIONS

Environmentally Constrained:

- Property in a flood zone
- Known Contaminated Site*
- Steep Slopes TBD?



*https://njems.nj.gov/DataMiner/RUN_REPORT.aspx?RN=Site+Detail+by+PI&PT=Selectio nID&PV=022080

PLANNING INITIATIVES TO DATE

Area in Need of Redevelopment (AINR)

- November 2018: Township Council authorized Planning Board to study if the property qualifies as a non-condemnation Area in Need of Redevelopment via Resolution 222-2018.
- April 2019: Planning Board review Preliminary Investigation report and recommends the site meets Criteria A and D.
- June 2019: Township Council declared the property as a non-condemnation Area in Need of Redevelopment via Resolution 110-2019.

PLANNING INITIATIVES TO DATE

Master Planning

1994 and 2001 Master Plans / Re-Exams

- The facility was identified as obsolete and a community facilities issue
- Earlier plans considered replacing and expanding the facility on-site

2004 Master Plan

- Recommended relocating the DPW garage and yard
- River Road location was considered inappropriate for an industrial-type use
- Concerns included nearby residential properties and truck traffic
- Relocation could allow the Township to reuse the property

PLANNING INITIATIVES TO DATE

Master Planning

2017 Master Plan Reexamination:

- *Recommends “that [environmental contamination] studies continue and that the site either be rezoned to permit a higher density multi-family residential development ...or that the site be remediated and redeveloped with a new, up-to-date DPW facility.”*

2025 Master Plan:

- *“The Township should ensure that any redevelopment of this property be engineered to account for flood risks and to comply with State regulations. Development may only be feasible on upland portions of the site and outside of the regulatory floodway.”*

NEXT STEPS

● TONIGHT: Community Meeting where purpose is to **gather community input** on the Redevelopment Area, including land re-use, environmental concerns, neighborhood priorities, and long-term vision.

Tonight is *not* a redevelopment plan, rezoning, redeveloper designation, redeveloper agreement, or a site plan approval.

● Date TBD: Potential Request for Expressions of Interest (“RFEI”)

● Date TBD: Additional public meetings and redevelopment planning

*Teaneck residents have valuable firsthand knowledge to offer.
Your discussions will help inform the redevelopment planning process!*