

Redevelopment Plan for
329 Alfred Avenue
in the Township of Teaneck, New Jersey



Prepared for the
Township of Teaneck Planning Board

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC
Planning & Real Estate Consultants
January 19, 2021

Redevelopment Plan
329 Alfred Avenue
(Block 6002, Lots 1 and 2)
Township of Teaneck, New Jersey

Prepared for:
The Township of Teaneck Planning Board

Adopted by the Teaneck Council:
January 19, 2021

Prepared by:
Phillips Preiss Grygiel Leheny Hughes LLC
Planning and Real Estate Consultants
33-41 Newark Street
Third Floor, Suite D
Hoboken, NJ 07030

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



Richard Preiss, PP
New Jersey Professional Planner License # 3461

TABLE OF CONTENTS

- I. INTRODUCTION1
 - A. Statutory Basis.....1
 - B. Description of Redevelopment Area Boundaries1
 - C. Description of Existing Conditions6
- II. GOALS OF THE REDEVELOPMENT PLAN AND RELATIONSHIP TO LOCAL OBJECTIVES7
 - A. Redevelopment Plan Goals and Objectives7
 - B. Relationship to Local Objectives7
 - 1. Township of Teaneck Master Plan7
 - 2. Township of Teaneck Zoning Ordinance.....8
- III. LAND USE AND DEVELOPMENT PLAN 10
 - A. Notes on Plan Terminology..... 10
 - B. Purpose..... 10
 - C. Illustrative Conceptual Development plans 10
 - D. Use, Area, Yard, and Building Requirements for the Redevelopment Area 15
 - 1. Principal Permitted Uses 15
 - 2. Permitted Accessory Uses 15
 - 3. Area, Yard, and Building Requirements..... 15
 - 4. Affordable Housing..... 16
 - E. Specific Site Requirements for the Redevelopment Area 16
 - 1. Parking Ratio 16
 - 2. Building Placement 16
 - 3. Parking Location 16
 - F. Building Design Guidelines..... 17
 - 1. Massing and Articulation..... 17
 - 2. Entry Design 18
 - 3. Materials..... 19
 - 4. Service and Mechanical Areas..... 19
 - 5. Landscaping and Other Improvements 20
 - 6. Signage..... 21
 - G. Public Electric Vehicle Charging Infrastructure 21

IV. REDEVELOPMENT ACTIONS 22

 A. Outline of Proposed Actions 22

 1. Demolition 22

 2. New Construction and Environmental Remediation..... 22

 3. Affordable Housing Commitments 22

 4. Off-Site Improvements..... 22

 B. Properties to be Acquired 23

 C. Easements..... 23

 D. Relocation..... 23

 E. Other Actions 23

V. RELATIONSHIP TO DEVELOPMENT REGULATIONS & OTHER PLANS..... 24

 A. Township of Teaneck Development Regulations..... 24

 B. Relationship to Master Plans of Adjacent Municipalities..... 24

 1. City of Englewood 24

 C. Relationship to the Bergen County Master Plan 24

 D. Relationship to the State Development and Redevelopment Plan 25

VI. GENERAL PROVISIONS 27

 A. Site Plan and Subdivision Review 27

 B. Adverse Influences..... 27

 C. Non-Discrimination Provisions 27

 D. Duration of the Plan 27

 E. Deviation Requests..... 28

VII. OTHER PROVISIONS..... 29

VIII. PROCEDURE FOR AMENDING THE APPROVED PLAN 31

LIST OF FIGURES

Figure 1: Redevelopment Area Location 3

Figure 2: Redevelopment Area Tax Map 4

Figure 3: Redevelopment Area Aerial Context 5

Figure 4: Conceptual Rendering 11

Figure 5: Conceptual First Floor Plan..... 12

Figure 6: Conceptual Building Elevations..... 13

I. INTRODUCTION

A. STATUTORY BASIS

This Redevelopment Plan has been prepared for a Redevelopment Area designated pursuant to N.J.S.A. 40A:12A-5 known as 329 Alfred Avenue within the Township of Teaneck (“Township”). The Redevelopment Area consists of two contiguous parcels that are designated on the Township’s tax maps as Block 6002, Lots 1 and 2. The Redevelopment Area is generally bounded by Decatur Street to the west; Alfred Avenue to the south; Block 6002, Lot 3 to the east; and Tietjen Avenue and the City of Englewood to the north (see Figure 1: Redevelopment Area Location).

The Township Council of the Township of Teaneck adopted a resolution on May 7, 2019 (see Resolution #79-2019) directing the Planning Board to study an area including Block 6002, Lots 1 and 2 in order to determine whether they should be deemed a non-condemnation area in need of redevelopment in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Planning Board subsequently directed its consulting planners, Phillips Preiss Grygiel Leheny Hughes LLC, to conduct the study. The consultants submitted their report, titled *Area in Need of Redevelopment Investigation for Block 6002, Lots 1 and 2, Township of Teaneck, New Jersey* to the Planning Board on May 24, 2019, and a public hearing was then held by the Planning Board to determine whether it should recommend that the area be designated a non-condemnation area in need of redevelopment pursuant to the LRHL at N.J.S.A. 40A:12A-6. On June 27, 2019, the Planning Board adopted a resolution recommending that the area be designated as a non-condemnation area in need of redevelopment.

The Teaneck Township Council concurred with the Planning Board's recommendation and adopted Resolution 143-2019 on July 9, 2019, declaring the area a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12-5. The Township Council then directed Phillips Preiss Grygiel Leheny Hughes LLC to prepare a Redevelopment Plan for the area in question pursuant to the LRHL at N.J.S.A. 40A:12A-7, which provides that “no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or in both, as appropriate.”

B. DESCRIPTION OF REDEVELOPMENT AREA BOUNDARIES

The Redevelopment Area is located in the easterly portion of the Township, north of Route 4 and south and west of the Township’s municipal boundary with the City of Englewood. The location of the Redevelopment Area within the Township of Teaneck is shown on Figure 1. The Redevelopment Area is generally bounded by Decatur Street to the west; Alfred Avenue to the south; the easterly property line of Block 6002, Lot 2 to the east; and Tietjen Avenue and the City of Englewood to the north. The

Redevelopment Area's tax lot and area boundaries are identified in Figure 2: Redevelopment Area Tax Map and its aerial context is provided in Figure 3: Redevelopment Area Aerial Context.

In terms of land use, Block 6002, Lot 1 is a single-family residential property and Block 6002, Lot 2 is a vacant former office/research/industrial building. Block 6002, Lot 2 was most recently occupied by Graphnet, Inc., a telecommunication company that vacated the premises in the early 2000s.

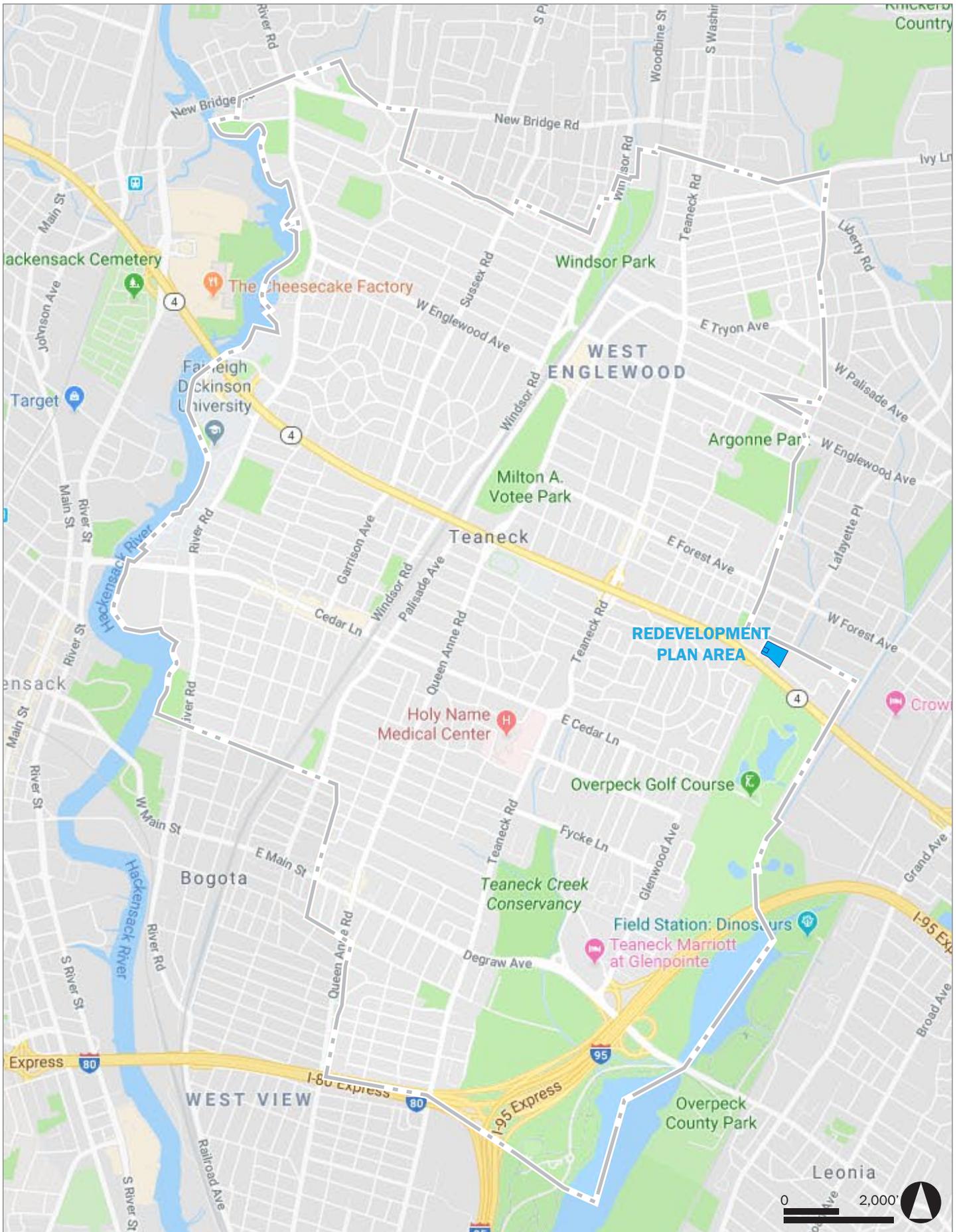


Figure 1: Redevelopment Area Location | [Redevelopment Plan for 329 Alfred Avenue](#) | Township of Teaneck, NJ

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

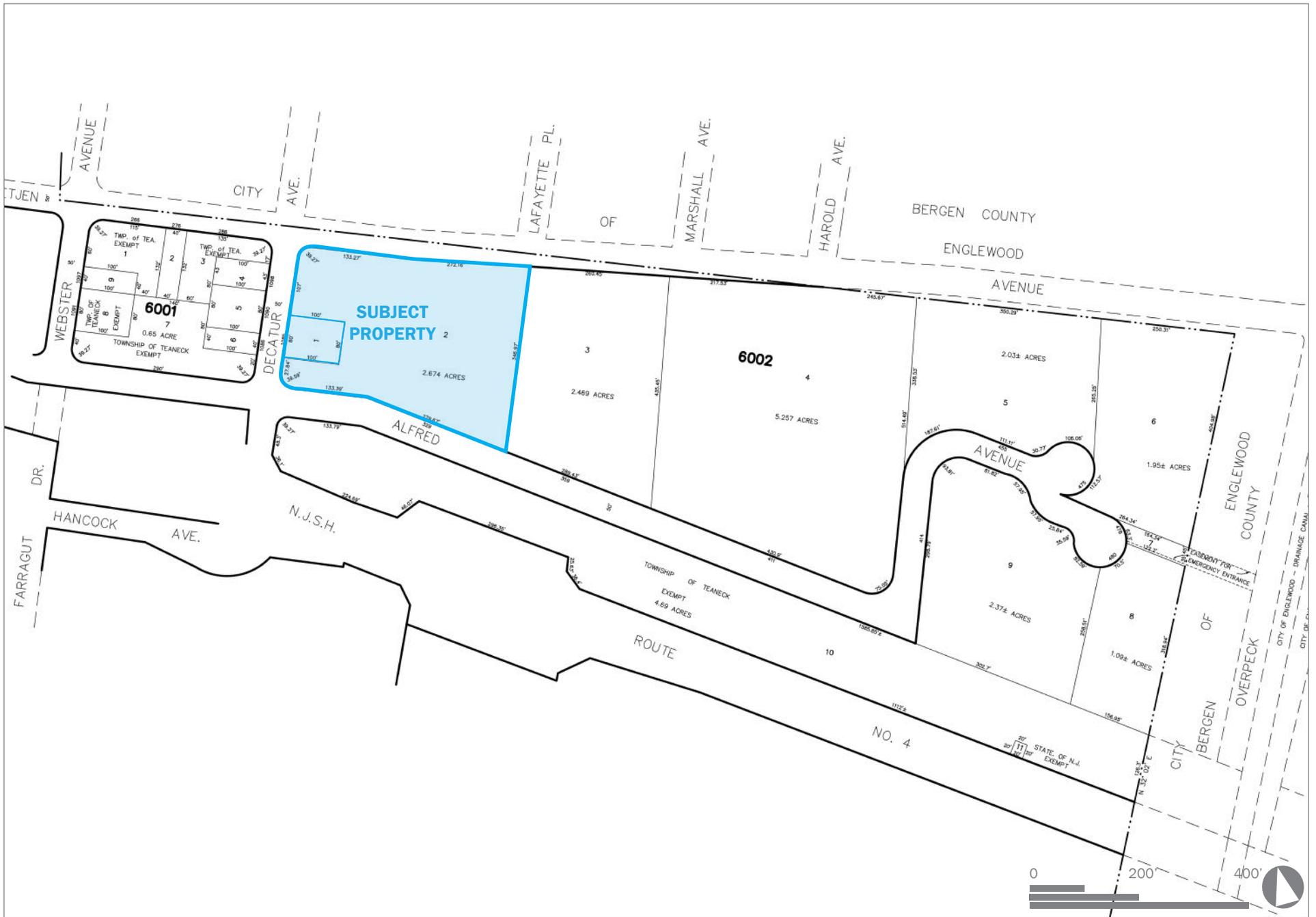


Figure 2: Tax Map | [Redevelopment Plan for 329 Alfred Avenue](#) | Township of Teaneck, NJ
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020



Figure 3: Redevelopment Area Context

[Redevelopment Plan for 329 Alfred Avenue](#) | Township of Teaneck, NJ

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020

C. DESCRIPTION OF EXISTING CONDITIONS

The Redevelopment Area is located in the easterly portion of the Township, north of Route 4 and south and west of the Township's municipal boundary with the City of Englewood. According to the Township's official tax records, the Study Area encompasses 2.858 acres. Block 6001, Lot 1 measures 0.184 acres. Block 6002, Lot 2 measures 2.674 acres. Lot 2 slopes gradually uphill from east to west, from grades of roughly 12 feet to 25 feet.

Lot 1 is located midblock on Decatur Avenue between Tietjen Avenue and Alfred Avenue and is bounded by Block 6002, Lot 2 to the north, east, and south. The property has 80 feet of frontage on Decatur Avenue and is 100 feet deep. It is currently developed with a two-story single-family frame colonial-style dwelling with a detached two-car garage. Per Township tax records, the dwelling was constructed in 1928 and measures 1,822 square feet.

Lot 2 is developed with a one-story concrete block structure that was formerly utilized as an office and research facility. Per information provided by the owner and his representatives, the building was constructed in the late 1950s. The structure was tenanted by several different organizations since its initial construction. The most recent tenant was a telecommunication services firm known as Graphnet, which used the building as its office headquarters. A variety of computer and server equipment was also housed within the structure. Graphnet vacated the premises in the early 2000s and the building has not been occupied by another tenant since this time.

Per Township records, the building measures 42,445 square feet. The building extends nearly the entire depth of the property from Alfred Avenue to Tietjen Avenue in the rear. Asphalt surface parking areas are located on the east and west sides of the building. Access to the site is provided via two driveways from Alfred Avenue (one each serving the east and west parking areas) and a gated emergency exit to Tietjen Avenue. There is no development in the portions of the site that have frontage on Decatur Avenue and abut Block 6002, Lot 1.

Across Decatur Avenue to the west are several two-and-a-half-story single-family homes. Across Tietjen Avenue to the north is a row of six modest one-and-a-half-story single-family houses; these are all in the City of Englewood. Diagonally across Tietjen Avenue to the northeast lies Englewood's Denning Park. To the south, on the other side of Alfred Avenue, a dense cluster of trees shields the existing single-story Graphnet building from view of Highway 4.

In the larger context, the area to the west of the Redevelopment Area is largely single-family, while the area to the east is largely industrial and commercial. Decatur Avenue connects to and from the westbound lanes of Route 4 for regional access. One block to the west of the site along Alfred Avenue, Webster Avenue passes below Route 4 to connect to Teaneck's Overpeck Golf course and a large neighborhood of single-family houses.

II. GOALS OF THE REDEVELOPMENT PLAN AND RELATIONSHIP TO LOCAL OBJECTIVES

A. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The specific goals and objectives of the Redevelopment Plan are as follows:

1. To replace a habitually vacant, dilapidated, and obsolete building and construct an attractive multifamily residential building its place.
2. To enhance the character of the adjacent residential neighborhood through the introduction of a compatible use.
3. To provide an additional opportunity for affordable housing in satisfaction of the Township of Teaneck's fair share housing obligation.
4. To provide for a more coherent lot configuration to allow for redevelopment.

B. RELATIONSHIP TO LOCAL OBJECTIVES

1. Township of Teaneck Master Plan

An amendment to the Township Master Plan's Land Use Element was adopted in 2015, which evaluated a rezoning of both properties comprising the Study Area and adjacent properties with frontage on Alfred Avenue west to the City of Englewood municipal boundary. The Master Plan Amendment evaluated the Alfred Avenue properties in terms of their adequacy as industrial uses, given the existing L-I Light Industrial zoning, trends among industrial users in North Jersey, and the surrounding land uses. The Master Plan Amendment noted that some properties along Alfred Avenue, including Block 6002, Lot 2, were experiencing difficulty in terms of tenancy and potential reuse on the site, and further noted the poor on-site circulation and lack of loading docks that are necessary for a modern industrial operation.

The Master Plan Amendment recommended the rezoning of the property to permit multi-family residential development based on market conditions favorable to such a use; the appropriateness of the surrounding land uses; the potential for such a development to revitalize the underutilized area; the fact that the area's location abutting Route 4 would provide transportation opportunities while limiting traffic impacts on residential neighborhoods; and the opportunity to incorporate a set aside of affordable housing on the site.

Prior to the 2015 Master Plan Amendment, the Township of Teaneck's most recent comprehensive master plan was adopted in 2007. This Master Plan acknowledged that industrial uses had diminished in the Township and that vacant properties were being converted to other uses. Its Land Use Element further recommended that the Alfred Avenue are should be rezoned to permit a mix of uses, potentially

encompassing industrial, non-retail and office buildings up to 5 stories/55 feet in height. At the time the Township's 2011 Master Plan Reexamination Report was adopted, this rezoning had not occurred. Finally, a rezoning of the Alfred Avenue Area was advocated again in the 2014 Master Plan Reexamination Report, which specifically cited the "Alfred Avenue Light Industrial District," including both properties within the Study Area, as an area of outdated zoning that should be addressed.

2. Township of Teaneck Zoning Ordinance

The Redevelopment Area is located within the L-I Light Industrial and R-MO3 Residential – Multifamily 3 Overlay Districts. Following the adoption of the 2015 Master Plan Amendment, the R-MO3 district was created and the Township Zoning Ordinance and Zoning Map were amended such that the R-MO3 district encompassed Block 6002, Lots 1 through 9, while retaining the underlying L-I Light Industrial zoning to facilitate the transition of the area from industrial to multi-family and/or hotel use.

The permitted principal uses in the L-I district include general business offices, research, experimental or testing laboratories, light manufacturing, warehousing and trade schools. Permitted conditional uses include motor vehicle service stations and public garages, public utility installations and wireless communications towers and antennas. The minimum lot size for the L-I district is 15,000 square feet with a minimum width of 100 feet. The maximum building coverage is 30% and the maximum impervious coverage is 70%. The maximum building height in the L-I district is 44 feet.

The principal permitted uses in the R-MO3 overlay district are multi-family dwellings and hotels, with related accessory uses such as off-street parking facilities, swimming pools, recreational amenities for use by residents and guests, and convenience retail establishments constituting no more than 10% of the total floor area of a development. The minimum lot size for the R-MO3 overlay district is one acre with a minimum width of 200 feet. The maximum building coverage is 65% of the lot area and the maximum impervious coverage is 80%. The maximum permitted residential density is 60 units per acre. The maximum building height is the lesser of five stories or 70 feet, including floors above grade devoted to parking. The ordinance also sets forth site and building design requirements that are intended to achieve visually attractive and well-planned residential communities that are adequately buffered from surrounding uses.

The conceptual multi-family development and accessory uses and the requirements in Chapter II of this report, "Land Use and Development Plan," are largely consistent with the R-MO3 overlay district. Multi-family residential uses and accessory uses including off-street parking, swimming pools, recreational amenities including fitness centers and game rooms, and convenience retail establishments are all a part of the conceptual development plan and are also permitted in the R-MO3 overlay district.

The conceptual development and the requirements of the "Land Use and Development Plan" are largely consistent with the area, bulk, and yard requirements of the R-MO3 overlay district. The Redevelopment Area is consistent with the minimum lot area requirements and with the minimum front yard, rear yard, and single side yard requirements of the overlay zone. Although the conceptual

development plans propose one additional story in building height, the building height would still be consistent with the maximum permitted height in feet in the R-MO3 overlay district (70 feet). The parking ratio would be somewhat less than required in the overlay zone. In addition, the residential density permitted would also be somewhat in excess of required, as would the lot and building coverage.

III. LAND USE AND DEVELOPMENT PLAN

This Redevelopment Plan shall supersede all provisions of the Township of Teaneck Development Regulations, except where the provisions of the Development Regulations are indicated as being applicable.

A. NOTES ON PLAN TERMINOLOGY

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between “shall” and “should.”

“Shall” or “must” means that a developer is required to comply with the specific regulation, without deviation.

“Should” means that a developer is encouraged to comply but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally.

B. PURPOSE

The purpose of this Redevelopment Plan is to encourage the redevelopment of a habitually vacant and obsolete commercial property into a high-quality residential project that brings activity and energy to this part of Teaneck and provides attractive, affordable housing to help address the Township of Teaneck’s future housing needs and address its mandatory affordable housing obligation.

C. ILLUSTRATIVE CONCEPTUAL DEVELOPMENT PLANS

The conceptual development plans herein show the intended development configuration on the subject property (see Figure 4: Conceptual Rendering, Figure 5: Conceptual First Floor Plan, and Figure 6: Conceptual Building Elevations). It is the intention of the Redeveloper, and the requirement of the Township, that the development will be built in a manner very similar to these conceptual plans, including the quality and degree of architectural detailing and transparency, building massing and articulation, and site landscaping. The standards and guidelines in this Redevelopment Plan spell out specific requirements that stem from the Redeveloper’s intentions and the Township’s goals for the Redevelopment Area.

258 Units Residential Building

329 ALFRED AVENUE, TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY.

TAX LOT #2 _ Block 6002



Figure 4: Conceptual Rendering | [Redevelopment Plan for 329 Alfred Avenue](#) | Township of Teaneck, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020 | Source: CPA Architecture

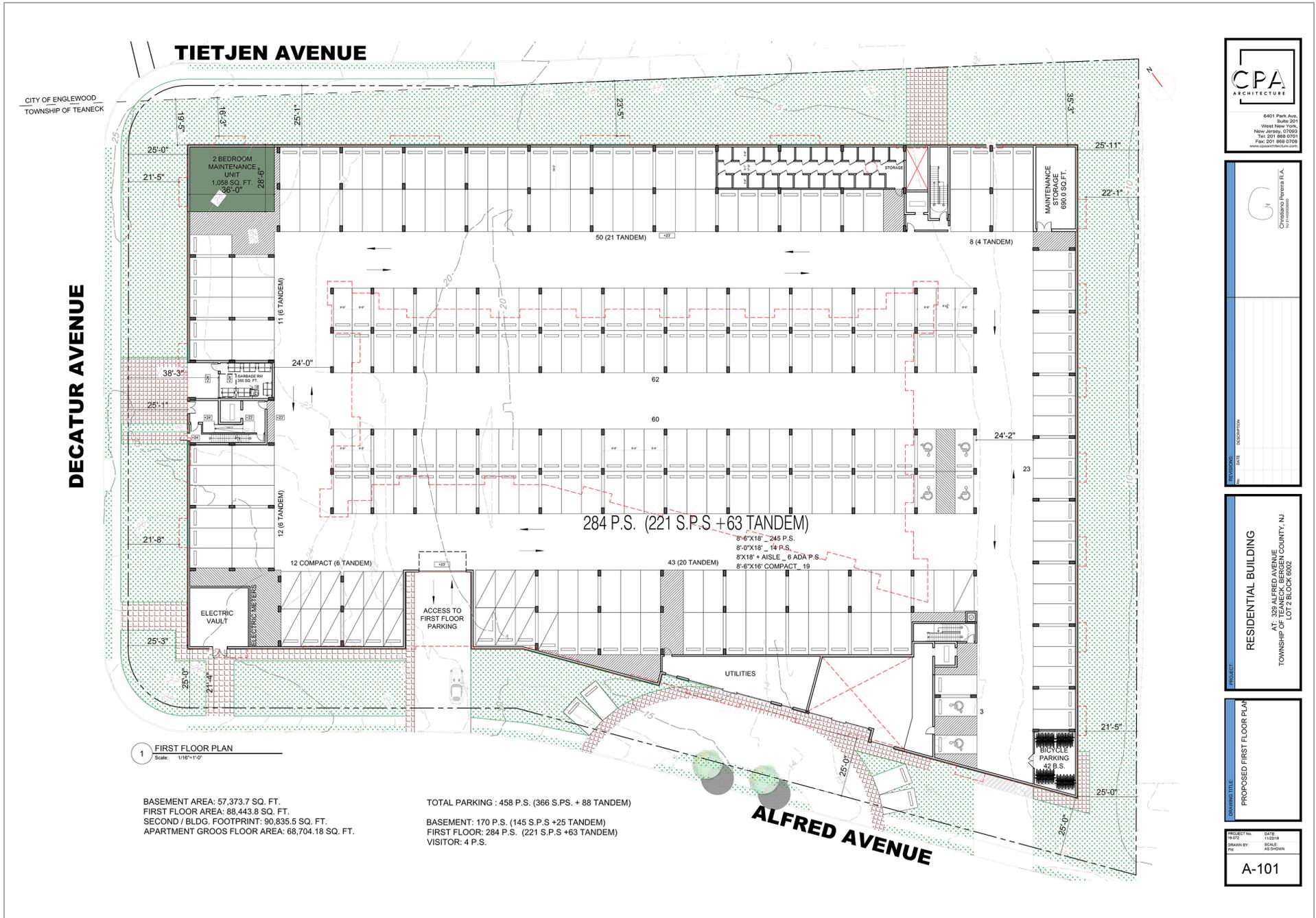
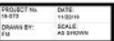
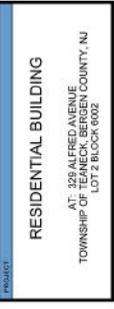
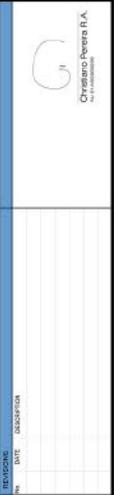


Figure 5: Conceptual First Floor Plan | [Redevelopment Plan for 329 Alfred Avenue](#) | Township of Teaneck, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020 | Source: CPA Architecture



1 ALFRED AVENUE ELEVATION
Scale: 1/16"=1'-0"



2 DECATUR AVENUE ELEVATION
Scale: 1/16"=1'-0"

Figure 6a: Conceptual Building Elevations | [Redevelopment Plan for 329 Alfred Avenue](#) | Township of Teaneck, NJ
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020 | Source: CPA Architecture



RESIDENTIAL BUILDING
 AT: 329 ALFRED AVENUE
 TOWNSHIP OF TEANECK, BERGEN COUNTY, NJ
 LOT 2 BLOCK 6002

ELEVATIONS

PROJECT No. 11019
 DRAWING No. 11019-19
 DATE 11/19/19
 SCALE AS SHOWN

A-201



1 TIETJEN AVENUE ELEVATION
 Scale: 1/16"=1'-0"



2 EAST ELEVATION
 Scale: 1/16"=1'-0"

Figure 6b: Conceptual Building Elevations | [Redevelopment Plan for 329 Alfred Avenue](#) | Township of Teaneck, NJ
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2020 | Source: CPA Architecture

D. USE, AREA, YARD, AND BUILDING REQUIREMENTS FOR THE REDEVELOPMENT AREA

1. Principal Permitted Uses

- a. Multi-family residential dwellings.

2. Permitted Accessory Uses

- a. Off-street parking facilities, including parking garages below or above grade but under the multifamily residential building.
- b. Residence for maintenance employee.
- c. Other uses that are customarily accessory to the permitted principal use, provided that they are subordinate to the principal use, do not change the character of the principal use, and serve only the principal use, including but not limited to:
 - i. Office and conference space.
 - ii. Dry cleaning drop-off.
 - iii. Pool or hot tub.
 - iv. Locker room.
 - v. Storage facilities and mail rooms.
 - vi. Bicycle parking facilities.
 - vii. Dog wash facility.
 - viii. Amenity space including but not limited to a fitness center, recreation or community room, game room, or business center.
 - ix. Electric vehicle charging stations as required by the New Jersey Municipal Land Use Law.

3. Area, Yard, and Building Requirements

Standard	Required/Allowed
Min. Lot Area	120,000 square feet
Min. Lot Width	250 feet
Min. Lot Depth	250 feet
Min. Setback to All Property Lines ¹	25 feet; however, balconies may project up to 5 feet into the setback.
Max. Impervious Coverage	80%
Max. Building Coverage	75%
Max. Building Height	6 stories/70 feet
Max. Residential Yield	258 units

Notes:

¹ Setbacks shall be measured to all property lines, and not municipal boundary lines. A porte-cochère shall not be required to meet these setbacks.

² Building height shall be measured from the average finished grade of the site boundary along Decatur Avenue, to the deck level of a flat roof or to the midpoint of a peaked roof. A maximum height of six stories and 70 feet are permitted across the site, relative to the finished grade of Decatur Avenue. In recognition of the lower grade

towards the east end of the site, a full or partial basement level is also permitted, defined as a floor that is fully or partially below grade, and is exposed and above-grade for no more than half the site perimeter. A floor that meets this basement definition shall not count towards the six stories or 70 feet height limit. Tower massing elements are required at some building corners, and may extend up to five (5) feet above the permitted maximum height.¹

4. Affordable Housing

A minimum of 15 percent of all rental units within the Redevelopment Area shall be set aside for low- and moderate-income residents. Income and bedroom distribution for the affordable units shall be provided in accordance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.), and the New Jersey Housing and the Mortgage Finance Agency’s Qualified Allocation Plan (N.J.A.C. 5:80-33.1 et. seq.).

E. SPECIFIC SITE REQUIREMENTS FOR THE REDEVELOPMENT AREA

1. Parking Ratio

Parking shall be subject to the standards set forth in the Residential Site Improvement Standards of New Jersey. For the site plan application, the Planning Board is empowered to grant de minimis exceptions and may encourage the redeveloper to provide a minimum parking ratio of 1.7 parking spaces per dwelling unit. Tandem parking may be permitted but only for up to 40 percent of the spaces, as defined with both spaces in each tandem pair being counted as “tandem.”

Bicycle parking shall be provided within a secure, locked room inside the building or garage. A minimum ratio of one bicycle parking space for every 6 apartment units shall be provided. At least 15 square feet of floor area shall be provided for each bicycle space to account for maneuvering room around handlebars and pedals. Bicycle parking must include securely anchored racks to which the bicycle frame and one wheel can be locked.

2. Building Placement

The front entry of the building may face any of the three bounding streets. The primary entry to the building shall include a glazed-front lobby of minimum 2,000 square feet.

3. Parking Location

With the exception of up to five drop-off spaces located near the primary entry, all parking shall be located within the building and only within the basement and first levels. As explained above under

¹ See the section on *Vertical Articulation* for more information.

Building Height, a basement is defined as a floor that is fully or partially below grade, and that is exposed and above-grade for no more than half the site perimeter.

F. BUILDING DESIGN GUIDELINES

1. Massing and Articulation

Vertical Articulation

Bays

The building shall be divided into a series of vertical bays along all facades. Each bay shall not exceed approximately 25 feet in width. Each vertical bay shall be defined by a physical change in plane of at least one (1) foot relative to adjacent bays. Differentiation based only on facade colors or materials is insufficient to define a bay; and similarly, a flat facade area distinguished only by projecting balconies is not sufficiently differentiated in plane to be considered a distinct bay. Each bay's expression should encompass at least the building's lowest three to five floors, as well as any exposed basement level, in order to help break down the height of the building. However, the top, sixth penthouse floor of the building should have a different expression, as discussed further below under *Horizontal Articulation*. A variety of bay widths should be used on each facade in order to create an interesting composition.

Tower Bays

The corner bays at both ends of the Alfred Avenue facade shall be designed as taller tower-like bays, and may project up to five (5) feet above the permitted maximum height. Towers shall be at least 15 feet wide and no more than 30 feet wide along each frontage. Towers are permitted at other corners as well, but are not required.

Horizontal Articulation

Building design should be divided into a base, middle, and top along all facades, as discussed next.

Base

Given the grade variation of the site, the base shall comprise the bottom two levels of the building, that is, any partially-exposed basement as well as the first floor. Lobbies and other common areas with higher pedestrian activity, such as resident fitness centers, mail rooms, meeting rooms, and lounges, should be placed along street-facing frontages at the ground level. Where such active uses are provided, the building base should have a high degree of transparency in order to make a more open and inviting street presence, with large glazed windows occupying at least 75 percent of the facade area of the enframing bay.

Where the interior space along the ground-level frontage contains parking, storage, utility rooms, or other non-active uses, the facade shall be visually-enlivened by several other means, such as: dimensional bay articulation via changes in plane; punched window openings that echo the placement, size, and proportion of upper-story residential windows; decorative grillwork or spandrel or frosted

glass within said openings; contrasting, textured masonry or other detailing; and use of visually-weightier materials. For passively-ventilated garage openings, open grillwork with the highest level of visual permeability should be used, provided it does not result in excessive headlight glare to the exterior.

Architectural accents should be used to further highlight the building base, such as: flat sheltering canopies over entryways and large expanses of windows, wall-mounted sconce lighting, decorative tilework, and attractive building signage.

Middle

The middle of the building should include a variety of complementary materials, not just different colors, as a means to distinguish building bays. Fully- or partially-recessed balconies are encouraged rather than projecting balconies. Residential windows within the middle floors should be generously-sized, regularly-spaced, and similarly-proportioned. Ideally, residential window glazing should occupy at least 50 percent of the facade area on each of the five residential floors. Windows should align vertically from floor to floor. Areas of blank wall exceeding ten feet in width are not permitted.

Balconies are permitted on mid-level floors (floors 2 through 5). Fully- or partially-recessed balconies are strongly preferred, particularly along the Tietjin and Decatur Avenue frontages that face existing single-family houses, since they can create a more substantial variation in the facade plane as required in *Vertical Articulation*, above. Projecting balconies do not contribute greatly to building articulation and therefore should only be used along Alfred Avenue and the eastern site boundary with Lot 3.

Top

The top of the building is defined as the entire top, sixth, floor of the building. To minimize apparent building height and mass, the top floor should be designed in a contrasting style than the lower floors. Approaches such as a greater proportion of glazing, variation in facade colors or materials to create a feeling of lightness or that visually recede, and stepped-back facades with front terraces are all encouraged as a means to define the top floor as more of a secondary “penthouse” level rather than a regular floor.

The topmost roofline of the building should be defined with lightshelves or overhangs, parapets, and/or cornices. Any sloping roof masses should have deep eaves. As mentioned above under *Building Height*, taller tower-like massing elements are required at two building corners. Between towers, minor variations in the roofline height that relate to the bays below should be employed to break up the facade length; these minor variations must remain within the maximum permitted building height.

2. Entry Design

Pedestrian Entries

Pedestrian entries to the building shall be provided on all three street-facing facades. At least one of these entries shall be designed as a prominent, primary pedestrian entry.

The primary pedestrian entry shall open to a generous lobby and shall have a large sheltering canopy or overhang; a porte-cochère and drop-off loop are permitted as well. While the secondary pedestrian entries do not need to be as prominently-sited within the facade, they should still be highlighted by means of logical location within a bay, shelter from a projecting canopy or a recessed entry, fully-glazed doors and adjoining windows providing views into the building, and wall-mounted lighting.

Garage / Parking Entries

Two parking garage entries are permitted for the building and may only be located along Alfred Avenue, with one separate entry to each floor of parking. Each garage entry shall not exceed 25 feet in width.

Garage entries to interior structured parking should be located within a ground-level bay that is dimensionally-distinct from adjoining bays via a change in plane, rather than being punched openings within a wider, flat facade. To the extent that rolled down gates are used at garage entry openings, only those which are visually-permeable rather than solid shall be permitted. The garage entryway should be further highlighted within the facade such as by a projecting sheltering flat canopy, wall-mounted lighting, and attractive signage.

A drop-off loop is permitted, but not required, along the Alfred Avenue frontage.

3. Materials

Façade Materials

Primary permitted façade materials are: brick, cultivated stone, or other masonry facing; fiber cement siding; metal panels; and glass. Stucco and EIFS are discouraged.

Application of Materials

No more than three different materials should be employed as primary materials within each bay's façade. Within the chosen primary materials, variation in color, texture, and/or pattern may be employed to create further distinctions. Changes in materials, colors, texture, or pattern that occur across a horizontal line should be marked by a change in plane, dimensional band or belt cornice, a recessed channel, or similar horizontal feature. Materials should be extended around corners and extensions to a logical vertical break in plane, in order to avoid a "pasted on" appearance. The level of materials, detailing, and articulation should be consistent along all building facades, not just street-facing facades.

4. Service and Mechanical Areas

Mechanical Rooms

Where possible, mechanical, storage, and other utilitarian rooms should be located at the interior or along interior lot lines of the building, rather than facing streets. Where they must be located along a street-facing wall, they shall continue the overall pattern of bays and openings from adjacent facades;

no large expanses of blank walls are permitted. Window and door glazing for mechanical and related rooms may be translucent (admitting light but not views) or opaque (such as spandrel glass).

Trash, Refuse, and Loading Areas

Building trash and recycling collection areas shall be fully contained within the building; no exterior dumpsters or similar containers are permitted. Doors and loading docks, including those for tenant move-ins, that are located in an exterior facade should be designed in a similar manner as pedestrian or vehicular entries, with large areas of opaque or translucent glazing and/or attractive roll-up grates.

Rooftop Mechanical Equipment

All major mechanical equipment located on the roof shall be screened from view of sidewalks along adjoining public streets, using a material harmonious to that used in the façade of the building.

5. Landscaping and Other Improvements

Courtyard atop Garage

A courtyard shall be provided for resident use above the top level of garage parking. The courtyard should include a swimming pool, fixed and moveable seating, landscaped areas, decorative hardscape, and lighting.

Within the Public Right-of-Way

The project shall provide new, or improve existing, public sidewalks along all bounding public streets. Minimum clear width for all sidewalks shall meet the standards of the Township of Teaneck. Street trees shall be planted in the public right-of-way between the sidewalk and curb, supplementing any existing street trees, so that trees are spaced on average no more than 25 to 35 feet on center. A suspended pavement system such as “StrataCells” or “SilvaCells” is encouraged within the public sidewalk as a means to permit healthy tree growth and maximize stormwater infiltration. Alternately, if the public right-of-way does not provide sufficient clearance for healthy tree growth, said trees may be planted within required street-facing setback areas, close to the public sidewalk.

Within Setbacks

Along all four sides of the building, the required setback areas between property boundaries and building facades shall include ornamental in-ground or raised planter beds, landscaped with a variety of grasses, flowers, low bushes, and small ornamental trees. The plantings shall primarily be of hardy, native species with a mix of deciduous and evergreen plantings for year-round visual interest. Each planting bed shall be a minimum of ten (10) feet wide, measured horizontally and perpendicular to the building façade, and shall include drip irrigation. Low planters incorporating a seating wall are encouraged.

A portion of the required setback area may be used to expand the width of the adjoining public sidewalk or to create a mid-block pedestrian pathway between the property and Lot 3 to the east.

6. Signage

Signage shall be permitted for building identification purposes, conforming to the Township signage standards in Ordinance §33-18(c).

7. Lighting

Lighting shall comply with the Township lighting standards in Ordinance §33-18(b)(4).

G. PUBLIC ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Public electric vehicle charging station(s) shall be provided for within the Redevelopment Area. These charging stations shall be made publicly available on a permanent basis. The Redeveloper shall be responsible for the continued maintenance and functional operation of the public electric vehicle charging station(s) in accordance with the New Jersey Municipal Land Use Law.

IV. REDEVELOPMENT ACTIONS

This Redevelopment Plan provides for several actions in support of the overall plan objectives, as follows:

A. OUTLINE OF PROPOSED ACTIONS

1. Demolition

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan include: the clearance of dilapidated, deteriorated, obsolete or underutilized structures or uses; installation of utility infrastructure necessary to service and support new development; and creation and/or vacation of other easements as may be necessary for redevelopment.

2. New Construction and Environmental Remediation

Construction of new structures and other improvements will take place as proposed in Chapter III of this Redevelopment Plan. Environmental remediation will take place as necessary to effectuate the plan. Infrastructure will be constructed as determined by the Borough's professional consultants for the project. The redeveloper(s) must adhere to the overall parameters for development presented in Chapter III of this Redevelopment Plan. The redeveloper(s) will be required to enter into a redeveloper's agreement with the Township of Teaneck that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

3. Affordable Housing Commitments

The redeveloper(s) is required to commit to maintain all affordable dwelling units in the Redevelopment Area as affordable housing for a period of no less than 30 years from the date in which a Certificate of Occupancy is issued.

4. Off-Site Improvements

The redeveloper shall undertake the following off-site improvements subject to outside agency approval including the New Jersey Department of Environmental Protection. The off-site improvement shall be undertaken at the cost of the redeveloper, inclusive of obtaining the necessary permits and approvals to accomplish same, in order to enhance vehicular and pedestrian safety of the future residents and guests within the Redevelopment Area. The Township shall cooperate with respect to all efforts to obtain approvals from outside agencies and in implementing such improvements. Unless outside agency approvals are not granted in a timely manner, these improvements shall be completed prior to the grant of Certificates of Occupancy or Temporary Certificates of Occupancy.

- a. The milling and repaving of the full width of the cartway of that portion of Alfred Avenue on which the Redevelopment Area fronts.
- b. Improvements to that portion of the Township-owned open space parcel located directly across Alfred Avenue from the Redevelopment Area (Block 6002, Lot 10), as follows:
 - i. The importation of fill and regrading, stabilization, and reseeding of those areas of the open space which currently have ponding after precipitation, including that portion which extends via the underpass to the other side of Route 4.
 - ii. The addition of a paved concrete walkway at least four (4) feet in width, from opposite the main building entry on Alfred Avenue to the underpass under Route 4.
 - iii. The addition of light poles or bollards or a combination thereof to illuminate the walkway from Alfred Avenue through the underpass to the opposite side of Route 4.
 - iv. The provision of at least two (2) benches and trash receptacles along such walkway.
 - v. The placement of up to 10 shade trees along the existing walkway and the additional walkway.

B. PROPERTIES TO BE ACQUIRED

No property will be acquired by eminent domain by the Township of Teaneck to complete the redevelopment project.

C. EASEMENTS

No building shall be constructed over a public easement in the Redevelopment Area without prior written approval of the Township of Teaneck.

D. RELOCATION

Implementation of this Redevelopment Plan does not require the involuntary displacement and/or relocation of businesses within the Redevelopment Area.

E. OTHER ACTIONS

In addition to the demolition and new construction described above, the Township of Teaneck Council may undertake other actions to further the goals of this plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service and support new development and/or environmental remediation.

V. RELATIONSHIP TO DEVELOPMENT REGULATIONS & OTHER PLANS

A. TOWNSHIP OF TEANECK DEVELOPMENT REGULATIONS

This Redevelopment Plan shall supersede all provisions of the Township of Teaneck Development Regulations, except where the provisions of the Development Regulations are indicated as being applicable.

In all situations where zoning issues are not specifically addressed herein, the Township of Teaneck Development Regulations shall, however, remain in effect. No “d” variance from the requirements herein in accordance with N.J.S.A. 40:55D-70 shall be cognizable by the Zoning Board of Adjustment. Adoption of this Redevelopment Plan by the Township Council shall be further considered an amendment to the Township of Teaneck Zoning Map.

B. RELATIONSHIP TO MASTER PLANS OF ADJACENT MUNICIPALITIES

1. City of Englewood

The Redevelopment Area is located adjacent to the City of Englewood on the opposite (north) side of Tietjen Avenue. This portion of Englewood consists of single-family residences. This Redevelopment Plan is anticipated to replace a habitually vacant, dilapidated, and obsolete commercial structure with a new residential development. As such, this Redevelopment Plan will promote development that is more compatible with the surrounding single-family residential neighborhood in the adjacent City of Englewood.

C. RELATIONSHIP TO THE BERGEN COUNTY MASTER PLAN

The Bergen County Master Plan was last adopted in 1962, and the most recent Land Use Element was adopted in 1973. Bergen County completed a visioning process and component of the Master Plan in 2011, which is the most up-to-date review of conditions in the county.

The Visioning Component notes that Route 4 in Teaneck has a high volume of traffic, with over 100,000 average annual daily trips. Route 4 is located one block, or less than 200 feet, south of the Redevelopment Area. It also notes that Teaneck is among the municipalities with the highest concentration of jobs in Bergen County. The Visioning Component encourages the redevelopment of vacant and underutilized land and identifies an existing trend whereby former industrial properties are redeveloped into residential and retail developments. The plan notes that new housing production should focus on the needs of growing populations in the county, including seniors, students, and immigrants, as well as the affordability of that housing. In addition, it is noted that redevelopment

should involve “careful planning and sensitive design guidelines” to protect established residential neighborhoods adjacent to redevelopment areas.²

This Redevelopment Plan is largely consistent with the Bergen County Visioning Component of the Master Plan. This Redevelopment Plan envisions the redevelopment of a habitually vacant and underutilized property into an inclusionary multifamily residential development. The design of the redevelopment project is intended to be compatible with the surrounding residential area and result in aesthetic improvements to the Redevelopment Area. The generation of new traffic from the redevelopment project will be offset by its proximity to major roadways such as Route 4, which will mitigate traffic impacts on local streets. As such, this Redevelopment Plan is compatible with the Visioning Component of the Bergen County Master Plan.

D. RELATIONSHIP TO THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP has only been re-adopted once since its original adoption. A new State Strategic Plan (SSP) has been proposed as the revision to the 2001 SDRP. A timeframe for the adoption of the draft SSP is uncertain.

This Redevelopment Plan is consistent with the SDRP and the draft SSP, as it is located within PA1 - Metropolitan Planning Area. The goal of PA1 is to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” In particular, this Redevelopment Plan furthers the SDRP policy to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.”

The purpose of this Redevelopment Plan is to provide affordable housing and to make improvements to a habitually underutilized and dilapidated Redevelopment Area. The improvements therefore further the goals, strategies, and policies of the SDRP and the proposed SSP. In particular, the redevelopment

² Vision Bergen: The Visioning Component of the Bergen County Master Plan 2011.

effort will focus on the production of much-needed affordable housing within the Metropolitan Planning Area consistent with the goals, strategies, and policies of the SDRP and the draft SSP.

VI. GENERAL PROVISIONS

A. SITE PLAN AND SUBDIVISION REVIEW

Any construction, reconstruction or rehabilitation shall require the prior approval of the Teaneck Planning Board and shall be in accordance with the requirements of this Redevelopment Plan and the site plan requirements set forth in the Township's Land Use Ordinance. Where a provision of the Redevelopment Plan conflicts with a provision of the Land Use Ordinance, the Redevelopment Plan shall control. No subdivision of land shall be permitted within the Redevelopment Area.

No construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

B. ADVERSE INFLUENCES

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

C. NON-DISCRIMINATION PROVISIONS

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Council of the Township of Teaneck or by a developer or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township Council of the Township of Teaneck, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the redevelopment area on the basis of race, creed, color or national origin.

D. DURATION OF THE PLAN

The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this plan by the Council of the Township of Teaneck, except that the criteria set forth in Section III.D, E, F, and G. of this Plan shall continue to control development or redevelopment within the Redevelopment Area until such time as amended or repealed by the Township Council.

E. DEVIATION REQUESTS

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Redevelopment Plan, would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Redevelopment Plan. Any deviation that would require “d” variance in accordance with the Municipal Land Use Law, NJSA 40:55D-70d et seq., shall require an amendment to the Redevelopment Plan by the Township Council. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

VII. OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

1. The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, the development of public electric vehicle charging infrastructure in appropriate locations, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements. The Plan has laid out various programs and strategies needed to be implemented in order to carry out the objectives of this Plan.
2. The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Area.
3. No involuntary displacement and/or relocation of residents in the Redevelopment Area is anticipated on the part of the Township of Teaneck.
4. This Redevelopment Plan identifies property within the Redevelopment Area which is proposed to be acquired in accordance with this Redevelopment Plan. No condemnation or use of eminent domain shall occur within the Redevelopment Area. No affordable housing units that are set aside for low- and moderate-income households are proposed to be removed from the Redevelopment Area.
5. As indicated in Chapter II, this Redevelopment Plan is consistent with the site's designation in the Master Plan for the Township of Teaneck. The Plan complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan. As indicated in Chapter V, this Redevelopment Plan also complies with the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.
6. This Redevelopment Plan provides proposed locations for public electric vehicle charging infrastructure within the Redevelopment Area in a manner that appropriately connects with an essential public charging network.
7. This Redevelopment Plan shall supersede all provisions of the Development Regulations of the Township of Teaneck regulating development in the area addressed by this Redevelopment Plan. In all situations where zoning issues are not specifically addressed herein, the Teaneck Development Regulations shall, however, remain in effect. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this Plan, as provided herein. Final adoption of this Plan by the Council of the Township of Teaneck shall be considered an amendment of the Township of Teaneck Zoning Map.

8. If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

VIII. PROCEDURE FOR AMENDING THE APPROVED PLAN

This Redevelopment Plan may be further amended from time to time upon compliance with the requirements of State law. Any party requesting a future amendment shall submit such request to the Council of the Township of Teaneck and, unless the request is issued by an agency of the Township, shall pay a fee of \$2,500. The Township Council and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (e.g., traffic engineer) as may be appropriate. In addition, the Township Council in its sole discretion may require that the party requesting the amendment establish an escrow account with the Township adequate to allow the Township and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare proposed further amendments that might be needed, together with any and all necessary documentation related thereto.