TOWNSHIP OF TEANECK

OPEN SPACE AND RECREATION PLAN UPDATE

COUNTY OF BERGEN

THE LAND CONSERVANCY OF NEW JERSEY

October 31, 2019

TOWNSHIP OF TEANECK N.J. INCORPORATED 1895

OPEN SPACE AND RECREATION PLAN UPDATE

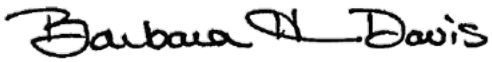
for

Township of Teaneck

County of Bergen

Prepared October 31, 2019 by:

The Land Conservancy of New Jersey
An accredited land trust
19 Boonton Avenue
Boonton, NJ 07005



Barbara Heskins Davis, PP, AICP
NJ Professional Planner (License No.: 5926)

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OPEN SPACE AND RECREATION PLAN UPDATE

for

Township of Teaneck

County of Bergen

Produced by:
The Land Conservancy of New Jersey

David Epstein, President
Barbara Heskins Davis, PP, AICP, Vice President, Programs
Kenneth Fung, Senior GIS Manager
Planning Interns:
Bobby DeMarco, Andrea Dunchus, Caroline Gold, Christine Leonhardt, Chase Palmer
Caitlin Phillips, Jessica Schoen, Andrew Wainwright

For further information, please contact:

THE LAND CONSERVANCY OF NEW JERSEY
19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

Township of Teaneck
Municipal Building, 818 Teaneck Road
Teaneck, New Jersey 07666
PH: 201-837-1600 FAX: 201-837-9547
www.teanecknj.gov

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Township Council:
Mayor Mohammed Hameeduddin
Deputy Mayor 1 Elie Y. Katz
Deputy Mayor 2 Mark J. Schwartz
Council Member James Dunleavy
Council Member Keith Kaplan
Council Member Gervonn Romney Rice
Council Member Henry J. Pruitt

Municipal Open Space Trust Fund Committee (MOST):
Dr. George Reskakis, Parks, Playgrounds, and Recreation Advisory Board Representative
Phillip Rhodes, Environmental Commission Representative
Eugene Coleman, Historic Preservation Commission Representative
Dr. Ken Hoffman, Member At-Large
Glenna D. Crockett, Staff Member and Co-Chairperson
Farah Gilani, Staff Member and Co-Chairperson

Township Staff:
Glenna D. Crockett, Superintendent of Recreation
Farah Gilani, Municipal Engineer

Dean B. Kazinci, Township Manager
Doug Ruccione, Acting Township Clerk
Issa Abbasi, Chief Financial Officer
James R. Tighe, Tax Assessor

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Cover Photograph: Milton A. Votee Park

EXECUTIVE SUMMARY

The Township of Teaneck established an Open Space, Recreation and Historic Preservation Trust Fund in 2004, to protect open space, preserve historic resources, and create new recreational facilities. In 2007, it prepared an Open Space and Recreation Plan to guide land preservation in the Township, and to qualify the Township for state funding through the New Jersey Department of Environmental Protection (NJDEP) Green Acres program. The Township has received $880,034 funding from Green Acres and $1,586,813 from Bergen County for parks and open space projects in the municipality. It has spent approximately $7,250,000 on parks and open space projects from its own municipal open space trust fund since the inception of the fund.

Home to 25 municipal parks and one county park, the Township of Teaneck offers its residents a myriad of recreational opportunities for playing sports for all ages, walking along scenic river corridors, and golfing at the county course. The community is home to numerous houses of worship, a strong educational program for its youth, and locally owned businesses offering places to eat and shop for all demographics. The town is converting several of its older buildings and businesses to new housing, offering high-end rental and condominium housing, along with increasing the amount of affordable housing in the community. Correspondingly, addressing and updating its infrastructure of parks and open space will provide much-needed buffers between transportation corridors, new housing and apartments, and business to residential neighborhoods. Healthy lifestyle choices is a common reason for living in the Township of Teaneck – it is a walkable community, and ensuring that new development does not close off those opportunities, but expands upon them, will continue to ensure that the high quality of living enjoyed by those residing in Teaneck continues into the future.

Established in 1895, the Township of Teaneck is located in eastern Bergen County, New Jersey. The Hackensack River forms its western boundary and Overpeck Creek its eastern border. The Hackensack River watershed spans 197 square miles (126,080 acres) in New Jersey and New York, 58% of which flows through Bergen County.[1] The Hackensack River feeds into Newark Bay through the tidal marshes of the Hackensack Meadowlands, an area home to more than 700 plants and animals including rare and endangered species.[2] These same tidal forces are present in the lower section of the Hackensack River below the Oradell dam, which is a few miles upstream of the Township of Teaneck.

As of 2016, the Township has a population of 41,010 people, and comprises an area of 6.22 square miles. It is located within seven miles of New York City, and there is easy access to mass transportation into Manhattan and the larger metropolitan area. This update to the *2007 Open Space and Recreation Plan* looks to address the recreational and open space needs of an evolving community, focuses on sustainability and health, and recognizes the importance of improving and adding to the recreational amenities in the Township.

GOALS OF THE OPEN SPACE PROGRAM

The first step in updating the *2007 Open Space and Recreation Plan* is to review the goals for the open space program. As written in the earlier report, a balanced approach to conservation and development will provide residents with places "to play" and places to live, shop and conduct business. As with any municipal resource, recreation and land preservation must be planned for and implemented as part of the infrastructure and fabric of the community.

In 2007, the Township of Teaneck put together a Project Team, comprised of a variety of stakeholders, local committee members, and staff vested in the success of the municipal recreational and open space program. Following a number of public meetings, the Project Team proposed the following goals to guide the recommendations of the plan:

- Preserve open spaces to maintain community character, quality of life, natural resources, and wildlife.
- Provide for a large variety of walkable, passive, and active recreational opportunities in all areas of the Township.
- Preserve unique and historically significant areas in the community.
- Protect river and stream corridors.
- Identify and preserve areas with the greatest environmental resources.
- Preserve regional natural resources.
- Plan for greenways and other trails/pathways linking open spaces, activity centers, and recreational areas in the Township.
- Expand existing parks (both municipal and county) and greenways in the Township including the Hackensack River Greenway.
- Identify properties with potential for open space or recreation use which best serve the Township's overall needs.
- Preserve the forested woodlots and stands of mature trees, a unique characteristic of Teaneck's roads and residential neighborhoods.

In 2019, the Municipal Open Space Trust Fund Committee (MOST) reviewed the goals and updated them as follows:

- Acquire, preserve, protect, and enhance parks and open space while protecting environmentally sensitive, natural, and unique physical features at the same time.
- Maintain and upgrade the existing system of parks, recreation, and open space to provide for Township residents of all ages, abilities, and disabilities consistent with current and projected community needs for recreation and open space.
- Preserve unique and historically significant structures and areas in the community.
- Preserve and enhance the low-density residential character of established neighborhoods.
- Provide a continuous walkable trail throughout the Hackensack River Greenway.
- Establish pocket parks, especially in neighborhoods where there are no parks within easy walking or biking distance.
- Join the national "10 minute walk" program to ensure there is a park within a ten-minute walk of every home.

COMMUNITY MEETINGS

At the outset of the development of the *Open Space and Recreation Plan Update*, the members of the Teaneck MOST Committee and municipal staff held a kick-off meeting on April 4, 2018. The meeting reviewed preserved open space in the Township, pending projects, the history of the Open Space Trust Fund, and assessed avenues for public outreach. This meeting was open to the public, with many residents and local community groups attending the meeting.

On September 12, 2018, the members of MOST and Township staff took a bus tour of the municipality to review the local and county park facilities, Hackensack River Greenway, and opportunities for potential expansion and recreational enhancement.

The Township hosted two public meetings on the *Open Space and Recreation Plan Update*. The purpose of these meetings was to share the draft *Plan Update* to provide an opportunity for residents and community stakeholders to listen and provide recommendations regarding open space and recreation.

The first public meeting was held on November 14, 2018 at the Richard Rodda Community Center to receive input and suggestions on open space and recreation needs by citizens and other stakeholders in the Township. Over thirty people attended, including residents of Teaneck Township, members of MOST, Environmental Commission, Shade Tree Advisory Board, Senior Advisory Board, Board of Education, as well as members of the Hackensack River Greenway Advisory Board, Garden Club of Teaneck, League of Women Voters, East Votee Neighborhood Association, Teaneck Creek Conservancy, Committee to Preserve the Greenbelt in Teaneck, and Age-Friendly Teaneck. Members of the Recreation Department, Parks Playground Recreation Advisory Board, Teaneck Athletics, and Teaneck Baseball Organization were also in attendance. Maps and goals for the open space program were reviewed and discussed by those in attendance. In the final portion of the meeting, every attendee was given the opportunity to prioritize the concerns or goals that they thought were important. The top-ranking issues included:

- Concern about the Overpeck Park Area 2 Dinosaur Animatronics and parking facility.[a]
- Extend and preserve the Greenway along the Hackensack River.
- Permanently protect the Route 4 Greenbelt as a park.
- Purchase the Siegel and Siegel property located along the greenway.
- Update the Township's Recreation and Open Space Inventory (ROSI).
- Alleviate flooding at Votee Park following significant storm events.

Other public comments included the following:

- Confirm the accounting for the Municipal Open Space Trust (MOST).
- Focus on small projects that improve existing facilities for recreation.
- Address maintenance needs at Phelps Park.
- Add opportunities for mountain biking, trails for walking/running.
- Concern about the construction of new high-density housing developments.
- Need for tree maintenance throughout the town.

[a] This is no longer an active project (*North Jersey Record February 8, 2019*).

- Creation of pocket parks and expansion of existing parks, where possible.
- Expand and diversify park amenities and programs across the Township.
- Improve access and facilities at Feldman Preserve and Brett Park.
- Increase use and availability of outdoor pools.
- Concern about the construction of the field house at Votee Park.
- Increased need for parking at parks.
- Location of the Department of Public Works and its equipment along Hackensack River.

The Township hosted two additional public meetings on the Plan Update. The first was on July 9, 2019 at the Township Council meeting and the second was on July 18, 2019 with the Planning Board. The public was invited to provide comments on the Plan Update during both meetings, and the following comments were received:

- Complete feasibility study upgrades and improvements to Argonne Park.
- Study other locations for the Hackensack River Greenway trail located at the Township's Department of Public Works property. Continue to plant native species along the Greenway.
- Include municipal properties located on the Route 4 Greenbelt on the Township's Recreation and Open Space Inventory.
- Replant trees which were removed along Teaneck Road and State Road. The Township Manager responded that the trees removed were dying/diseased, and are being replaced.
- Improve maintenance at the pond at Votee Park. The Township Manager responded that the Department of Public Works was looking into improving the conditions.

The Township announced the public meetings on their municipal website and it was included in the local newspaper. Copies of the report were available at the municipal building and on the Township website.

Agendas and handouts for the meetings are included in **Appendix A**.

HISTORY OF THE OPEN SPACE PROGRAM

Municipal Open Space Trust Fund ("MOST")

In June 2004, the Township Council put forth a referendum question on the General Election ballot authorizing the establishment of the Open Space, Recreation, and Historic Preservation Trust Fund, also known as the Municipal Open Space Trust Fund (MOST). Residents of the Township of Teaneck voted in favor the referendum, with the stated purpose of:

> "*acquisition, development, maintenance and preservation of lands for recreation and conservation purposes as well as land purchase of historic properties and for the payment of debt services for any of these purposes.*"

The MOST was established in 2005 and was funded at the rate of $.01 per $100 of assessed property value, with at least 50% of collected tax be spent on acquisition of land, and no more than 50% of tax to be spent on development of land for preservation of recreation purposes. In 2004, the Open Space, Recreation, Historic Preservation Trust Fund Advisory Board (MOST Committee) was created to advise the Council on open space and recreation matters. In 2005, the MOST Committee produced its first annual report where they recommended several improvements to existing recreation facilities. The Committee also recommended the acquisition of 662 Pomander Walk, which was purchased in 2006 and designated as a historic site**.**

The MOST was renewed by the Township of Teaneck voters via ballot referendum every four years, most recently in 2016 (**Table 1**). From 2008 through 2016, MOST maintained a levy of $.01 per $100 of assessed value.

Table 1. Open Space Trust Fund General Election Referendum (2008-2016)

Date	Yes	No	Percent
2008	5,763	3,475	62%
2012	4,686	3,507	57%
2016	5,253	3,735	58%

Since MOST was enacted in 2005, approximately $7.78 million has been collected through the tax levy and other revenue streams, including county and state grants. Of this amount, **$7,374,662** has been raised through the MOST. Approximately $7.25 million of the total funds has been spent on open space and recreation projects. Of the $7.25 million, approximately 85% of those funds ($6.14 million) has been spent on recreation projects, while 14.5% of funds ($1.05 million) has been spent on open space acquisition. The total expended through MOST itself is **$5,058,617**. As of December 2018, the MOST balance was **$1,606,700** and the amount raised through the levy was **$506,700**.[3]

Yearly revenue, expenditures, and balances are outlined in **Table 2**. Resolutions and municipal ordinances supporting the establishment and use of MOST are located in **Appendix B.** Details on the expenditures and revenues to MOST are included in **Appendix C**.

Table 2. Summary of Annual Revenue and Expenses, Municipal Open Space Trust Fund					
Year	**Expenditures**	**Levy**	**Other Revenue**	**Total Revenue**	**Balance**
2005	-	$263,635.00	-	$263,635.00	-
2006	-	$265,439.00	-	$265,439.00	-
2007	$413,955.48	$608,068.00	-	$608,068.00	$734,909.93
2008	$207,116.00	$609,380.17	$2,340.46	$611,720.63	$1,139,514.56
2009	$664,987.34	$609,233.86	-	$609,233.86	$1,083,761.08
2010	$657,144.82	$609,289.00	$436,175.73	$1,045,464.73	$862,971.99
2011	$387,548.00	$606,667.00	-	$606,667.00	$462,903.99
2012	$138,272.60	$602,765.64	-	$602,765.64	$336,971.39
2013	$2,211,254.72	$592,055.85	$300.00	$592,355.85	$812,373.21
2014	$708,198.54	$582,121.09	$233,124.89	$815,245.98	$907,420.65
2015	$773,291.34	$502,111.00	$159,463.72	$661,574.72	$1,060,805.32
2016	$873,103.19	$501,787.00	$92,257.76	$594,044.76	$848,229.89
2017	$251,219.20	$502,140.00	$3,920.00	$516,060	$1,103,070.69
Total	**$7,250,091.23**	**$6,854,692.61**	**$926,582.56**	**$7,781,275.17**	**$1,103,070.69**

Sources:
Comptroller Calculations (2005-2017)
Budget Account Activity Inquiry (2008-2012)
Comptroller Calculations (2005-2017)
Budget Account Status (2009-2017)
Budget Detail Inquiry (2016 and 2017)

Properties Acquired since the Passage of the Municipal Open Space Trust Fund in 2004

Since the passage of the Municipal Open Space Trust Fund in 2004, the Township has acquired three properties, equal to about **1.8 acres** of land. **Table 3** lists the parcels that have been acquired along with the address, date acquired, acreage, and purchase price. This includes property that was acquired using funds from the MOST, New Jersey Department of Environmental Protection (NJDEP) Green Acres program, and Bergen County Open Space grants.

Table 3. Properties Acquired Since the Passage of MOST				
Block, Lot	**Address**	**Year Acquired**	**Acres**	**Price**
Block 212, Lot 2	662 Pomander Walk	2006	0.32	$425,000
Block 101, Lot 1	640 River Road	2010	1.01	$612,936
Block 212, Lot 1	671 Pomander Walk	2014	0.55	$225,000[b]

[b] Authorized by Ordinance 13-2014.

662 and 671 Pomander Walk

662 Pomander Walk was purchased in 2006 for $425,000 after residents and historians lobbied to preserve the burial ground located on the site. The owner initially asked for $412,500 for the property, on which he intended to build a single-family home.

Figure 1. View from Pomander Walk of the Hackensack River

The Pomander Walk site is part of a larger 125-acre farm once owned by the Zabriskie family, one of the first families to settle in Bergen County. It is believed that the Zabriskie family and other families in the area buried relatives, former slaves, and local natives in a cemetery located on these properties.[4]

The Meadowlands Conservation Trust (MCT) committed $100,000 to help purchase the land, while the Township pledged to bond $325,000 for the rest of the purchase cost and associated legal fees. The Coalition for the Preservation Teaneck's Indian-Slave Cemetery raised $23,600 to help with the property's upkeep [5] For its $100,000 contribution, the MCT was issued a conservation easement on the property to ensure the preservation in perpetuity of its "*open space character, forested qualities, public recreational opportunities, natural resource values, wildlife habitat, scenic qualities.*"

In 2014, the Township acquired 671 Pomander Walk for $225,000 after residents expressed concern that it would be sold and developed. In February 2018, the Township of Teaneck demolished the structure on this property to enhance the open space integrity of the park.[6] Together these two sites total 0.8 acres.

Figure 2. Seating Area at the Mary S. Topolski Garden

640 River Road

In 2010, the Township purchased and preserved the land at 640 River Road for open space preservation and access to the Hackensack River. The Township received a $435,000 grant in 2009 from Bergen County and utilized these funds to acquire the property for $612,936. Now known as Terhune North, this site is transformed into the Mary S.

Topolski Garden and Trails Park, an ADA-accessible expansion of the Hackensack River Greenway. The vision is to make the Greenway accessible to people with disabilities.[7] The Mary S. Topolski Garden and Trails Park is the only section of the Greenway constructed in compliance with ADA standards for wheelchair use.

Open Space and Recreation Grants Received by the Township

In addition to the MOST levy, open space acquisitions and recreation improvement projects have been financed using County and State grant funding awards.

Bergen County Open Space, Recreation, Floodplain Protection, Farmland & Historic Preservation Trust Fund

The Township has received **$1,586,813** in grant awards from the Bergen County Open Space, Recreation, Floodplain Protection, Farmland, & Historic Preservation Trust Fund for 20 projects. Approximately $685,000 of the awarded funds was used to finance three property acquisitions, while the remaining $902,000 was spent on various recreation development projects and facility improvements. Much of the funding has been provided for improvements at Argonne Park and Votee Park, Teaneck's two largest municipal parks. **Table 4** details the funding received from Bergen County for open space and recreation projects in the Township.[8]

Table 4. Bergen County Open Space Grants Awarded to the Township of Teaneck

Year	Project	Project Type	Grant Amount
1999	**Terhune Park Property Acquisition**	**Open Space**	**$137,119**
2001	Argonne & Coolidge Park Improvements	Recreation	$33,500
2002	Playground Improvements – Votee Park	Recreation	$44,500
2003	Harte & Herrick Park Playground	Recreation	$30,000
2004	Playground Improvements – Various Parks	Recreation	$100,000
2005	Park Improvements – MLK, Argonne	Recreation	$70,703
2006	Terhune Tennis Courts and Herrick Basketball Court	Recreation	$70,000
2007	Wading Pool Handicap Access (12) & Herrick Court	Recreation	$81,654
2008	Votee Park Sports Field Rehabilitation	Recreation	$84,708
2009	**640 River Road Property Acquisition**	**Open Space**	**$435,000**
2009	Phelps & Votee Park Court Improvements	Recreation	$95,000
2010	Ammann Park Tennis Court Resurfacing Project	Recreation	$25,000
2010	Dr. King Jr. Park – New Playground Equipment	Recreation	$35,000
2010	Milton Votee Park Roller Hockey Rink Project	Recreation	$15,000
2011	Votee Park Synthetic Turf Field	Recreation	$100,000
2012	Bernard E. Brooks Park Fitness Equipment	Recreation	$9,100
2013	Park Fitness Equipment Installations	Recreation	$15,275
2014	**Accessible Trail at Terhune North**	**Recreation**	**$30,000**
2014	**Acquisition of 671 Pomander Walk**	**Open Space**	**$112,500**
2015	Splash Pad at Votee Park	Recreation	$62,254
		Total:	**$1,586,813**

NJDEP Green Acres Funding

The New Jersey Department of Environmental Protection (NJDEP) Green Acres program provides funding and technical assistance to municipal and county governments and nonprofit land trusts to acquire land for recreation and conservation purposes and develop outdoor recreational facilities.[9] The Township's submittal of the *2007 Open Space and Recreation Plan*, in conjunction with its adoption of the municipal levy, qualified the municipality for the Green Acres Planning Incentive (PI) grant program for land acquisition, which is a 50% matching grant program.

Having an Open Space and Recreation Plan that is adopted by the Planning Board and approved by the State of New Jersey allows other organizations (such as non-profit land trusts) to contribute their Green Acres funding to land preservation projects in the Township.

The Township of Teaneck has received **$880,034** in grant funding for three recreation and acquisition projects through the NJDEP Green Acres program. (**Table 5)**

Like many areas of Northern New Jersey, Teaneck developed rapidly in the second half of the 20th century. In an attempt to utilize every piece of land, small parcels of land, including street ends and lots leftover from development, were acquired in the 1960s using Green Acres grant funding and incorporated into existing parks.[10] Many of these grants are relatively low for typical Green Acres open space funding. These grants were awarded for the acquisition of small and irregular pieces of land, such as streets and lot ends that resulted from the development of nearby Route 4. Lower inflation rates of the 1960s also contributed to the relatively lower Green Acres grant awards.

Table 5. Green Acres Funding Awarded to the Township of Teaneck

Project	**Project Number**	**Funding Award**	**Year**
Gaylord Park	0260-10-104	$12,500	1963
Gaylord Park	0260-10-105	$3,250	1963
Harte Park	0260-10-144	$3,000	1964
Argonne Park	0260-10-260	$3,250	1965
Gaylord Park	0260-10-400	$2,750	1966
Windsor Park	0260-10-189	$5,170	1967
Hawthorne Park	0260-10-210	$5,589	1967
Brett Park	0260-297	$223,275	1972
Improvements to Votee Park Athletic Fields	0260-07-015	$621,250[c]	2011
671 Pomander Walk[11]	0260-08-028	Withdrawn	2015
640 River Road[12]	0260-14-022	Withdrawn	2016
Total Funding:		**$880,034**	

Source: NJDEP Green Acres

Through the Planning Incentive program, the Township of Teaneck was awarded $500,000 in a matching grant from Green Acres in April 2011. This grant was awarded for a two-year period. Without a project from which to move forward, the Township was notified in September 2013 that

[c] Along with a $128,750 loan from Green Acres.

they be would be required to forfeit the $500,000 grant award. Due to a lack of active land acquisitions projects, the Township's state funding was rescinded. The Council decided that, at the time, there were "no properties suitable for acquisition" and the town had "committed its open space funds to other projects."[13]

The Township applied to the NJDEP Green Acres program to cover a portion of the costs for the improvements at 671 Pomander Walk, and the construction of the ADA-compliant trail at 640 River Road (also known as Terhune Park North). After environmental testing was completed, it was shown that the soils beneath the properties were contaminated. A condition of Green Acres funding is to either remediate, cap, or fence off the portion of land containing the contaminated soils. The Township Engineer determined that it would be too costly to remediate the soils, and soil remediation would significantly alter the land in a way that would impair the conservation purposes the sites were acquired for. As a result, the Township rescinded the Green Acres applications for these properties. The Township used alternative means to address the contaminated soils without altering the landscape.[14]

Bond Financing

In addition to MOST and outside grant funding, recreation projects have been financed through bond authorizations. In June 2016, the Township Council authorized bonds through Ordinance 10-2017 to finance improvements to Votee Park, including the construction of a new field house and spray park. (**Table 6**)

Table 6. Bond Financing to Support Municipal Open Space and Recreation projects

Year	Project	Ordinance	Appropriation	Down payment	Authorized Amount
2013	Votee Park Turf Field	3-2013	$2,175,199.72	Not required (see Ord. 3-2013, §2)	$1,218,842.28
2017	Votee Park Field House	10-2017	$1,375,000	$68,750	$1,306,250
2017	Votee Park Splash Pad	10-2017	$522,000	$26,000	$496,000

OPEN SPACE INVENTORY

The *Open Space and Recreation Plan Update* identifies the existing open space and current land use in the Township (Map 1). Maps produced for the *Plan Update* were completed using ESRI's ArcGIS 10.6 software. Acreage may differ slightly from the Township's tax records, as it is calculated using the GIS digital mapping software. The parcels and their acreages are included at the conclusion of this report, in the **Parcel Data Tables**. Property information was gathered from the New Jersey County Tax Board's database, and confirmed by the Township tax assessor when necessary. All acreages in the *Plan Update* are rounded to the nearest acre unless otherwise stated.

The following section refers to the tax assessor classification for land use:

- Class 1: Undeveloped, vacant properties
- Class 2: Residential properties
- Class 3: Farm assessed properties (includes Class A and B)
- Class 4: Commercial, industrial, and apartment properties (including Class A, B, and C)
- Class 15: Public and charitable properties (Class 15A, B, C, D, E, and F)

The Township of Teaneck is 6.22 square miles (3,981 acres) with 41,311 individuals residing in the community as of July 1, 2017.[15] This represents 3.9% gain in population since 2010, when the United States Census recorded 39,770 people.

Preserved Land

Municipal Open Space (Class 15C) – ROSI

The Recreation and Open Space Inventory (ROSI) contains municipally owned lands that are held for open space and recreation purposes. When applying for funding through the New Jersey Department of Environmental Protection (NJDEP) Green Acres program, municipalities and counties are required to prepare a ROSI. When signed, the ROSI becomes a contract under which the municipality continues to use the lands listed on the ROSI for recreation and conservation purposes.[16]

Teaneck has included **274** of the Township's 3,986 acres of land (6.9%) on the 2015 ROSI filed with the State of New Jersey. (**Appendix D**).[d] The largest of these properties is Argonne Park, encompassing 54 acres. Other municipal parks include Windsor Park, Milton A. Votee Park, Maria W. Andreas Memorial Park, and Phelps Park. When the ROSI is next updated, it will also add 671 Pomander Walk (0.5 acres) which was preserved in 2014.

Portions of properties can also be included on the ROSI. The Township of Teaneck owns 3.4 acres of Block 301 Lot 1, a 12-acre lot owned by Fairleigh Dickinson University as part of the Hackensack River Greenway and includes this on the municipal ROSI. Approximately 0.7 acres of Block 1002, Lot 2, the site of a Department of Public Works facility, is also included on the ROSI, in this same location.

[d] Note: Acres as measured using the ArcGIS digital mapping. The 2015 ROSI filed by the Township with NJDEP Green Acres reports 269.5 acres, which is the acreage of record.

County Parks and Open Space (Class 15C)
Bergen County owns **377** acres of land in the Township of Teaneck for conservation and recreation. Almost all of this land is part of the Overpeck County Park and Overpeck County Golf Course, located in the southeastern portion of Teaneck along Overpeck Creek. Bergen County owns a small parcel of land (0.27 acres) located along the Hackensack River north of the Cedar Lane Bridge.

Preserved Lands

The Township of Teaneck is 6.22 square miles in land area (3,981 acres). There are **656** acres of preserved land, or 16.5% of the Township's land area. (**Map 2**)

Township of Teaneck – Preserved Lands	
Municipal Parks and Open Space (ROSI)	279 acres
County Parks and Open Space	377 acres
Total Preserved Lands	**656 acres**

Public and Private Land

Public Property (Class 15C and 15F)
Township-owned property includes land for emergency services (Teaneck Volunteer Ambulance Corps) and public infrastructure (municipal buildings and parking lots). Of the **87** total acres classified as 15C public property, the Township of Teaneck owns 73 acres, of which more than half are undeveloped lots and surface parking areas. Approximately **47** of the **73 acres** are undeveloped public property.

The State of New Jersey owns **13 acres** across six properties, including the 13-acre National Guard Armory. Three of the properties are less than one-one hundredth of an acre in size (~0.01 acres) and are part of the Route 4 buffer. The other two properties are vacant, undeveloped lots that are less than one acre in size.

There are two post offices in Teaneck. The federal government owns one property (Block 2505, Lot 1) on Palisade Avenue for one of the post offices. The other post office is on property leased by the government.

Education (Class 15A and 15B)
Approximately **123** acres of land is used for educational purposes in the Township of Teaneck. The Board of Education owns **60 acres** of land, of which two lots on Margaret Street are identified by the tax assessor as vacant, undeveloped property.

BLOCK	**LOT**	**ACRES (Tax Assessor)**	**LOCATION**	**OWNER**	**GIS (Acres)**
4811	11	0.4591 Ac	1061 Margaret St.	Board of Education	0.49
4812	14	0.6864 Ac	1060 Margaret St.	Board of Education	0.67

A variety of private educational institutions, including the Friends of Teaneck Community Charter School Inc., St. Anastasia's Church School, and the Al-Ghazaly School also own land in the municipality.

Fairleigh Dickinson University
Fairleigh Dickinson University (FDU) owns **64.5 acres**. FDU at Teaneck offers a variety of educational and recreational programs at their facilities. The Rothman Center is located in Hackensack on the west side of the river, and is used for athletics and recreation, supporting basketball, tennis, racquetball, and volleyball, as well as track. Their Camp Discovery program teaches science, creative arts, recreation, world discovery and exploration for children ages 6 to 13. FDU does own one property (Block 402, Lot 1) which is assessed as vacant, undeveloped property, which totals 3 acres and is located at 1100 River Road.

Religious and Charitable Properties (Class 15B, 15D and 15E)
Religious institutions and charitable organizations own **63.5 acres** of land in the Township of Teaneck. The largest of these institutions is St. Anastasia's Church and the Congregation Keter Torah Synagogue. There are several small, undeveloped parcels totaling **1.8 acres** owned by religious institutions in the municipality.

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	GIS (Acres)
4401	12	0.0333 Ac	Fabry Terrace	Dar-Ul-Islah	15D	0.02
5714	3	0.1303 Ac	Genesee Avenue	Galilee M E Church	15D	0.09
3415	1	0.1090 Ac	Queen Anne Road	Han Moory Church	15D	0.13
2609	25	0.2043 Ac	339 Cedar Lane	Netivot Shalom Inc.	15B	0.16
5919	2	0.3444 Ac	50 Robinson Street	St. Anastasia's Church	15D	0.34
4910	4	1.049 Ac	Evergreen Place	Wilhelm Properties, Inc.	15D	1.03

85 properties in the Township of Teaneck are assessed as religious and/or charitable properties. These include Holy Name Hospital located on the corner of Teaneck Road and Cedar Lane. Local religious institutions include (but are not limited to) the Beth Aaron Congregation, Dar-ul-Islah, the Congregation of B'nai Yeshurun, Congregation Beth Sholom, Saint Anastasia's RC Church, Teaneck Assembly of God, Masjid-Al-Islah, and Congregation Keter Torah. Charitable groups include the Ethical Culture Society of Bergen County, the Teaneck Chamber of Commerce, New Jersey Yachad, Sharsheret, Zoe's Place, and Spectrum of Living.

Vacant Land (Class 1)
Tax assessment data identifies 137 parcels totals approximately **26 acres** as vacant, undeveloped land. Most of these parcels are less than one acre in size. Glenpointe Associates IV LLC owns one property (Block 4403, Lot 1) located at 1 Glenwood Avenue, which is undeveloped and totals 1.2 acres.

Residential Properties (Class 2) > 0.5 acres
There are **61** acres of land identified as residential properties greater than 0.5 acres.

Commercial and Industrial Properties (Class 4A, 4B) >0.5 acres, Apartments (Class 4C)
There are **116** acres of land in Teaneck assessed as commercial and industrial properties greater than one half of an acre. This includes developed properties of which the underutilized and/or unused portions are opportunities for acquisition and park expansion. There are **56 acres** of land assessed as apartments.

Railroad Right-of-way (Class 5B)
A rail line operated by the Consolidated Rail Corporation out of Philadelphia owns a **33-acre** stretch of railroad cutting through the Township from north to south.

Potential Open Space

The **Potential Open Space Inventory** lists parcels of land within the municipality that the Township may consider when planning for open space preservation. This list is comprehensive and includes types of property not traditionally thought of as open space. The *Open Space and Recreation Plan Update* recommends the Township of Teaneck consider a diverse inventory of lands to prioritize properties for acquisition.

Vacant Land (Class 1):	26 acres
Public Properties (undeveloped, Class 15C):	47 acres
Education (undeveloped, Class 15A and B):	1.3 acres
Religious and Charitable (undeveloped, Class 15D and 15E):	1.6 acres
Total:	**76 acres**

The Township may also consider preserving land that is already developed by acquiring the entire property, or a portion of that property that is underutilized and may be suitable for recreation or conservation.

Public Properties (Class 15C):	40 acres
Education (Class 15A and 15B)	121.7 acres
Religious and Charitable (Class 15D and 15E):	50.4 acres
Residential (greater than 0.5 acres, Class 2):	61 acres
Commercial and Industrial (greater than 0.5 acres, Class 4A and 4B):	116 acres
Potential Inventory:	**478 acres**

The **Recommendations** section of the *Plan Update* details areas for preservation and recreation for the Township to consider. The list of potential areas includes property to create new public lands, expand existing parklands, and offer new opportunities for trails and greenway corridors.

HISTORIC AND CULTURAL RESOURCES

With a close proximity to New York City and being in the path of the Revolutionary War, the Township of Teaneck is rich in history. The origin and meaning of the name "Teaneck" is still unknown, but presumed to be of Native American origin, meaning "*villages,*" according to Robert D. Griffin, former Township Historian. The Township of Teaneck was formally incorporated on February 19, 1895. Today there are at least 32 known historic landmarks. The Township of Teaneck Historic Preservation Commission prepared a detailed overview of the three centuries of architecture found in the municipality.[17]

The following sites in Teaneck are identified as historically significant. They may either be listed on the State and/or National Registers of Historic places,[18] or they may be designated historic via Sections 33-3 and 33-21.2 of the Township of Teaneck municipal code. These sites are listed in **Table 7**. Within **Table 7** the information on the individual designation is cited as follows:

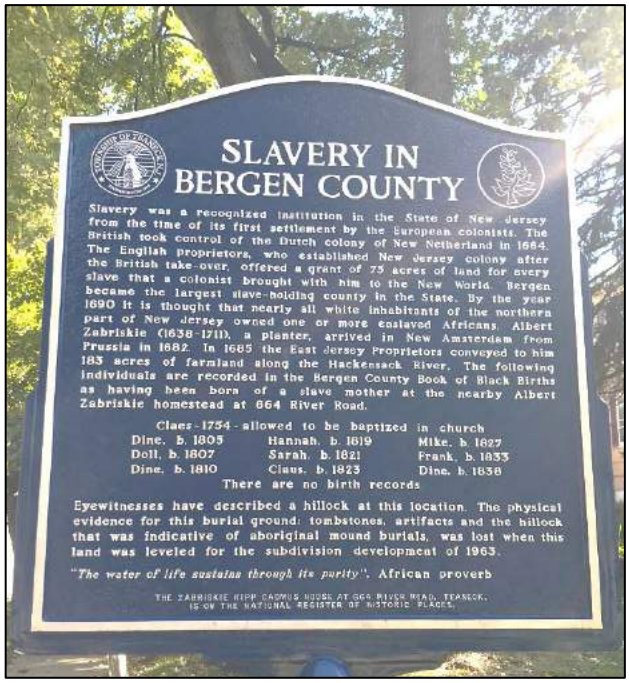
- NJDEP State Historic Preservation Office designation:
  - DOE: Determination of Eligibility
  - NR: National Register
  - SR: State Register
  - SHPO Opinion: State Historic Preservation Office
- Teaneck Twp.: Sections 33-3 and 33-21.2 of the municipal code
- Marker: Historic marker on the site
- Locally Important: Identified as locally important, but undesignated, by the Township Historic Preservation Commission[19]

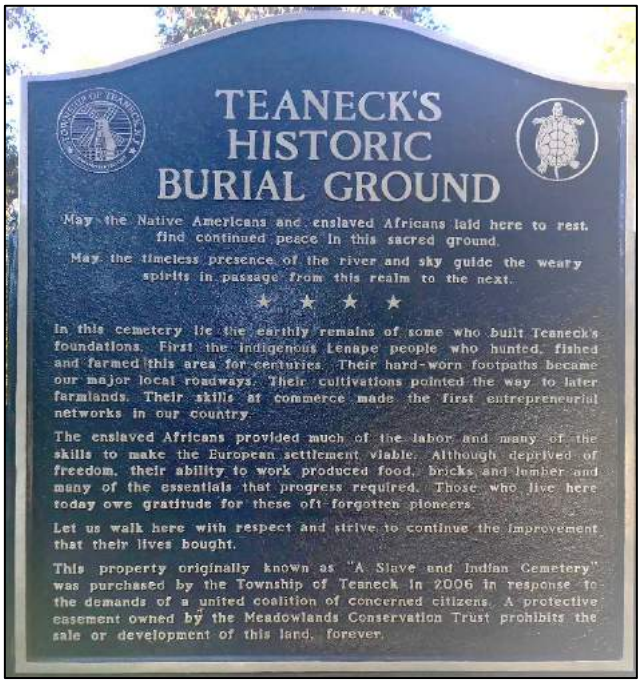
Table 7. Historic Sites Identified in Teaneck Township

Historic Site	Location	Designation	Marker
John Ackerman House (ID#696)	1286 River Road (Block 1402, Lot 6)	DOE: 1/10/1983 SR: 10/3/1980 Teaneck Twp.	None
Banta-Coe House (ID#697)	884 Lone Pine Lane (Block 301, Lot 4)	NR: 1/10/1983 (#83001460) SR: 10/3/1980 Teaneck Twp.	None
Brinkerhoff-Demarest House (ID#698)	493 Teaneck Road	NR: 1/10/1983 (#83001478) SR: 10/3/1980	Yes
Draw Bridge at New Bridge (ID#655)	Old New Bridge Road over Hackensack River	NR: 7/5/1989 (#89000775) SR: 5/22/1989	Yes
Teaneck Armory (ID#4338)	Teaneck Road at Liberty Street	SHPO Opinion: 9/10/2004	None
Teaneck Route 4 Open Space Corridor Historic District (ID#5457)	Route 4 and adjacent publicly owned parcels between River Road and Englewood Border	SHPO Opinion: 9/1/2015 (Route 4 Greenbelt)	None

Table 7. Historic Sites Identified in Teaneck Township			
Historic Site	**Location**	**Designation**	**Marker**
Adam Vandelinda House (ID#699)	586 Teaneck Road (Block 3104, Lot 33)	NR: 1/10/1983 (#83001562) SR: 10/3/1980	None
James Vandelinda House (ID#700)	566 Teaneck Road (Block 3111, Lot 29)	NR: 1/10/1983 (#83001563) SR: 10/3/1980	None
Casper Westervelt House (ID#701)	20 Sherwood Road (Block 3309, Lot 5)	NR: 1/10/1983 (#83001584) SR: 10/3/1980	None
Zabriskie-Kipp-Cadmus House (ID#702)	664 River Road	NR: 12/13/1978 (#78001741) SR: 7/12/1978	Yes
Teaneck Township Historic Burial Ground	662 Pomander Walk	Teaneck Twp.	Yes
Lutheran (Van Buskirk) Cemetery	West Side of River Road at Maitland Avenue	Teaneck Twp.	None
Christian Cole House	1617 River Road (Block 1201, Lot 19)	Teaneck Twp.	None
Louis Bourgeois House	114 Bogert Street (Block 4909, Lot 1)	Teaneck Twp.	None
Thurnauer House	628 North Forest Drive (Block 1607, Lot 1)	Teaneck Twp.	None
John I. Post House	790 Old Newbridge Road (Block 1001, Lot 4)	Teaneck Twp.	None
George V. Demarest House	12 Degraw Avenue (Block 3216, Lot 11)	Teaneck Twp.	None
Ende-Sutherland House	720 Roemer Avenue (Block 1103, Lot 3)	Teaneck Twp.	None
Red Oak Tree	339 Cedar Lane (portion of Block 2609, Lot 25)	Teaneck Twp.	Yes
Revolutionary War Encampment – 1780	Near Holy Name Hospital	Locally Important	Yes
Fred T. Warner Historic District	Catalpa, Sunset, Beverly, Cedar Lane[20]	Locally Important	Yes
671 Pomander Walk	Adjacent to Teaneck Twp. Historic Burial Ground	Locally Important	None
Achikinhesackyon Village	Located in Bergen County's Overpeck Golf Course	Locally Important	None
William P. DeGraw House	300 Teaneck Road	Locally Important	None

With encouragement from local historic preservationists, in 2014 Teaneck purchased and demolished a home on 671 Pomander Walk to add to the historic burial ground at 662 Pomander Walk. The parcel at 662 Pomander Walk was acquired and preserved by the Township in 2006. Historic maps show that where the house stood was previously an unmarked burial ground for the Lenape Native Americans of the Achikinhesackyon Village. Once Europeans settled, slaves were subsequently buried in this land. [21]





Currently in the planning stages is a memorial to teach about slavery in New Jersey and a monument to commemorate the victims of the Holocaust during World War II, to be located in front of the Teaneck Municipal Building. Together, the monuments will be named the "Garden to Nurture Human Understanding."[22]

PLANNING CONSISTENCY

One of the aims of the *Open Space and Recreation Plan Update* is to ensure that the open space and recreation goals and objectives of the Township remain consistent with the overall vision for the Township expressed in the *Master Plan* and its updates, as well as other relevant documents including county, state, and regional planning initiatives.

Municipal Planning

2007 Master Plan

The *Master Plan* serves as a guide for community planning efforts and establishes community goals and objectives that reflect the Township's vision for itself in the future. The *2007 Master Plan*[23] identifies nine goals and sixteen objectives, several of which pertain directly to the *Open Space and Recreation Plan Update*. These include preserving and enhancing parks and open space, protecting environmentally sensitive resources, and maintaining historic resources and natural beauty of the Township while maintaining balance with its suburban status:

- Preserve the character of existing low-density residential neighborhoods forming the predominant character of the Township;
- Preserve, protect, and enhance parks and open space while protecting environmentally sensitive, natural, and unique physical features at the same time;
- Maintain the historic resources and natural beauty of the Township;
- Ensure practical and appropriate development controls in order to preserve and protect open space, conserve the natural landscape, and protect the sensitive ecological areas of the Township;
- Protect neighborhood characteristics including the enforcement of buffer areas between non-residential and residential land uses, between different residential types, and along sensitive ecological areas of the Township;
- Encourage the revitalization of vacant buildings and encourage the rehabilitation and restoration of brownfields and other contaminated buildings and land;
- Maintain and upgrade the existing system of parks, recreation, and open space to provide for Township residents of all ages, abilities, and disabilities consistent with current and projected community needs for recreation and open space;
- Preserve the high level of public services and encourage the creation of new facilities where necessary, in order to accommodate population changes, economic growth, and the changing needs of residents, and;
- Provide mechanisms to encourage the needed upgrade of the existing utility infrastructure including public water, stormwater management, and wastewater treatment;
- Promote historic preservation efforts that will maintain the Township's unique historic resources as designated.

2017 Master Plan Reexamination Report

The *2017 Master Plan Reexamination Report*[24] provides an update on the Township's goals and objectives set forth in the *2007 Master Plan*. The *2017 Master Plan Reexamination Report* includes a Conservation, Preservation, and Open Space Element, and outlines the progress Teaneck has made on these planning efforts since 2007, specifically referencing the adoption of

the *Open Space and Recreation Plan* in 2007, and an updated version in 2009, as well as the *2013 Update* to the *2002 Environmental Resource Inventory*. The *2017 Master Plan Reexamination Report* also outlines progress on parking improvements, such as the development and education of the Mary S. Topolsky Memorial Garden and Trail, and proposed improvements to existing parks and open spaces, including improvements to Votee Park and repairs to the Richard Rodda Community Center. The goals and objectives of the *2017 Reexamination Report* remain the same as those stated in the *2007 Master Plan.*

2007 Open Space and Recreation Plan (OSRP)

The *2007 OSRP*[25] serves as the *2007 Master Plan's* Conservation, Recreation, and Open Space Element. The *2007 OSRP* recommends protection of critical environmental and historic resources, and acquisition of lands for preservation, as well as outlines a system of greenways to connect isolated open spaces resources and create an interwoven network of open space and recreation resources. The *2007 OSRP* notes that 265 acres are included on the Township's 2006 ROSI, identifies 579 acres of land available for preservation, and identifies potential funding sources to facilitate acquisition projects. Finally, the report concludes with an action plan outlining objectives to be completed or addressed within the next one, three, and five years, including applying for funding from the Bergen County Open Space, Recreation, Farmland, and Historic Preservation Fund, and renewing the Municipal Open Space Trust Fund. Goals of the *2007 OSRP* include:

- Preserve open spaces to maintain community character, quality of life, natural resources, and wildlife;
- Provide for a large variety of walkable, passive, and active recreational opportunities in all areas of the Township;
- Preserve unique and historically significant areas in the community;
- Protect river and stream corridors;
- Identify and preserve areas with the greatest environmental resources;
- Preserve regional natural resources;
- Plan for greenways and other trails/pathways linking open spaces, activity centers, and recreational areas in the Township;
- Expand existing parks (both municipal and county) and greenways in the township including the Hackensack River Greenway;
- Identify properties with potential for open space or recreation use which best serve the Township's overall needs; and
- Preserve the forested woodlots and stands of mature trees, a unique characteristic of Teaneck's roads and residential neighborhoods.

2013 Environmental Resources Inventory (ERI) Update

The *2013 ERI*[26] serves as a resource for documenting the natural and resources in the Township, allowing Teaneck to make more informed decisions regarding development and open space preservation. The Township of Teaneck is a highly developed community with scarce environmental resources, and the ERI identifies particularly vulnerable resources, such as surface water, forested areas, and wetlands. Other important sections include air quality, climate, soils, and historic and cultural resources.

2005 Comprehensive Recreation Master Plan

The *2005 Comprehensive Recreation Master Plan* identified park improvements projects. The following goals are identified in the report:

1. Rehabilitate Existing Recreation Facilities
2. Build New Facilities to Meet Public Recreational Needs
3. Identify and Acquire Additional Open Space
4. Increase Park Staffing and Maintenance Facilities
5. Prepare Updates to Individual Park Master Plans
6. Prepare and Implement a Plan for a Network of Open Space Corridors

The *Comprehensive Recreation Master Plan* provides a prioritization of park improvements over the 10 years. This prioritization matrix includes all municipal parks and includes $16 million in park improvements.

2016 Community Forestry Management Plan

Teaneck completed its fourth five-year Community Forestry Management Plan[27] in 2016 for the years of 2016-2020. The plan includes goals and objects for each five-year plan, progress and changes, relation to the Township's Master Plan, Public Education/Awareness/Outreach, Statement of Tree Budget, and the Community Stewardship Incentive Program.

The goals of the plan are:

- Tree inventory and assessment;
- Hazard tree identification;
- Tree planting;
- Tree maintenance and care;
- Public outreach; and
- Implement Five-Year Community Forestry Plan (CFMP).

2011 Bicycle and Pedestrian Master Plan

The New Jersey Department of Transportation Office of Bicycle and Pedestrian Programs (NJDOT-OBPP) assisted the Township of Teaneck in the development of a Bicycle and Pedestrian Master Plan. The development consisted of a compatibility assessment of sidewalks, roadways, and intersections using NJDOT guidelines, an analysis of reported bicycle and pedestrian crashes, and the identification of bicycle and pedestrian facilities and trip generators. These components helped to create on-road bicycle facility improvements, pedestrian facility improvements, and the adoption of a Complete Streets Policy. This study was completed under direction of the Teaneck Environmental Commission to reach their goal of improving bicycle and pedestrian facilities, improve bicycle and pedestrian accessibility, and develop education initiatives to advance residents awareness of best bicycle and pedestrian practices.[28]

Sustainable Jersey

Sustainable Jersey is a certification program for municipalities that want to take steps to sustain their quality of life over the long term. Sustainable Jersey operates as a partnership among the New Jersey League of Municipalities, the Sustainability Institute at The College of New Jersey, the New Jersey Department of Environmental Protection (NJDEP), and the Board of Public Utilities. Municipalities demonstrate progress toward sustainability by implementing programs and completing actions that reduce waste, protect the environment, and enhance economic and social

well-being in the community. Sustainable Jersey provides clear "how to" guidance and tools as well as access to grants. The program also identifies existing and new funding opportunities to help municipalities to accomplish these actions. New Jersey is the first state in the nation to have a comprehensive sustainability program for communities that link certifications with strong state and private financial incentives, and a fully resourced program of technical support and training.

The Township of Teaneck is certified through the Sustainable Jersey program, receiving the Bronze certification first in 2013, then recertified in December 2016. Actions taken by the Township to achieve this certification include public outreach programs, community gardens, establishment of an Environmental Commission and a Green Team, adoption of an Environmental Resource Inventory, and adoption of a Tree Protection Ordinance. Teaneck offers farmers markets during the summer to promote local foods, some of which can be grown in the community garden. The township has adopted green energy practices, greener transportation initiatives, and amped up recycling practices as well. More details can be found in the Sustainable Jersey Community Certification Report for Teaneck.[29]

County Planning

2004 Bergen County Open Space and Recreation Plan

Bergen County adopted an *Open Space and Recreation Plan* (*OSRP*) in 2004.[30] This document outlines a number of goals related to open space. The goals in the *OSRP* are:

- To provide facilities regional in nature and capable of serving residents of the entire county;
- To protect and preserve natural and scenic values in the county;
- To present current information on the supply, demand, and need for recreation and open space in Bergen County;
- To implement open space and recreation planning policies and projects that are consistent with New Jersey's Development and Redevelopment Plan;
- To encourage coordinated open space and recreation planning, acquisition and development initiatives of state and local governments, and conservation organizations; and
- To effectively use funds from the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund (the "Bergen County Trust Fund"), New Jersey Green Acres funding, and other sources of funding which may become available.

In addition, the *OSRP* also identifies the following objectives to guide the plan:

- The preservation of the major waterways in the County;
- The expansion of existing County Park areas where applicable; and
- The acquisition of major tracts of undeveloped land where suitable for County Park purposes.

The plan provides additional goals and policies that support the County's open space program:

- Conserve major ridgelines, significant treed areas, and areas designated as natural areas;
- Improve the quantity, quality, and availability of parks and open space, including active and passive recreational facilities, parks, and environmentally sensitive areas;
- Preserve the environment, including wetland areas, streams, and wetland corridors;

- Promote the establishment of a linear greenway park system along the Hackensack, Passaic, and Ramapo Rivers; and
- Protect the quality and purity of rivers and streams.

The report breaks down these goals into "people goals" and "plant/animal goals." "People goals" include maximizing the amount of green, permeable, open space located within developed areas; maintaining, protecting, and improving the quality of life of Bergen County residents; enhancing the urban and suburban environments by protecting local property values; and using recreation and open space resources as a catalyst for economic development. "Animals goals" include providing habitat for wildlife, protecting flora and fauna from suburban encroachment and habitat destruction, and preserving environmentally sensitive areas in a natural, undeveloped state.

The County trust fund was initially established in 1998 and reauthorized in 2003. The tax rate is reviewed annually and is not to exceed $0.01 out of $100 of assessed property value. The fund is divided into the County Program and the Municipal Park improvement program; 70% of funding goes towards county programs and 30% towards municipal parks:

- County Program
    1. Land Acquisition Program
    2. Bergen County Park Improvement Program
    3. Farmland Preservation Program
    4. Historic Preservation Program
    5. Floodplain Protection Program
- Municipal Park Improvement Program for the development and/or the rehabilitation of municipal outdoor recreation facilities.

The *Bergen County OSRP* identifies the Bergen County Open Space, Recreation, Farmland, and Historic Preservation Trust Fund as the primary funding mechanism for land acquisition, and emphasizes the potential of using state and federal funding sources, such as Green Acres, or purchasing of conservation easements or Transfer of Development Rights (TDR) programs to supplement County Open Space funding.

2014 Bergen County Floodplain Protection Program

In 2013, residents voted to approve the use of the County Trust Fund for flood protection and mitigation. The program helps communities acquire flood prone homes and land. Any structures on the property are removed and the land will be maintained as open space to conserve natural floodplain areas. Bergen County will match up to 25% of project costs for federally funded projects and 75% of locally funded projects. The goals of the program are as follows:

- Move Bergen County residents out of harm's way from flooding events;
- Reduce the risk to first responders who conduct search and rescue operations;
- Reduce the risk of future property loss;
- Lower municipal costs for post-flood clean-up and repair of buildings and infrastructure;
- Lessen the ancillary impacts to local businesses;
- Add open space in neighborhoods; and
- Create a permanent, self-sustaining solution to repeat flooding.

2014 Bergen County Farmland Preservation Plan

Farmland has declined in Bergen County. The Bergen County Farmland Preservation Plan[31] has the goal to obtain one to two farms per year, with each farm averaging 15 acres for a total of 300 acres over ten years. If the County goal is met, 618 acres of farmland will be preserved which represents two-thirds of remaining farmland in the County.

2017 Bergen County Historic Preservation Trust Fund Grant Program Guidelines

The goals of the County historic preservation program is to:

- Assist in the preservation and restoration of Bergen County's historic resources, including improving protection from fire, vandalism, and natural disasters;
- Preserve the historic character of Bergen County for future generations;
- Assist municipalities, the County, and non-profit organizations in the acquisition of historic resources;
- Encourage quality preliminary planning for capital preservation projects;
- Assist municipalities, non-profit organizations, and the County in the restoration of historic sites;
- Increase awareness and appreciation of historic sites; and
- Encourage the placement of historic sites on the New Jersey Register of Historic Places.

2015 Bergen County Multi-Jurisdictional All-Hazards Mitigation Plan Update

The *2015 Hazard Mitigation Plan*[32] identifies potential hazards to develop a mitigation strategy that will reduce and/or eliminate risks from natural hazards. The plan helps citizens and government agencies respond to disasters and allows Bergen County to be eligible for funding for mitigation project funding. The updated goals and objectives remain consistent with the *2008 Plan* but are amended to align with the *2014 New Jersey State Hazard Mitigation Plan* as follows:

- Protect and promote public health and safety
- Safeguard critical public facilities and infrastructure
- Protect public and private property
- Promote economic vitality in Bergen County and its 70 constituent municipalities
- Preserve the natural environment and promote human health

Open space acquisition and preservation are effective strategies for promoting public health and safety, safeguarding critical facilities and infrastructure, protecting public and private property, and preserving the natural environment. The Hackensack River and tributaries are subject to frequent flooding, and the Township may consider Country, State, and Federal funding related to hazard mitigation with the intent to preserve land.

Bergen County Parks Master Plan
Updated by Center for Urban Environmental Sustainability (CEUS) at Rutgers
(Under Development)

Bergen County has more than 9,000 acres of land across 38 county parks, including nature preserves, recreation areas, and historic sites. The Bergen County Parks Department is developing a master plan for the County Park System and Rutgers CEUS is leading the project. CEUS, along with an interdisciplinary team, will analyze specific parks in the context of Bergen County's open space and recreation needs, taking into account demographic and economic trends within the county. The stated goal of the project is "to identify the characteristics of the Bergen County

recreation and open space system, accommodate the needs of current residents, and respond to projected future growth of the County."[33] The three Park Master Plan Elements will be Park Emphasis, Anchor Parks, and Connectivity.[34]

In May 2017, a CEUS hosted a community meeting to outline the project goals and gain public input. The goals for the Master Plan are:

- Meet current and future County and local community needs;
- Encourage public park usage;
- Develop a long-range plan to sustainably protect, manage, and enhance the County park system; and
- Utilize the County's financial and work force assets in the most efficient manner possible.

The presentation also outlined the project's From Mountains to Marsh Vision:

- Emphasis on diversity of open spaces easily accessible by all residents;
- Anchor parks as backbones of the park network;
- Safe & convenient multi-modal connectivity between open spaces; and
- County parks complementing municipal & non-profit open space.

State Planning

2001 New Jersey State Development and Redevelopment Plan (SDRP)

The *State Development and Redevelopment Plan* (SDRP)[35] was adopted in 2001 with the goals of revitalizing cities and towns, conserving the state's natural resources, promoting economic development, protecting the environment, providing adequate facilities and housing, and preserving historic, recreation, and open space resources. The overall goal of the *SDRP* is to promote development and redevelopment that uses less land and utilizes the State's infrastructure more efficiently.

The *SDRP* identifies five Planning Areas where different sets of goals and guidelines determine appropriate guidelines to regulate development activities: Metropolitan, Suburban, Fringe, Rural, and Environmentally Sensitive lands. The *SDRP* also identifies Designated Centers where development and redevelopment should be concentrated.

The Township of Teaneck is classified as Metropolitan Planning Area (PA1), except for Overpeck Park, which is classified as "Park and Natural Area." PA1 communities typically have an established settlement pattern, old infrastructure, and have little or no vacant land. The goals and objectives of PA1 that are relevant to the *Open Space and Recreation Plan Update* for Teaneck and/or align with the goals of the *2007 Master Plan* include:

- Land use;
- Natural resource conservation;
- Recreation;
- Redevelopment; and
- Historic preservation.

2018-2022 New Jersey Statewide Comprehensive Outdoor Recreation Plan

The Federal Land and Water Conservation Fund Act (LWCF) requires each state to prepare and revise their *Statewide Comprehensive Outdoor Recreation Plan (SCORP)*[36] every five years. The New Jersey Department of Environmental Protection (NJDEP) Green Acres program maintains the state's eligibility for funding from the LWCF and is responsible for maintaining the SCORP. The SCORP was most recently updated in April 2018 and maintains the same goals as the 2013-2017 plan. These include:

- Assess the amount of open space available for current and future public recreational use and for the conservation of natural resources important to protecting New Jersey's biodiversity and quality of life;
- Provide close to home park and recreation opportunities for residents statewide;
- Present current information on the supply and demand for recreation and open space in New Jersey;
- Implement open space and recreation planning policies and projects consistent with the State's environmental missions and goals;
- Encourage open space and recreation planning by local governments and conservation organizations; and
- Effectively use funds from the Preserve New Jersey Act, LWCF, Forest Legacy Program, and other sources of funding which may become available.

The SCORP's Action Plan is organized based on previous issues and policies, and identifies five crucial issues to address current and future needs for open space and recreation in New Jersey: Land Preservation, Recreation, State Resource Areas, Greenways and Trails, and Stewardship. The Plan provides a framework for future strategies and action for these issues.

2009 New Jersey Trails Plan Update

The *2009 Update* of the *1996 New Jersey Trails Plan* encourages new goals and strategies for trail planning, construction, and maintenance in New Jersey. It helps those making decisions to understand funding and development at the state and local levels. The key issues are funding, facility needs, sharing trails, motorized trail use, urban trails, special needs trails, guidelines and standards, trail rights-of-way, and information and promotion. The priority areas are community pathways, trails and health, comprehensive trail inventory, volunteer programs, trail events, and conferences.[37]

2017 New Jersey Wildlife Action Plan

The New Jersey Wildlife Action Plan was completed in 2005 by the United States Fish and Wildlife Service (USFWS) to subsidize states preventative measures for the protection of endangered species and prevent species from endangerment. Each state must have its own Wildlife Action Plan submitted and approved by the USFWS to qualify for federal State Wildlife Grants. New Jersey revised and submitted its Wildlife Action Plan in July 2017, after working with over 50 stakeholder organizations. The New Jersey Wildlife Action Plan concentrates on identifying species that are the highest conservation priority and over 100 high priority species are within the state.[38]

Recommended actions from this Plan further include:

- Full recovery of rare species populations through habitat restoration, land acquisition, and landowner incentives;
- Public education and outreach programs regarding wildlife, critical habitats, and the deleterious effects of invasive species and other threats;
- Development of effective conservation partnerships among organizations representing diverse interests in wildlife conservation; and
- Continued research and monitoring of Species of Greatest Conservation Need (SGCN) to inform biological databases and New Jersey's landscape critical habitat mapping, and direct local and statewide conservation efforts.

There are seven considerations resulting from this Plan:

- Habitat loss is the greatest threat to New Jersey's wildlife;
- Stewardship and restoration are critical actions. Key actions include research, monitoring, refining best management practices, maintaining properties with critical habitats, and restoring riparian buffers;
- Wildlife management must control overabundant species;
- Restoring endangered bog turtles;
- Restoring fish habitats, including conservation, stream restoration, dam removal, and land use projects;
- Managing complex wildlife habitats including grassland, early successional, wetland, and riparian habitats with periodic mowing, prescribed burning, and other techniques to benefit grassland birds and other wildlife; and
- Focusing on species of greatest conservation need in New Jersey, which is home to more than 3,700 wildlife species, from monarch butterflies to blue whales.

State of New Jersey 2014 Hazard Mitigation Plan

The *2014 New Jersey Hazard Mitigation Plan (HMP)* identifies the risks and vulnerabilities associated with natural and human-made disasters, and develops strategies to protect the state from future hazard events.[39]

Goals of this plan are as follows:

- Protect life;
- Protect property;
- Increase public preparedness and awareness;
- Develop and maintain an understanding of risks from hazards;
- Enhance state and local mitigation capabilities to reduce hazard vulnerabilities; and
- Support continuity of operations pre-, during, and post-hazard events.

Garden State Greenways

Garden State Greenways is an open space planning tool that helps municipalities identify natural areas to preserve. *Garden State Greenways* possesses a vision for a statewide network of interconnected natural lands, or greenways. To achieve this vision, *Garden State Greenways* provides goals, detailed maps, and robust geographic information systems (GIS) data to assist municipal open space planning efforts. The project defines greenways as "hubs" and "connectors."

- *Hubs* are non-fragmented, undeveloped, natural areas in the state's landscape. These clusters of natural resources provide New Jersey residents with clean water and air, scenic views, and recreation opportunities.
- *Connectors* link hubs together, creating a continuous network of green space with endless opportunities for recreation.

Garden State Greenways sets forth eight broad goals towards achieving the vision of a green infrastructure:

- Establish parks, trails, or other protected lands within walking distance of every resident.
- Permanently protect New Jersey's critical natural resource lands.
- Permanently protect large, contiguous tracts of natural land.
- Permanently protect large, contiguous tracts of farmland.
- Permanently protect parks, natural lands, and farmland surrounding historic sites.
- Link together New Jersey's protected natural, agricultural, historic, and recreation lands.
- Grant public access and trail rights-of-way to allow the public to benefit from the scenic, recreational, and interpretive opportunities provided therein.

Teaneck has access to one large regional connector, the Hackensack River Greenway, which links open space areas along the Hackensack River in several municipalities in Bergen County. The Hackensack River Greenway has a 3.5-mile walking trail along the Hackensack River, and offers water views and views of nature, birds, mammals, reptiles, and fish.

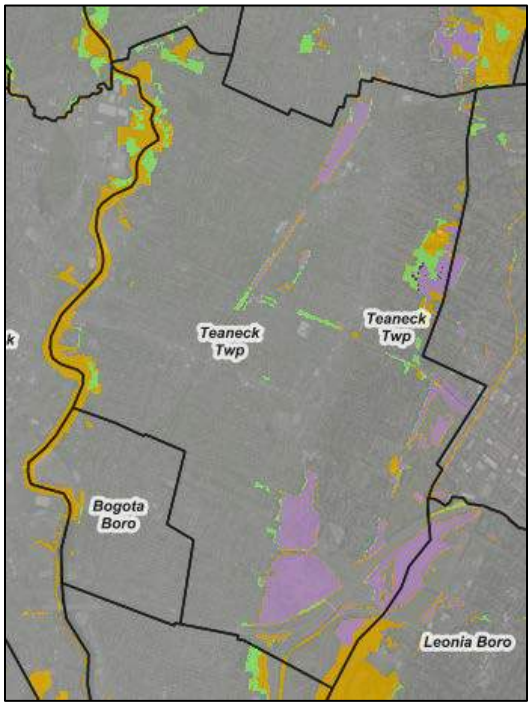
Conservation Blueprint

The Nature Conservancy and the New Jersey Conservation Foundation collaborated with Rowan University to develop a mapping tool to assist local decision makers and non-profit organizations in selecting properties for protection. Known as the *Conservation Blueprint*, this online, interactive mapping site was developed as part of a collaborative effort with a 22-member Steering Committee to identify priority land rankings based on four themes:

- Water quality – to protect surface water and groundwater;
- Ecological – to support ecosystem health;
- Community Green Space – lands important for recreation and connecting people to nature;
- Agricultural – to support farming (there is no agricultural land in Teaneck).

With funding support from the William Penn Foundation and the Geraldine R. Dodge Foundation, the purpose of the project is "to develop a shared, living blueprint of lands to be protected in the next few decades" and provide a "blueprint of conservation priorities to ensure a healthy New Jersey for future generations."[40]

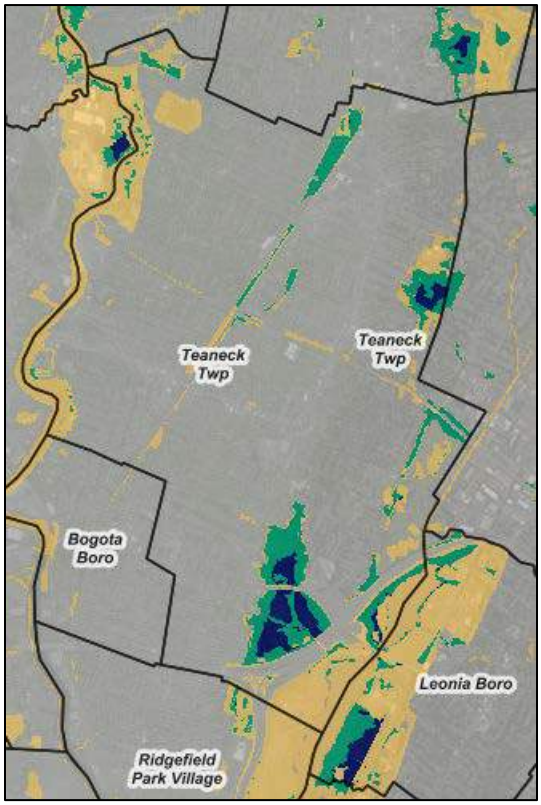
Water Quality



In the Township of Teaneck, the water quality map identifies lands for protection of clean water, healthy and resilient watersheds, aquatic habitats, and wildlife species over time. Featured in the map are wetlands, groundwater recharge areas, headwaters, and floodplains. The Township of Teaneck has a mix of high, medium-high, medium, and locally important lands. A major area of high importance in relation to water quality is Bergen County Overpeck Park.

- Highest Importance
- High Importance
- Medium-High Importance
- Medium Importance
- Local Importance

Ecological



Ecological priorities are lands that are important to protect for their significance to providing clean water, diverse habitats, and healthy ecosystems. The Township of Teaneck includes lands that are of highest, higher, high, medium, and priority. Higher priority lands include parts of Bergen County Overpeck Park and the Teaneck Creek Conservancy.

- Highest Priority
- Higher Priority
- High Priority
- Medium Priority
- Priority

Community Greenspace

Community green space priorities are lands that are important to protect for the health of people, such as natural and agricultural lands in close proximity to homes and undeveloped lands in floodplains. Teaneck is highly developed and includes highest priority, high priority, medium priority, priority, and important lands. High priority community greenspace in Teaneck is located along the Hackensack River Greenway.

- Highest Priority [14-19 pts]
- High Priority [11-13 pts]
- Medium Priority [8-10 pts]
- Priority [6-7 pts]
- Important [4-5 pts]

RECREATION RESOURCES

The Township of Teaneck is home to 25 municipal parks and one county park, which provide a diversity of recreational activities for local residents. This includes Overpeck Park, which is also home to the Teaneck Creek Conservancy, and the Overpeck Golf Course. In 2005, the Township completed a *Comprehensive Recreation Master Plan* (CRMP), to provide information on recreation facilities and programs. The information included in the CRMP has been updated by the Township's Recreation Department for this report.[41]

Municipal Facilities

The Richard Rodda Community Center is a nearly 51,000 square foot facility built in 1998 and located off Palisade Avenue next to the Township's Milton A. Votee Park. The Recreation Department offers a wide array of programs at the Community Center for residents ages 18 months to over 90, and includes two gymnasiums, a dance studio, and different sized multipurpose rooms. The building is two stories and includes an open-air learning center for children; and an area for weekday senior programs that offer social, physical, and educational classes.[42] Parking is available onsite and it is easily accessible within the community.

Votee Park is the central recreational facility in the Township, home to numerous playing fields, a turf field, and playgrounds. It includes a walking path and splash pad. In December 2018, the Township Council approved the construction of a field house at Votee Park with restrooms, two kitchens, a snack bar, meeting rooms, storage space, and an outdoor picnic pavilion, with construction to be underway this year. The Township Council awarded a contract to the build the 4,000 complex in the park.[43]

Figure 3. Votee Park

The largest municipal parks, in terms of acreage, are Windsor Park (41 acres) and Argonne Park (54 acres). Windsor Park has no athletic facilities, but rather trails and a stream. Windsor Park is also Teaneck's oldest park, established in 1933. The largest park in the municipality, Argonne Park, is located on Englewood Avenue (past Forest Avenue), and is home to a baseball field, two soccer fields, tennis courts, a playground, and basketball courts. Nearly all of Argonne Park is

wooded, and includes the forested riparian corridor of Overpeck Creek. The developed portion of the park is located on Aspen Terrace.[44]

Figure 4. Terhune Park

Terhune Park on River Road is 10 acres in size, and contains baseball and softball fields, a soccer field, a playground, two tennis courts, and trees. The park is also the southernmost segment of the Hackensack River Greenway in the Township.[45]

The Maria W. Andreas Memorial Park is located on River Road at West Englewood Avenue and was officially dedicated on Memorial Day, 1952. It includes a playground, open field, tennis court, a pond, and a wooded area. Of notable interest is Andreas Park's fishing shoreline, which is part of the Hackensack River Greenway.

Figure 5. Maria W. Andreas Memorial Park

Figure 6. Phelps Park Dog Park

Phelps Park and Overpeck Park have facilities for dogs. Residents use the dog parks at all times of year.

Figure 7. Coolidge Park

Coolidge Park is located on Webster Avenue. A local neighborhood park, it includes a basketball court, a sprinkler pool, and a playground.

Figure 8. Community Gardens at Hawthorne Park

Hawthorne Park hosts a community garden, in addition to several baseball fields. Its greenhouses feature garden workshops for students.

The Hackensack River Greenway extends from Brett Park to Terhune Park along the river's edge in Teaneck Township. The Friends of the Hackensack River Greenway envision this as a continuous preserved greenway from Terhune Park to Historic New Bridge Landing.

A narrow strip of the Greenway borders the river along its route with Fairleigh Dickinson University. The breaks in the Greenway includes the Department of Public Works facility and private residences.[e] The Greenway includes wildlife, river views, and 3 ½ miles of trails through wetlands and woodlands. Birds, mammals, fish, and reptiles can be seen along the trails, particularly waterfowl and shorebirds near the Indian Pond.[46]

Trails begin near the tennis court from the Maria W. Andreas Memorial Park parking lot. The Friends of the Hackensack River Greenway are looking to expand the recreational use of the River. The Friends group started in the 1970s, and give guided walks and lectures and host cleanups and trail maintenance projects.[47]

Figure 9. Hackensack River Greenway Interpretive Sign

Table 8 identifies the parks in Teaneck, their location, and facilities.

[e] The Department of Public Works facility is a brownfield site where remediation is in progress (NJDEP Sitemart).

Table 8. Municipal Parks in the Township of Teaneck		
Park/Recreation Area	**Location**	**Facilities**
Ammann Park	303 Fort Lee Road	Softball field (60 feet) Basketball court – lighted 2 Tennis Courts Wading/sprinkler pool Playground Walking/bike path
Maria W. Andreas Memorial Park	River Road	Tennis Court Wading/Sprinkler Pool Natural Area Playground Walking/Biking Paths Indian Pond
Argonne Park	1427 Aspen Terrace	Softball field Basketball court 4 tennis courts Wading/Sprinkler pool Playground
Dr. Barnett S. Bookstaver Park	Windsor Road	Natural Area
Clarence W. Brett Park	1663 River Road	Natural Area
Bernard E. Brooks Park	Van Cortlandt Terrace	Baseball Field (60 feet) 3 Basketball courts – lighted Exercise Stations Wading/Sprinkler pool Playground
Continental Park	Roemer Avenue	Natural Area
Coolidge Park	Webster Avenue	Basketball court – lighted Wading/Sprinkler pool Playground
Senator Matthew Feldman Nature Preserve	Roemer Avenue	Natural Area Walking/Biking Paths
Francis E. Hall Veterans Park	Windsor Road	Natural Area
Harte Park	Fycke Lane	Wading/Sprinkler pool Playground
Hawthorne Park	Lindbergh Boulevard	Playground Softball/Baseball Field (60 feet) – 3 2 Tennis Courts Above Ground Swim Pool Green House
Herrick Park	Palisades Avenue	Softball field (60 feet) Wading/Sprinkler Pool Playground Basketball Court

Table 8. Municipal Parks in the Township of Teaneck		
Park/Recreation Area	**Location**	**Facilities**
Eleanor Manning Kieliszek Greenbelt Park	Route 4 and Billington Road	Natural Area
Kipp Street Park	Kipp Street	-
Dr. Martin Luther King Jr.	Broad Street	Wading/Sprinkler Pool Playground
Mackel Park	Genesse Avenue	Wading/Sprinkler Pool Playground Walking/Biking Paths
Phelps Park	River Road	Playground 2 Softball Fields (60 feet) Picnic Area with Grills Basketball Court 4 Tennis Courts Wading/Sprinkler Pool Walking/Biking Paths Volleyball Court Exercise Stations Dog Park
Sagamore Park	Windsor Road	Softball Field (60 feet) Basketball Court Wading/Sprinkler Pool Playground
South Gaylord Park	Grace Terrace and Route 4	Natural Area
Stephen's Place Park	Bilton Street	-
Terhune Park	River Road	Playground Softball Field (60 feet) Soccer Field 2 Tennis Courts Wading/Sprinkler Pool Walking/Biking Paths
Tokoloka Park	Winthrop Road	Natural Area
Milton A. Votee Park	Queen Anne Road	Playgrounds Softball Field (60 feet) Baseball Field (60 feet) Baseball Field (90 feet) Picnic Areas with Grills - 2 2 Paved Walkways Amphitheater 2 Basketball Courts – lighted Football Field 3 Soccer Fields 4 Tennis Courts – lighted Wading/Sprinkler Pool

Table 8. Municipal Parks in the Township of Teaneck		
Park/Recreation Area	**Location**	**Facilities**
		Splash Pad In Ground Swim Pool 2 Handball Courts Exercise Station Hockey Rink
Windsor Park	Windsor Road	Natural Area
Richard Rodda Community Center	250 Colonial Court	Playground Dance Studio Indoor Gymnasiums Community Meeting Rooms

Recreation Department – Programs and Enrollment

The Township of Teaneck Recreation Department offers a wide variety of sports and activities to the community. [48] **Table 9** details the preschool programs offered by the Township, and **Table 10** includes the Kindergarten through 12th Grade programs available. The information includes the range in age, type of activity, and season the program is offered. Locations include both public (Rodda Center, Votee Park, Teaneck High School, T.J. Middle School, and Bergen Equestrian Center located in Overpeck Park) and private facilities (Bowler City, Ice House and MacKay Ice Arena).

Table 9. Pre-School Programs			
Program	**Seasons Offered**	**Age Group**	**Location**
Bowling	Fall, Winter	4-5	Bowler City
Creative Dance	Fall, Winter, Spring	3-5	Rodda Center
Creative Movement	All	3-5	Rodda Center
Kinder gym	All	3-4	Rodda Center
Kindercraft	All	3-4	Rodda Center
Mad Science Camp	Summer	3-5	Votee Park Pool
Swim Lessons	Summer	18 months-4	Rodda Center
Sunshine Garden	Fall, Winter, Spring	3-5	Rodda Center
Toddlekins	All	18 months-3	Rodda Center
Zumba Kids	Fall, Winter, Spring	3-4	Rodda Center

Table 10. Kindergarten-12th Grade Programs			
Program	**Seasons Offered**	**Age Group**	**Location**
After School Child Care	Fall, Winter, Spring	Grades K-7	Rodda Center
African Dance Natural Movement	Summer	12-17	Rodda Center
Arts & Crafts	Fall, Winter, Spring	5-8	Rodda Center
Ballet	Fall, Winter, Spring	5-15	Rodda Center
Basketball Clinic	Summer	6-14	Rodda Center
Basketball League	Summer	15-18	Votee Park/Rodda Center
Bowling	Fall, Winter	4-14	Bowler City
Camp Sunsational	Summer	3-3rd grade	Rodda Center
Capoeira-Brazilian Martial Arts	Summer	12-17	Rodda Center
Classical Painting	Fall, Winter, Spring	9-17	Rodda Center
Drama	Fall, Winter, Spring	8-15	Rodda Center
Drum Circle	Summer	12-17	Rodda Center
Fencing	Fall, Spring	7-17	Rodda Center
Forum	All	Grades 9-12	Teaneck High School
Fun with Ping Pong	Fall, Winter, Spring	6-12	Rodda Center
Girls Who Code	Summer	12-17	Rodda Center
Hip Hop	Fall, Winter, Spring	6-11	Rodda Center
Horseback Riding	Fall, Spring	7-16	Bergen Equestrian Center
Ice Skating (Ice House)	Fall, Spring	5-13	Ice House
Ice Skating (MacKay)	Fall, Winter	6-13	MacKay Ice Arena
Indoor Tennis	Winter	5-17	Rodda Center
Karate	Fall, Spring	5-14	Rodda Center
Mad Science Camp	Summer	6-12	Rodda Center
Multi Sports Camp	Summer	6-12	Votee Park Sportsplex
Mural Painting	Summer	12-17	Rodda Center
Music Mixing	Fall	10-15	Rodda Center
My Funny Side Caricature	Fall, Winter, Spring	11-17	Rodda Center
Open Gym Basketball	All	Grades 5-12	Rodda Center
Pottery	Fall, Winter, Spring	8-17	Rodda Center
Primary Picassos	All	5-8	Rodda Center
Say My Name Oral History Project/Documentary Filmmaking	Summer	12-17	Rodda Center
Sculpt It	Fall, Spring	6-10	Rodda Center
Spring Break Camp	Spring	6-13	Rodda Center
Spoken Word Café- Rap Cipher	Summer	12-17	Rodda Center
Sports & Arts Camp	Summer	Grades 4-9	TJ Middle School
Swim Lessons	Summer	5-17	Votee Park Pool
Tap Dance	Fall, Winter, Spring	8-14	Rodda Center
Tennis Camp	Summer	7-17	Votee Park
Tennis Lessons	Fall, Spring, Summer	5-17	Ammann Park

Table 10. Kindergarten-12th Grade Programs			
Program	**Seasons Offered**	**Age Group**	**Location**
Tent Camp	Summer	9-13	Votee Park
Theater Dance	Winter, Spring	8-14	Rodda Center
Track	Summer	5-15	Teaneck High School
Up to the Challenge-College & Career Ready	Summer	12-17	Rodda Center
Zumba Kids	Fall, Winter, Spring	5-8	Rodda Center

Table 11 lists the adult programs offered in Teaneck, their age ranges, where they are held, and during what seasons.

Table 11. Adult Programs in Teaneck			
Program	**Seasons Offered**	**Age Group**	**Location**
Ballroom	Fall, Winter, Spring	18-54	Rodda Center
Golf	Fall, Spring, Summer	18-54	Bogota Golf Center
Horseback Riding	Spring	18-54	Bergen Equestrian Center
Indoor Tennis	Fall, Winter	18-54	Rodda Center
Pottery	Fall, Winter, Spring	18-54	Rodda Center
Swim Lessons	Summer	18-54	Votee Park Pool
Tennis Lessons	Spring, Summer	18-54	Ammann Park
Yoga	Fall, Winter, Spring	18-54	Rodda Center
Zumba	Fall, Winter, Spring	18-54	Rodda Center
Zumba Toning	Fall, Winter, Spring	18-54	Rodda Center

Table 12 includes the enrollment for the Senior programs. All programs are held at the Rodda Center and for individuals ages 55 and up.

Table 12. Senior Programs	
Program	**Seasons Available**
Ballroom & Latin Dancing	Fall, Winter, Spring
Breathe & Stretch	Summer
Cardio Workout	All
Folk Dancing	All
Line Dancing	Fall, Winter, Spring
Light & Gentle Exercise	All
Low Impact Exercise	All

Table 12. Senior Programs	
Program	**Seasons Available**
Men's Fitness	All
Middle Eastern Dance	All
Osteoporosis Exercise	All
Pump the Prime	All
Stretch Pilates	All
Tai Chi	All
Tap Dancing	Fall, Winter, Spring
Toning & Strengthening	All
Walking Club	Fall, Winter, Spring
Water Exercise	All
Yoga	All
Zumba	All
Advanced Drawing	Fall, Winter, Spring
Cerebral Gym	All
Clay Sculpting	Fall, Winter, Spring
Computer Class	Fall, Spring, Summer
Creative Card Stamping	Fall, Spring, Summer
Creative Writing	All
Discussion Group	Fall, Spring, Summer
Drama/Improvisation	Fall, Spring, Summer
Hand Building	All
Meditation	Fall, Winter, Spring
Oil Painting	All
Quilting	All
Spanish Conversation	All
Spanish Instruction	Spring
Studio Practice	Summer
Advanced Water Color Painting	Fall, Winter, Spring
Wood Carving	All
Yiddish Corner	Fall, Summer
Bingo	All
Knitting	All
Mah Jongg	All
Social Bridge	All
Lunch Program	All

Table 13 shows the enrollment for these classes.

Table 13. Senior Program Enrollment Winter and Spring								
	Winter		**Spring**		**Summer**		**Fall**	
Program	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**
Ballroom & Latin Dancing	26	1	23	1	-	-	21	1
Breathe & Stretch	-	-	-	-	27	1	-	-
Cardio Workout	134	2	136	2	134	2	146	2
Folk Dancing	33	1	38	1	41	1	41	1
Line Dancing	56	1	64	1	-	-	63	1
Light & Gentle Exercise	118	2	139	2	136	2	135	2
Low Impact Exercise	41	1	41	1	24	1	51	1
Men's Fitness	143	3	165	3	163	3	156	3
Middle Eastern Dance	17	1	14	1	17	1	14	1
Osteoporosis Exercise	98	2	112	2	102	2	136	2
Pump the Prime	62	1	66	1	66	1	67	1
Stretch Pilates	62	1	64	1	64	1	63	1
Tai Chi	45	2	46	2	32	2	54	2
Tap Dancing	36	2	40	2	-	-	51	2
Toning & Strengthening	108	2	114	2	110	2	124	2
Walking Club	28	5	41	5	-	-	43	5
Water Exercise	34	2	54	2	153	4	57	2
Yoga	181	4	208	4	204	4	230	4
Zumba	101	2	109	2	136	2	114	2
Advanced Drawing	25	1	27	1	-	-	32	1
Cerebral Gym	34	1	37	1	33	1	29	1
Clay Sculpting	16	1	22	1	-	-	21	1
Computer Class	-	-	24	2	11	2	16	2
Creative Card Stamping	-	-	19	1	17	1	21	1
Creative Writing	12	1	11	1	16	1	13	1
Discussion Group	-	-	10	1	10	1	13	1
Drama/Improvisation	-	-	11	1	-	-	13	1
Hand Building	16	1	26	1	30	2	37	2

Table 13. Senior Program Enrollment Winter and Spring								
	Winter		Spring		Summer		Fall	
Program	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**
Meditation	32	1	20	1	-	-	27	1
Oil Painting	20	1	30	1	20	1	32	2
Quilting	27	1	30	1	31	1	32	1
Spanish Conversation	13	1	9	1	9	1	12	1
Spanish Instruction	-	-	25	2	-	-	-	-
Studio Practice	-	-	-	-	20	1	-	-
Advanced Water Color Painting	34	1	37	1	-	-	35	1
Wood Carving	6	1	8	1	8	1	9	1
Yiddish Corner	-	-	-	-	17	1	25	1
Bingo	27	2	23	2	24	2	25	2
Knitting	44	3	48	3	40	3	53	3
Mah Jongg	25	2	24	2	34	2	28	2
Social Bridge	26	4	21	4	27	4	29	4
Lunch Program (number of meals ordered)	944	-	1521	-	5785	-	2045	-

Table 14 displays the enrollment in terms of classes and students for all the programs offered in the Township of Teaneck, by season.

Table 14. Program Enrollment in Winter and Spring								
	Winter		Spring		Summer		Fall	
Program	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**
Adult Golf	-	-	-	1	4	1	1	1
Adult Horseback Riding	-	-	-	1	-	-	-	-
Adult Indoor Tennis	-	2	-	-	-	-	5	2

Table 14. Program Enrollment in Winter and Spring								
	Winter		**Spring**		**Summer**		**Fall**	
Program	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**
Adult Pottery	39	4	40	4	-	-	26	4
Adult Swim Lessons	-	-	-	-	8	2	-	-
Aqua Zumba	-	-	-	-	21	2	-	-
Ballroom Dancing	15	1	18	1	-	-	-	-
Yoga	4	1	6	1	-	-	14	1
Zumba	19	2	18	2	-	-	8	2
Zumba Toning	7	1	6	1	-	-	2	1
African Dance	-	-	-	-	6	1	-	-
Arts & Crafts	12	1	13	1	-	-	7	1
Ballet	18	2	20	2	-	-	36	5
Basketball Clinic	-	-	-	-	20	1	-	-
Bowling	23	-	-	-	-	-	7	1
Capoeira	-	-	-	-	4	1	-	-
Classical Painting	10	1	19	2	-	-	10	2
Creative Dance	39	4	39	4	-	-	19	4
Creative Movement	9	2	13	2	7	2	4	2
Drama	11	1	9	1	-	-	6	1
Drum Circle	-	-	-	-	11	1	-	-
Fencing	-	-	31	3	-	-	23	3
Forum	200	36	110	24	107	6	360	36
Fun with Ping Pong	8	2	10	2	-	-	4	2
Girls Who Code	-	-	-	-	14	1	-	-
Hip Hop	27	3	21	2	-	-	20	2
Horseback Riding	-	-	7	2	12	2	9	4
Ice Skating (Ice House)	-	-	44	2	-	-	14	2
Ice Skating (MacKay)	50	5	-	-	-	-	17	4
Indoor Tennis Lessons	30	4	-	-	-	-	-	-

Table 14. Program Enrollment in Winter and Spring								
	Winter		**Spring**		**Summer**		**Fall**	
Program	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**	**Students**	**Classes**
Karate	45	3	57	3	-	-	30	3
Kindergym	20	3	29	3	2	3	11	3
Kinderkraft	9	2	8	1	6	1	3	1
Mad Science Camp	-	-	-	-	25	3	-	-
Multi Sports Camp	-	-	-	-	51	2	-	-
Mural Painting	-	-	-	-	11	1	-	-
Music Mixing	-	-	-	-	-	-	5	1
My Funny Side Caricature	6	1	6	1	-	-	6	1
Pottery	56	6	56	6	-	-	54	6
Primary Picassos	21	2	21	2	10	1	21	2
Say My Name Oral History Project	-	-	-	-	3	1	-	-
Sculpt It	-	-	20	2	-	-	20	2
Spoken Word Cafe	-	-	-	-	-	1	-	-
Spring Break Camp	-	-	160	4	-	-	-	-
Swim Lessons	-	-	-	-	133	18	-	-
Tap Dance	9	1	8	1	-	-	5	1
Tennis Camp	-	-	-	-	11	1	-	-
Tennis Lessons	-	-	49	14	22	7	10	6
Tent Camp	-	-	-	-	42	1	-	-
Theater Dance	10	1	11	1	-	-	-	-
Toddlekins	42	6	46	6	30	4	25	5
Track	-	-	-	-	44	2	-	-
Up to Challenge-College & Career Ready	-	-	-	-	5	1	-	-
Zumba Kids	24	2	18	2	-	-	20	2

Table 15 details the enrollment for Sports & Arts Camp and Camp Sunsational, as well as the Township's after-school program. Camp Sunsational is a childrens camp held at the Rodda Community Center during the summer run by the Recreation Department. The day camp involves crafts, sports and games, science projects, cooking and baking, board games, and field trips.

Table 15. Sports & Arts and Camp Enrollment			
	2015	**2016**	**2017**
Sports and Arts Camp	233	226	228
1st session	204	225	228
2nd session	203	212	214
3rd session	233	226	228
Camp Sunsational			
Phase 1- Toddler			
1st sessions	30	30	30
2nd session	30	30	30
3rd session	26	26	26
Phase 2- K-3			
1st session	138	120	120
2nd session	138	120	120
3rd session	130	120	120

Youth Recreation Leagues

Sports organizations in the Township of Teaneck are run independently from the Township's Recreation Department.[49] In terms of team sports, field hockey and lacrosse are not offered in the Township, since there is not facility space for it. For all sports in Teaneck, there is heavy competition for the fields and participation on teams has been capped.

Softball and baseball leagues, known as the Teaneck Southern Baseball and Softball League, use the fields at Hawthorne, Votee, and Phelps Parks, and Thomas Jefferson Middle School in the Township. This is a competitive sports league and they play teams from neighboring towns including Bergenfield, Cliffside Park, Leonia, Lodi, Ridgefield, and Wallington.[50]

The Teaneck Baseball Organization uses the facilities at Hawthorne, Argonne, Votee, Phelps, and Sagamore Parks, and Benjamin Franklin and Thomas Jefferson Middle Schools. They also play teams from Ridgefield and Rutherford.[51]

Teaneck Junior Soccer League uses the fields at the Rodda Center, Ammann, Sagamore, Terhune, and Votee Parks, and the Benjamin Franklin and Thomas Jefferson Middle Schools, Whittier Elementary School, Teaneck High School, and the Soccer Coliseum at the Teaneck Armory.[52]

The Teaneck Junior Football League plays at Votee Park (their home field) and the Teaneck Junior Wrestling program uses the facilities at Teaneck High School for their home field.

County Recreation Facilities

Overpeck County Park

Bergen County Overpeck County Park covers 805 acres and is a former landfill-restored into a park and recreational facility. Five of Bergen County's municipalities donated land around Overpeck Creek to create the park, including Teaneck, Leonia, Ridgefield, Palisades Park, and Englewood. The landfill was remediated and capped. The Park includes a Sportsplex, Equestrian Center, athletic fields and tracks, picnic and fishing areas, playgrounds, canoe and kayak launch areas, an amphitheater, observation decks, and walking trails.[53] The portion in Teaneck consists of 230 acres, donated by the town. A map of Overpeck Park is included in **Appendix E.**

The Sportsplex includes a football and soccer stadium, athletic fields, the baseball league, softball, an ADA accessible playground, an all-weather running track, field events including shot put and long jump, and model boating. The Ridgefield Park area includes a playground, five miles of walking and cycling paths, an observation deck/nature overlook, the launch area for canoes and kayaks, a dock, 3,000 seat amphitheater, a 40-acre open field, one softball and one baseball field, two turf soccer fields, six tennis courts, three comfort stations, and two concession areas. The Henry Hoebel Area in Leonia North includes a multi-use pathway for bicycles and pedestrians around a lake, athletic fields, a running track, a dog park, tennis court, basketball, volleyball, and a fitness center, as well as a World Trade Center Memorial. The Leonia South section includes picnicking, a playground, basketball, a fishing pier, nature trails, and bird watching.

Teaneck Creek Conservancy

The Teaneck Creek Conservancy is located at the section of Overpeck Park located in the Township of Teaneck along Teaneck Road. This section of the park is in a forested freshwater wetland. Teaneck Creek Conservancy is a nonprofit organization home to a 46-acre EcoArt park with trails for walking and observing nature in the forested landscape. The Conservancy offers environmental educational and cultural programs.

As part of its art installation effort, the Conservancy commissioned an EcoArt project by muralist Eduardo Alexander Rabel to transform five, five-foot diameter concrete pipes, which are thought to be drainage pipes left over from construction of the NJ Turnpike. The five pipes were designated to represent historic eras, and the future.[54]

Figure 10. Five Pipes, Eduardo Alexander Rabel, Teaneck Creek Conservancy (www.teaneckcreek.org)

Overpeck Bergen County Golf Course

This Golf Course is a part of the Overpeck County Park, primarily in the Township of Teaneck (a small portion is located in Englewood). The Overpeck Creek bisects holes number 5, 6, 7, and 9. The course is owned and managed by Bergen County Parks Department.[55] Wind is always a factor but the challenge exists in avoiding the abundance of water. Situated on the northern tip of the New Jersey Meadowlands, holes cross over, run adjacent to, and are surrounded by hazards.

PRESERVATION RECOMMENDATIONS

A System of Open Space

Throughout the planning process, the MOST Committee has welcomed comments from the public on the development of the plan. Based on this public input, and on the natural and cultural resources upon which Teaneck relies, a series of maps was developed for the *Open Space and Recreation Plan Update* to illustrate local priorities for preservation. The development of these maps culminates in the identification of greenways that reflects the vision of the community's open space and recreation program. This vision is based on the open space goals for the Township, which includes protection of:

- Quality of life
- Recreational opportunities
- Water resources
- Forested landscape
- Wildlife habitat
- Cultural and historic sites
- Stewardship
- Connectivity

Map 1 and **Map 2** includes all public and preserved lands including county and municipal property. **Map 1** also includes schools and tax-exempt property, and both private and public lands. The details of how this map was developed are included in the **Open Space Inventory** section. This map also includes residential and commercial property greater than 0.5 acres, for the purpose of identifying potential open space acquisition for those properties which are underdeveloped or may expand existing preserved land.

Community Partners

At the September 5, 2018 meeting of the Parks, Playgrounds, Recreation Advisory Board (PPRAB), the board membership unanimously recommended to Council that:

> *The Township join the national "10 minute walk" program and work towards incorporating some of the Township's abandoned or vacated property into pocket parks, especially in neighborhoods where there are no parks within easy walking distance as well as properties that lie within a wildlife corridor, such as The Greenway. The Trust for Public Land has grant money available for this project. Therefore, the PPRAB also unanimously recommends to Council that the Township's grant writing firm be engaged to apply for funding.*

In 2011, the Environmental Commission provided a detailed memo to the Township Council regarding recommendations to expand municipal parks. **Appendix F** includes a map of the Commission's recommendations, along with the memo detailing the specific block and lots, and reasons as to why the property is to be considered for preservation. These included recommendations for the following parks and open space:

- Coolidge Park
- Continental Park

- Hackensack River Greenway
- Argonne Park
- Overpeck Park

Also in 2011, the Township Environmental Commission worked with Michael Baker Jr. Inc. and the New Jersey Department of Transportation to complete a *Bicycle and Pedestrian Master Plan.*[56] As noted in the plan,

> *As Teaneck begins updating the overall Township Master Plan, the opportunity to enhance bicycle and pedestrian accommodations is present. Implementing the recommendations outlined in this Bicycle and Pedestrian Master Plan can help Teaneck in its desire to increase bicycle and pedestrian travel in the township, while improving personal health, traffic conditions, and air quality. This Master Plan is intended to serve as a resource for the Township to improve these networks for present and future generations.*

The Township of Teaneck has a depth of stakeholders engaged in the Township. From local community groups, to advisory boards both on the local and regional level, community members provide support and resources for the Township as they make decisions regarding public open space and recreation. **Appendix G** provides a list of the local groups in the Township and provides contact information and description of each.

Apartment Projects Under Construction

The Township of Teaneck has been undergoing a renaissance of redevelopment and construction of new apartments and higher density housing to accommodate a resurgence in interest in living in the community, especially in which there is easy access to New York City. There are five new apartment complexes under construction now in the Township and these are shown on **Map 3**. This is also part of the governing body's efforts to increase the number and diversity of affordable housing units available to residents in the municipality.[57] The five new construction projects underway include[58]:

- 227 Teaneck Road – The site of a former gas station, this building has 26 apartments with five of them designated as affordable.
- 1500 Teaneck Road – BNE Real Estate is building a 228-unit complex at this location with 10% of the apartments set aside for people with low-to moderate-incomes.
- 1475 Palisade Avenue – Ten affordable apartments are included as part of the 127-unit building. This building has seven stories of apartment on top of two stories of parking.
- 764 New Bridge Road – A 2.2 acre property located at New Bridge Road near the intersection of River Road is a mixed-use multi-story building with residential apartments.
- 1775 Windsor Road - AvalonBay Communities is constructing a 248-unit complex on the site of the former World of Wings Butterfly Museum, with at least 25 affordable housing units.

Residents at the public meeting expressed concern with the number and pace of multi-family residential units under construction, and under review, in the Township of Teaneck. Members of the public asked questions regarding lack of tree buffer between the buildings and neighbors, safety and noise due to the proximity to the rail line, lack of adequate improvements to the municipal infrastructure, and corresponding increase in the number of cars added to the local roads.

Route 4 Greenbelt

The history of the Route 4 Greenbelt can be traced back to the 1930's when the Township, through its Master Plan, recognized the benefit of establishing a greenbelt along the new State Route 4. During the Great Depression, the Township was looking to attract homebuyers. Officials began to buy undeveloped lots along the highway to serve as a buffer of parks and trees for neighboring homes. Over time, this section of Route 4 became the only portion of the highway without development and driveways on it.[59] The *2007 Master Plan* included the following on the Route 4 Greenbelt[60]:

> *Included in the 1994 Master Plan were recommendations of the New Jersey Department of Transportation (NJDOT) to both widen and improve the section of State Route 4, which passes through Teaneck. The 1994 Master Plan stated that in the opinion of the Planning Board, the improvements as proposed would adversely affect one of Teaneck's most distinctive features and an area which has been deemed worthy of local designation as historic – the greenbelt preserved along both sides of the highway. The 1994 Master Plan was also concerned that the widening would encroach on two parks in Teaneck-the Eleanor Manning Kieliszek Park – north of Route 4, and South Gaylord Park – south of Route 4, both of which are adjacent to the Belle Avenue exits.*
>
> ***On April 1, 2004, the Township Council of the Township of Teaneck designated the greenbelt area on both sides of Route 4 located in Teaneck as "the Teaneck Township Route 4 Greenbelt," in line with the 1994 Master Plan's recommendation that it be designated as a landmark worthy of preservation.***
>
> *The Township Council also clarified its position with respect to the NJDOT's planned improvements to the Route 4 corridor in Teaneck, in a resolution adopted September 9, 2003 (Resolution No. 331-03). The resolution indicated that Route 4 be viewed as a transportation corridor, not only accommodating the needs of vehicular traffic and mass transit, but pedestrians and bicyclists as well. …While the resolution supports the widening of Route 4 to three (3) travel lanes in each direction, this should be accomplished with "minimal invasion of the Greenbelt," and compensated for by the purchase of open space in the Township at the expense of the State of New Jersey. With respect to acceleration and deceleration lanes to be provided for roads that access Route 4, the resolution indicated that the two intersections of Belle Avenue and Queen Anne Road presented special problems with respect to appearance and the preservation of the Greenbelt.…Finally, the resolution pointed out the need for signage and lighting plans for Route 4 to be visually non-intrusive to residential areas and to be consistent with the Greenbelt.*

Table 16 is the list of properties along the State Highway Route 4 corridor, these are also shown on **Map 4**. Properties identified on the map and in the table indicate the following:

- Bright green: Municipal parks included on the ROSI
- Pink: Schools, including the Lowell Elementary School
- Purple: Land owned by the municipality that are not part of the Route 4 Greenbelt
- Orange: Commercial property (Siegel and Siegel)
- Dark green: Property which has been identified by NJDEP Green Acres and the municipality as part of the Route 4 Greenbelt, but not included on the current ROSI

TABLE 16. ROUTE 4 GREENBELT PROPERTIES (MAP 4. ROUTE 4 GREENBELT)							
BLOCK	**LOT**	**ACRES (Tax Data)**	**LOCATION**	**OWNER**	**CLASS**	**GIS (Acres)**	**DESCRIPTION**
502	18	0.58 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	0.6053	ROUTE 4 GREENBELT: TAX ASSESSOR NOTES
502	19	0.0620 Ac		TOWNSHIP OF TEANECK	15C	0.0424	
503	10	0.0599 Ac		TOWNSHIP OF TEANECK	15C	0.0902	
504	9	0.0823 Ac		TOWNSHIP OF TEANECK	15C	0.1128	
901	1	3.75 Ac	1035 LINCOLN	BOARD OF EDUCATION	15A	3.8135	School: Lowell Elementary School
902	1	1.16 Ac	399 WOODS ROAD	TOWNSHIP OF TEANECK	15C	1.1342	ROSI: South Gaylord Park
903	1	1.31 Ac	401 WOODS ROAD	TOWNSHIP OF TEANECK	15C	1.2504	ROSI: South Gaylord Park
1401	2	0.3419 Ac	1262 RIVER ROAD	TOWNSHIP OF TEANECK	15C	0.3636	ROSI: Hackensack River Gwy
1501	1	0.0386 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	0.0551	ROUTE 4 GREENBELT: TAX ASSESSOR NOTES
1501	2	0.20 Ac	1123 RIVER ROAD	HUGHES, E. RIJOS	2	0.1969	Residential
1501	7	0.1377 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	0.0647	ROUTE 4 GREENBELT: TAX ASSESSOR NOTES
1502	1	0.1295 Ac		TOWNSHIP OF TEANECK	15C	0.1639	
1503	1	0.0689 Ac		TOWNSHIP OF TEANECK	15C	0.1424	
1510	1	0.4610 Ac	PEMBROKE STREET	TOWNSHIP OF TEANECK	15C	0.4737	Municipal Property
1510	2	0.0414 Ac	DARTMOUTH STREET	STATE OF NEW JERSEY	15C	0.0470	State of New Jersey
1510	3	1.43 Ac	1064 CAMBRIDGE	TOWNSHIP OF TEANECK	15C	1.7816	Municipal Property
2210	5	1.25 Ac	434 Billington	TOWNSHIP OF TEANECK	15C	1.3251	ROSI: Eleanor M Kieliszek Park
2211	1	1.00 Ac	374 Billington	TOWNSHIP OF TEANECK	15C	0.7881	ROSI: Eleanor M Kieliszek Park

TABLE 16. ROUTE 4 GREENBELT PROPERTIES (MAP 4. ROUTE 4 GREENBELT)							
BLOCK	**LOT**	**ACRES (Tax Data)**	**LOCATION**	**OWNER**	**CLASS**	**GIS (Acres)**	**DESCRIPTION**
2701	1	1.31 Ac	1001 Windsor	TOWNSHIP OF TEANECK	15C	1.5364	ROSI: Windsor Park
2702	11	0.3488 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	0.4566	ROUTE 4 GREENBELT: TAX ASSESSOR NOTES
2703	10	1.49 Ac		TOWNSHIP OF TEANECK	15C	1.6003	
2801	1	13.15 Ac	1009 QUEEN ANNE ROAD	BOARD OF EDUCATION	15A	12.9730	School: Teaneck High School
4001	8	0.18 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	0.1435	ROUTE 4 GREENBELT: TAX ASSESSOR NOTES
4002	8	0.11 Ac	123 Eastlawn	ODEI, PAULINUS & LIZY	2	0.1149	Residential
4002	11	0.19 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	0.2002	ROUTE 4 GREENBELT: TAX ASSESSOR NOTES
4003	23	1.25 Ac		TOWNSHIP OF TEANECK	15C	1.1484	
4102	26.01	1.21 Ac	300 ROUTE 4	SIEGEL,H. & SIEGEL	4A	1.2013	Commercial
4102	27	0.94 Ac	FARRAGUT DRIVE	TOWNSHIP OF TEANECK	15C	0.9899	ROUTE 4 GREENBELT: 1966 GREEN ACRES FUNDING
4701	1	2.75 Ac	1101 Windsor	TOWNSHIP OF TEANECK	15C	3.1314	ROSI: Windsor Park
4703	4	2.17 Ac	1079 Palisade	TOWNSHIP OF TEANECK	15C	3.0838	Municipal Property
4704	1	1.35 Ac	1086 Palisade	TOWNSHIP OF TEANECK	15C	1.2788	ROSI: Milton Votee Park
4808	15	1.80 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	1.7747	ROUTE 4 GREENBELT: TAX ASSESSOR NOTES
4811	12	0.1148 Ac		TOWNSHIP OF TEANECK	15C	0.1155	
4812	15	0.2550 Ac	1056 Margaret	TOWNSHIP OF TEANECK	15C	0.3226	Municipal Property
5921	11	0.0521 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	0.0762	ROUTE 4 GREENBELT: TAX ASSESSOR NOTES
5921	12	0.0342 Ac		STATE OF NEW JERSEY	15C	0.0252	
5922	9	0.0126 Ac		STATE OF NEW JERSEY	15C	0.0233	
5923	9	0.0803 Ac		TOWNSHIP OF TEANECK	15C	0.1878	
5924	11	0.1148 Ac		TOWNSHIP OF TEANECK	15C	0.1729	
6002	10	4.92 Ac		TOWNSHIP OF TEANECK	15C	4.7948	
6002	11	0.0092 Ac		STATE OF NEW JERSEY	15C	0.0152	

Appendix H includes correspondence from the NJDEP Green Acres program to the Township and municipal Ordinance No. 1279 listing park locations, including the Greenbelt, in Teaneck Township.

In the summer of 2017, rezoning was proposed for the Siegel & Siegel property at 300 State Route 4, together with an adjacent wooded property that was owned by Teaneck, to allow for a self-storage complex to be built. This was met with opposition by residents, as well as from the Teaneck Greenbelt Committee. This proposal was unsuccessful because it was found that the Township owned land is protected under the NJDEP Green Acres program, and was purchased for $2,750 in 1966 using money from the program, and is only allowed to be used for parkland.[61] In addition to the zoning change was a proposal to install a billboard on municipal property along the highway near Englewood, which ultimately failed due to similar restrictions of the property.[62] The State Office of Historic Preservation is now studying designating the Route 4 corridor a historic district, and has issued an opinion that it would be eligible for this designation.

The street trees and forested landscape in the Township of Teaneck, including the unique buffer along Route 4, known as the Route 4 Greenbelt, are the anchor upon which the scenic character and neighborhood green scape are based. **Map 4** identifies the properties including as part of the Route 4 Greenbelt, per the Township Master Plan, Tax Assessor database, and NJDEP Green Acres funding (where information is available). Adding these properties to the ROSI will permanently protect them, providing a buffer along Route 4. In addition, at the Public Meeting, individuals suggested the Township consider purchasing those properties that are part of the Greenbelt, but are privately owned, in order to create a permanent, interconnected buffer between the homes and the busy highway corridor.

Municipal Street Trees

Map 5 illustrates the forested cover in the Township of Teaneck, based upon the NJDEP digital orthophotography as of 2012, the most recent mapping available. Trees line the streets and neighborhoods of Teaneck, frame the rivers, and provide shade for both residents and the wildlife endemic to the area. Teaneck is bounded by its rivers – the Hackensack River to the west and Overpeck Creek to the east – providing a natural flyover for birds and opportunities for recreation and relaxation. Protecting the treed landscape and the water resources it protects will create a resilient foundation for the community's continued high quality of life.

Recreational Programs and Facilities

The Township's recreation program and facilities are actively used, enjoyed, and maintained. The Recreation Department supports a myriad of recreational programs and works to address the diverse needs of its community and residents. The Department replaces outdated equipment as funding becomes available and implements a strategic vision for improving and enhancing existing parks to ensure they are safe, attractive, and accessible to all residents. There is a depth of need in the municipality for park improvement and the Department is working to address those needs on a timely basis. Field space is at a premium, with limitations placed on practice time. New sports (such as lacrosse) are unable to be supported by the private recreation programs due to overuse of the existing playing fields.

In 2018 Bergen County has proposed adding an animatronic dinosaur exhibit at Overpeck Park. It would have included over 30 live-size dinosaurs with an associated 400-car parking lot. Plans for the exhibit were for it to be located in Area II of Overpeck Park in Teaneck, a 75-acre area of open space that had not been previously open to the public. Following significant public opposition, Bergen County announced on February 7, 2019 that it was no longer going to be relocating the exhibit to Overpeck Park. The county has plans to spend $6.3 million to remediate Overpeck Park and Teaneck Creek Park with a $1.25 million grant from green acres.[63]

Community Benefits of Open Space Preservation

Open space is an infrastructure that needs to be designed and planned just as utilities and roadways. When planned as a system, this infrastructure provides benefits to a community. A system of open space for the Township of Teaneck will support the community's quality of life, recreational programs and activities, and protect the cultural and natural resources base of the Township.

As part of the *2007 Open Space and Recreation Plan*, the Environmental Commission included its philosophy of open space and detailed the benefits of preservation. This philosophy is the center of the approach to a system of open space for the Township and as quoted it states:

> "*Open space is land that is not developed for residential, commercial, industrial or institutional use. Open space provides numerous benefits to Teaneck residents, both direct and indirect, short and long term. It helps to define our community and build pride in our shared identity. The quality of life in this town depends upon the quality and character of our environment. These factors are also important to the business community, thus affecting our tax base. The goal of our open space plan is to determine which areas should be retained as open space and which should be developed for more intensive use to accommodate Teaneck's need for desirable growth. Open space can make a critical difference in maintaining Teaneck as a desirable place to live, work and visit.* "

The *2007 Plan* identifies the following benefits preservation offers to support a healthy, sustainable community.

- Preserves habitat for living resources, including plants, animals, and humans
- Offers a variety of outdoor recreation experiences
- Balances growth and development to sustain economic vitality in the community
- Provides opportunities for residents to keep fit and improve physical health
- Aids in promoting a sense of community
- Connects current and future residents to the community's heritage by preserving historic landmarks and sites
- Prevents erosion and conserves soil, a nonrenewable resource
- Contributes to landscape diversity and a scenic environment
- Protects the quantity and quality of water
- Controls flooding
- Helps remove pollutants from the air
- Maintains a community's character
- Ensures existing forested lands remain intact

Greenways in the Township of Teaneck

Greenways are "*corridors of protected public and private land established along rivers, stream valleys, ridges, abandoned railroad corridors, utility rights-of-way, canals, scenic roads, or other linear features. They link recreational, cultural, and natural features, provide pathways for people and wildlife, protect forests, wetlands, and grasslands, and improve the quality of life for everyone*."[64]

The Greenways Map (**Map 6**) is a comprehensive picture of the municipality's natural, recreational, and cultural resources and demonstrates how they are linked together. It is an update to the Township's *2007 Plan* and reaffirms the Township's commitment to protecting the landscape which shapes its community.

The Greenway Map is consistent with the *2007 Plan* and identifies the following preservation corridors and project areas for the Township of Teaneck:

- Hackensack River Greenway
- Route 4 Greenbelt
- Windsor Park Greenway
- Argonne Greenway
- Overpeck Greenway
- Cedar Lane Connector
- Overpeck Creek Connector
- Feldman Preserve

The greenways along the Hackensack River and Overpeck Creek buffer the waterways to protect the banks and riparian corridors, providing access and opportunities for recreation. Expanding the Hackensack River Greenway will connect the Township of Teaneck with New Milford and Bogota, a long-time goal of the Township and the County. Expanding local parks for recreation will open additional space for new facilities and activities for residents, with an appreciation and understanding for their underlying natural and cultural value.

Sustainability of the environmental and of the local economy are intertwined in the recognition of an eco-corridor along Cedar Lane. Signage along the Hackensack River Greenway and within Overpeck Park directing visitors to the downtown business district will support the Township's initiatives to "buy local" campaign. Enjoyment of the local parks, walking paths, treed sidewalks, and stunning waterways will enhance the quality of life, improve the community's health, and provide walkable alternatives to the community and its visitors.

ACTION PLAN

The *Open Space and Recreation Plan Update* offers an updated set of strategies and a timetable to implement the goals and recommendations for the Township of Teaneck. The action program suggests specific tasks that the Township may take in order to implement the *Open Space and Recreation Plan Update*. These action steps were created in accordance with the goals and objectives outlined in this *Update* and in conjunction with a thorough review of the municipality's existing plans and public comment.

The activities listed for the first year after the completion of the *Plan Update* are the most urgent and will further the Township's open space program immediately. The "three year" recommendations are focused on longer-term objectives that will serve to accomplish the Township's open space and recreation needs. The "five year" and later projects will be achieved as the program continues to mature and as these opportunities arise. "Ongoing" activities are items that will continue throughout the period, with regular review if not continual attention.

The *Open Space and Recreation Plan Update* is not a static document and the action program should be updated every year, and progress reported to the governing body.

Within One Year

- Adopt the *Open Space and Recreation Plan Update* as part of the Master Plan.
- Submit the *Open Space and Recreation Plan Update* to the Green Acres program at the New Jersey Department of Environmental Protection.
- Replace the Member-at-Large on the MOST Committee to ensure the board is at full capacity.
- Complete a Feasibility Study for improving and upgrading facilities at Argonne Park, as recommended at the July 9, 2019 Council meeting and the July 18, 2019 Planning Board meeting.
- Develop a plan for engaging local and community recommendations on the future of the Route 4 Greenbelt.
- Reach out to residents to provide continued dialogue on the future improvements to municipal parks and recreational areas, expand outreach initiatives to include various social media platforms to capture a diverse demographic of community members.
- Examine Township-owned properties for placement on the Recreation and Open Space Inventory (ROSI), to ensure their permanent protection as open space. This includes the properties along the Route 4 Greenbelt. Resolve any inconsistencies in the ROSI with NJDEP and the Township professional staff, including the Engineer, Planner, and Superintendent of Recreation. Include 671 Pomander Walk on the ROSI.

Within Three Years

- Re-enroll in the NJDEP Green Acres Planning Incentive (PI) program as land becomes available for preservation in the municipality.
- Implement the recommendations of the Hackensack River Greenway to identify and reach out to property owners, including Fairleigh Dickinson University, to promote and connect the Greenway in the Township.

- In 2011, the Environmental Commission provided a list of recommendations to expand local municipal parks including Coolidge Park and Continental Park. Continue to work with the Environmental Commission to explore their recommendations for possible acquisition and park expansion opportunities.
- Undertake the feasibility of implementing the recommendations included in the 2011 Bicycle and Pedestrian Master Plan to improve non-vehicular travel and access in the Township.
- Investigate the feasibility of completing an inventory of the municipal street trees to improve public awareness and continued maintenance by the Department of Public Works.
- Work with neighboring municipalities to coordinate shared land preservation, trail initiatives, and use of recreation facilities for shared athletic programs.
- Develop an inventory of existing easements in the Township, including any conservation easements held by the municipality. Include on the municipal tax maps and on the ROSI, as appropriate.
- Work with historic organizations to expand local opportunities for historic conservation and education.
- Consider municipal recognition of the Route 4 Greenbelt as a historic site in the Township.
- Offer local educational opportunities to create home-based stewardship programs benefitting local wildlife and ecosystems, such as the National Wildlife Federation Backyard Habitat Certification Program or best management practices related to lawn care and road salt usage to further reduce non-point source water pollution.
- Pursue opportunities along streams to protect the health of these resources and increase their value for public recreation.
- Revitalize the Adopt a Park program.
- Create a regular process to contact landowners of open space interest, regarding granting the Township "first refusal" rights on future sales of their properties.

Within Five Years

- Work with the local Chamber of Commerce, Fairleigh Dickinson University, and Bergen County to examine eco-tourism initiatives and "green" economic development.
- Establish a walking program to promote the Parks, Playgrounds, and Recreation Advisory Board's recommendation that every resident be within a ten-minute walk of a local park or greenway.
- Encourage tax incentives for the preservation and adaptive reuse of historic buildings.
- Implement a park stewardship program to maintain and improve the Township's public spaces.
- Investigate and apply for possible grant opportunities to expand bicycling/walking trails.
- Meet with regional and neighboring municipal committees and commissions, and non-governmental environmental organizations to discuss acquisition priorities and partnership opportunities.
- Install wayside or interpretive signs in public parks to share information and offer educational material on the value of land and open space.
- Establish park management volunteer days to engage residents in stewardship programs.

Ongoing

- On an annual basis, review and provide an accounting of the use of the MOST for the residents and governing body.
- Work with the governing body and administration to ensure full membership on MOST Committee, including the addition of a public member.
- Continue to apply for and investigate grant opportunities to protect the Township's open space areas, including the Bergen County Open Space Trust Fund and the New Jersey Green Acres Program.
- Review the *Open Space and Recreation Plan* yearly to update the properties and information, and submit this update to Green Acres. Review and update the Open Space Maps to reflect revised tax maps and data.
- Promote best management practices on or near environmentally sensitive lands, including rivers, streams, and wetlands.
- Continue to plant native species along the Hackensack River Greenway
- Continue to meet with government, nonprofit, and other organizations to strategize and develop plans for open space conservation, stewardship, and trail development on a regional basis.
- Host an annual tour for the Open Space Committee to inventory potential new acquisitions, survey areas in need of stewardship, and observe best usage for properties already acquired.
- Continue to disseminate materials to inform residents about the value of open space and their role(s) in protecting existing open space.
- Continue to review the Township's needs for outdoor recreational facilities and work to address those as needed.
- Continue to offer ongoing and diverse recreational programs for all Township residents.
- Continue to pursue open space preservation opportunities in the Township.
- Promote historic easements through Preservation New Jersey and the New Jersey Historic Trust.
- Continue the municipal Open Space Trust Fund to purchase additional lands and support any debt services for future acquisitions.
- Celebrate and publicize all successful open space projects with community events.

MAPS

Map 1. Open Space

Map 2. Preserved and Public Lands

Map 3. Apartment Projects Under Construction

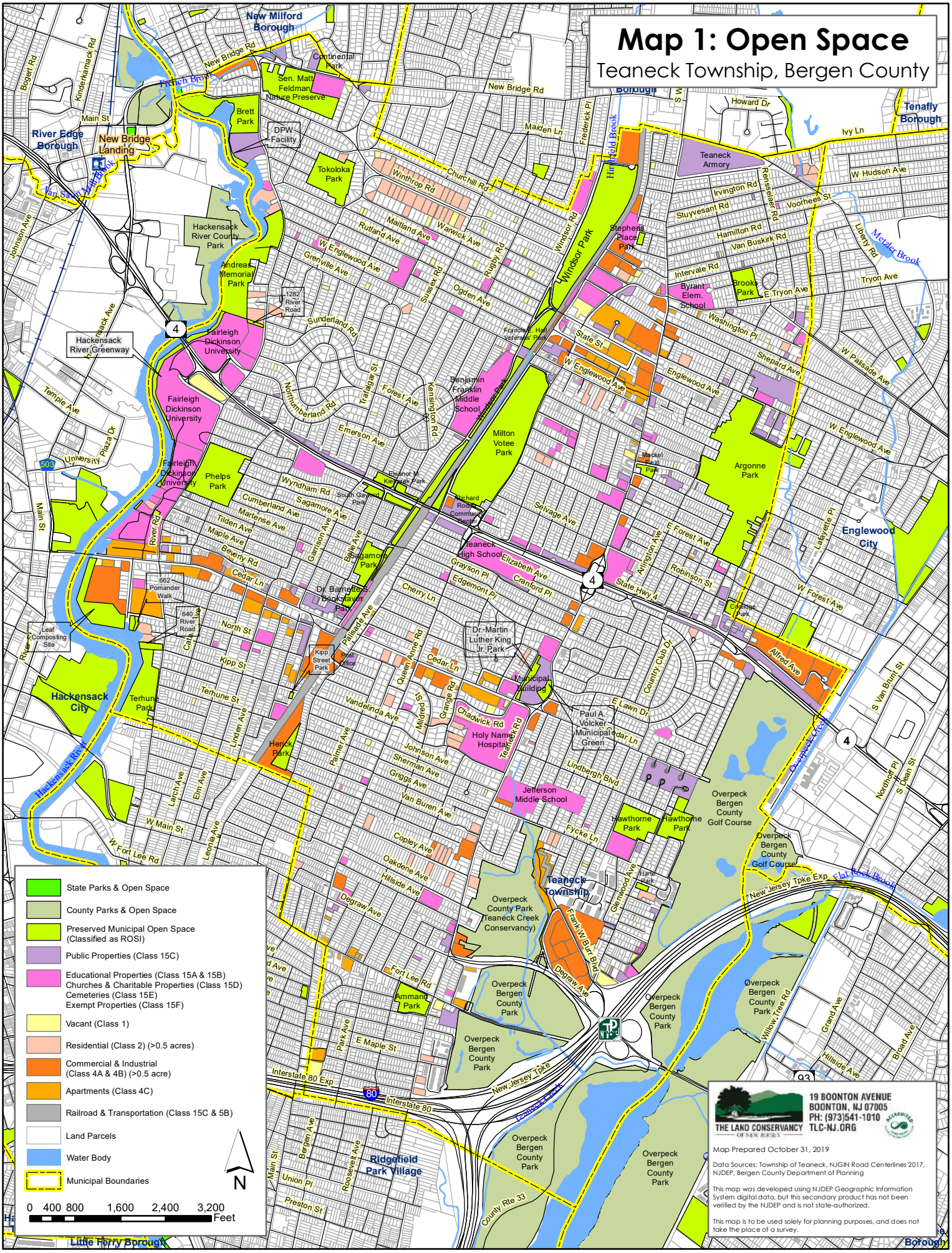
Map 4. Route 4 Greenbelt

Map 5. Forest Cover

Map 6. Greenways

Map 1: Open Space

Teaneck Township, Bergen County



THE LAND CONSERVANCY OF NEW JERSEY

19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

Map Prepared October 31, 2019

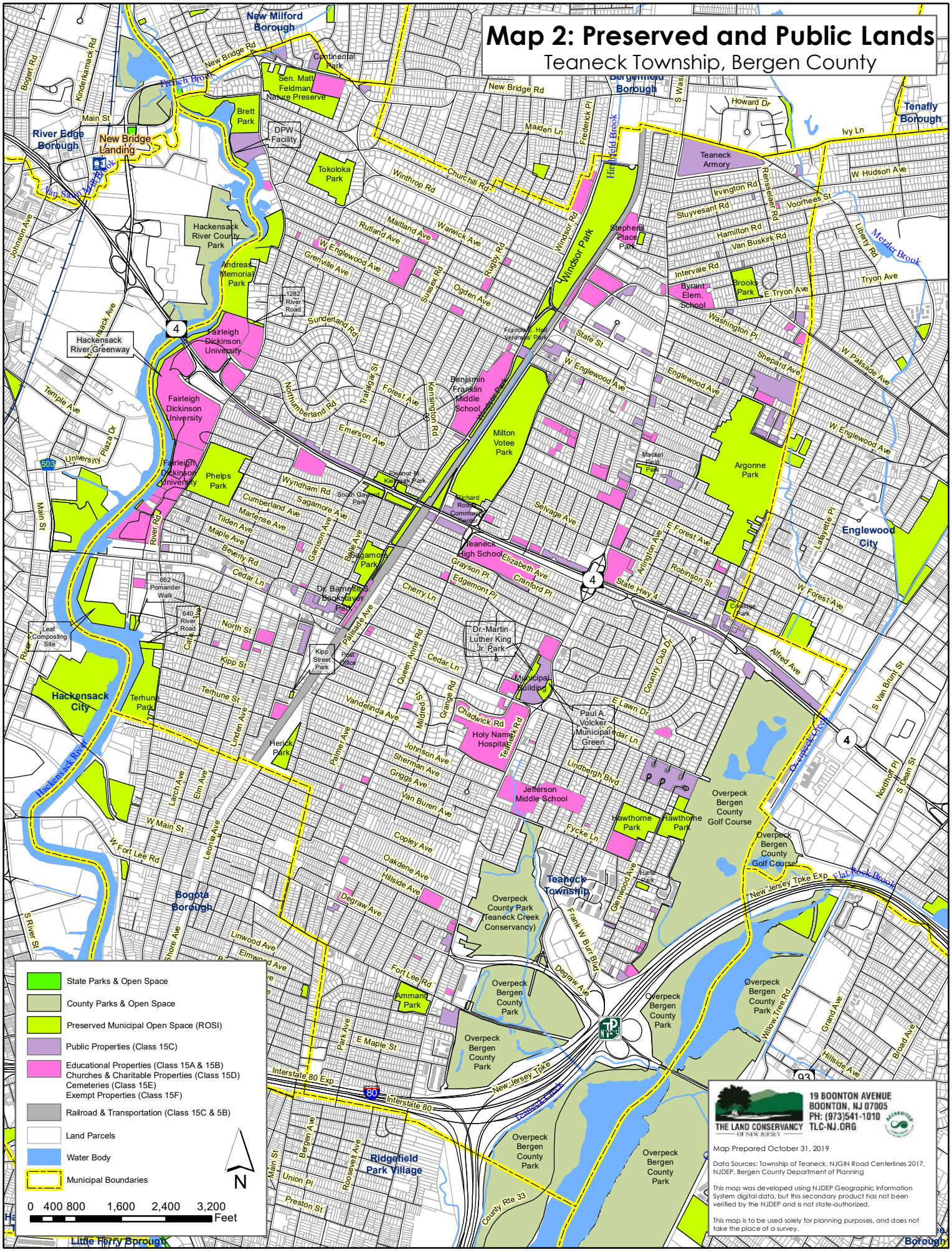
Data Sources: Township of Teaneck, NJGIN Road Centerlines 2017, NJDEP, Bergen County Department of Planning

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

This map is to be used solely for planning purposes, and does not take the place of a survey.

Map 2: Preserved and Public Lands

Teaneck Township, Bergen County



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Map Prepared October 31, 2019

Data Sources: Township of Teaneck, NJGIN Road Centerlines 2017, NJDEP, Bergen County Department of Planning

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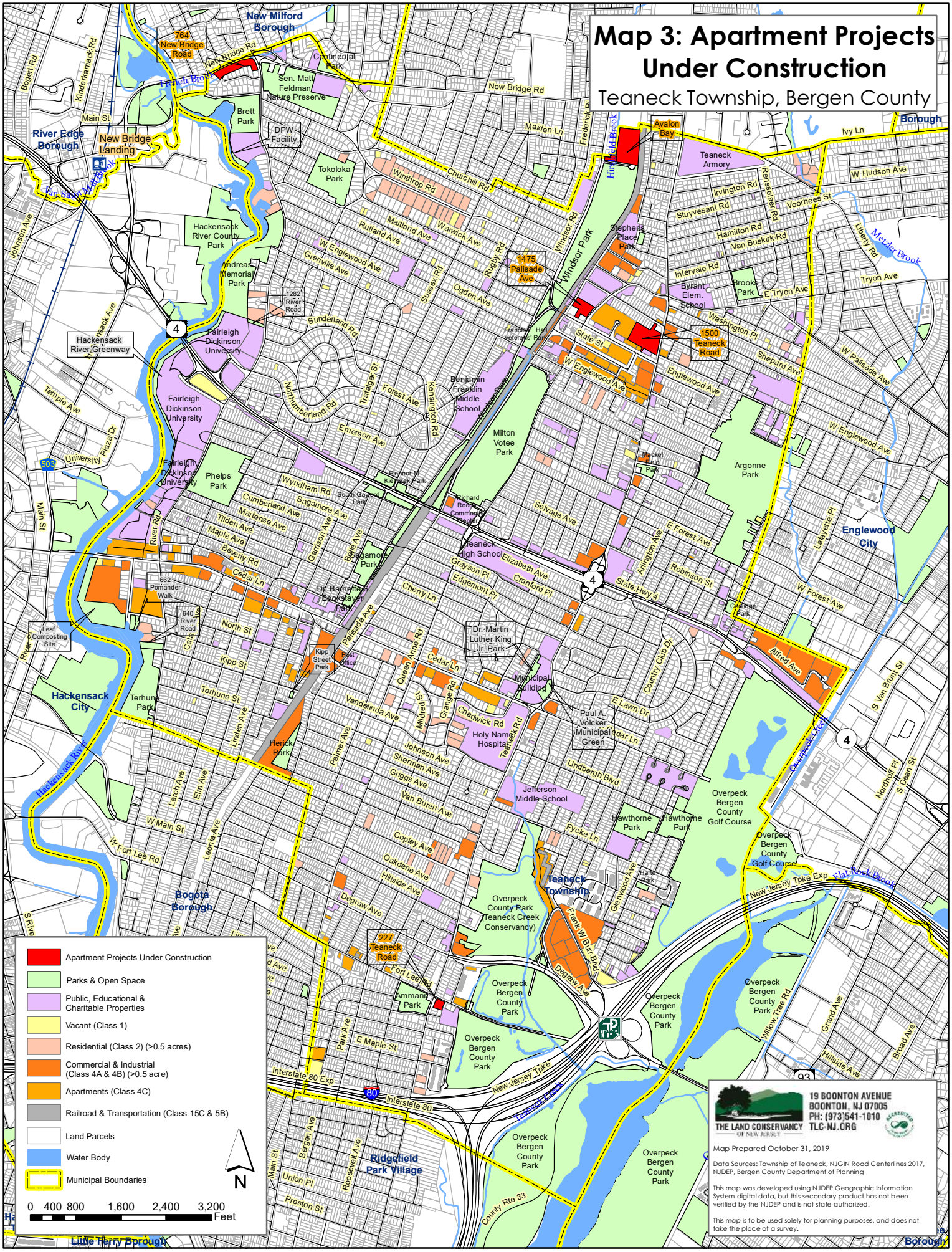
Map 3: Apartment Projects Under Construction

Teaneck Township, Bergen County



Map 4: Route 4 Greenbelt

Teaneck Township, Bergen County

Greenbelt
County Parks & Open Space
Preserved Municipal Open Space (Classified as ROSI)
Educational Properties (Class 15A)
Public Properties (Class 15C)
Vacant (Class 1)
Residential (Class 2) (>0.5 acres)
Commercial & Industrial (Class 4A & 4B) (>0.5 acre)
Apartments (Class 4C)
Railroad & Transportation (Class 15C & 5B)
Land Parcels
Water Body
Municipal Boundaries

0 200 400 800 1,200 1,600 Feet

N

Hackensack City
Hackensack River
Maria W Andreas Memorial Park
Fairleigh Dickinson University
FDU
Fairleigh Dickinson University
Phelps Park
640 River Road
Terhune Park
Kipp Street Park
Herrick Park
Sagamore Park
Dr. Bernette S Beckstaver Park
South Gaylord Park
Eleanor M Kieliszek Park
Benjamin Franklin Middle School
Milton Votee Park
Teaneck High School
Teaneck Township
MLK Park
Municipal Building
Paul A Volcker Municipal Green
Holy Name Hospital
Windsor Park
Francis E. Hall Veterans Park
Mackell Field Park
Argonne Park
Englewood City
Coolidge Park
Overpeck Bergen County Golf Course
Hackensack River

1501 1
1501 7
502 19
1502 1
1503 1
502 18
503 10
504 9
2702 11
2703 10
4811 12
4808 15
4001 8
5921 12
5921 11
4002 11
5922 9
5923 9
5924 11
4003 23
4102 27
6002 10
6002 11

Map Prepared July 24, 2019

Data Sources: Township of Teaneck, NJGIN Road Centerlines 2017, NJDEP, Bergen County Department of Planning

This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.

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THE LAND CONSERVANCY OF NEW JERSEY
19 BOONTON AVENUE
BOONTON, NJ 07005
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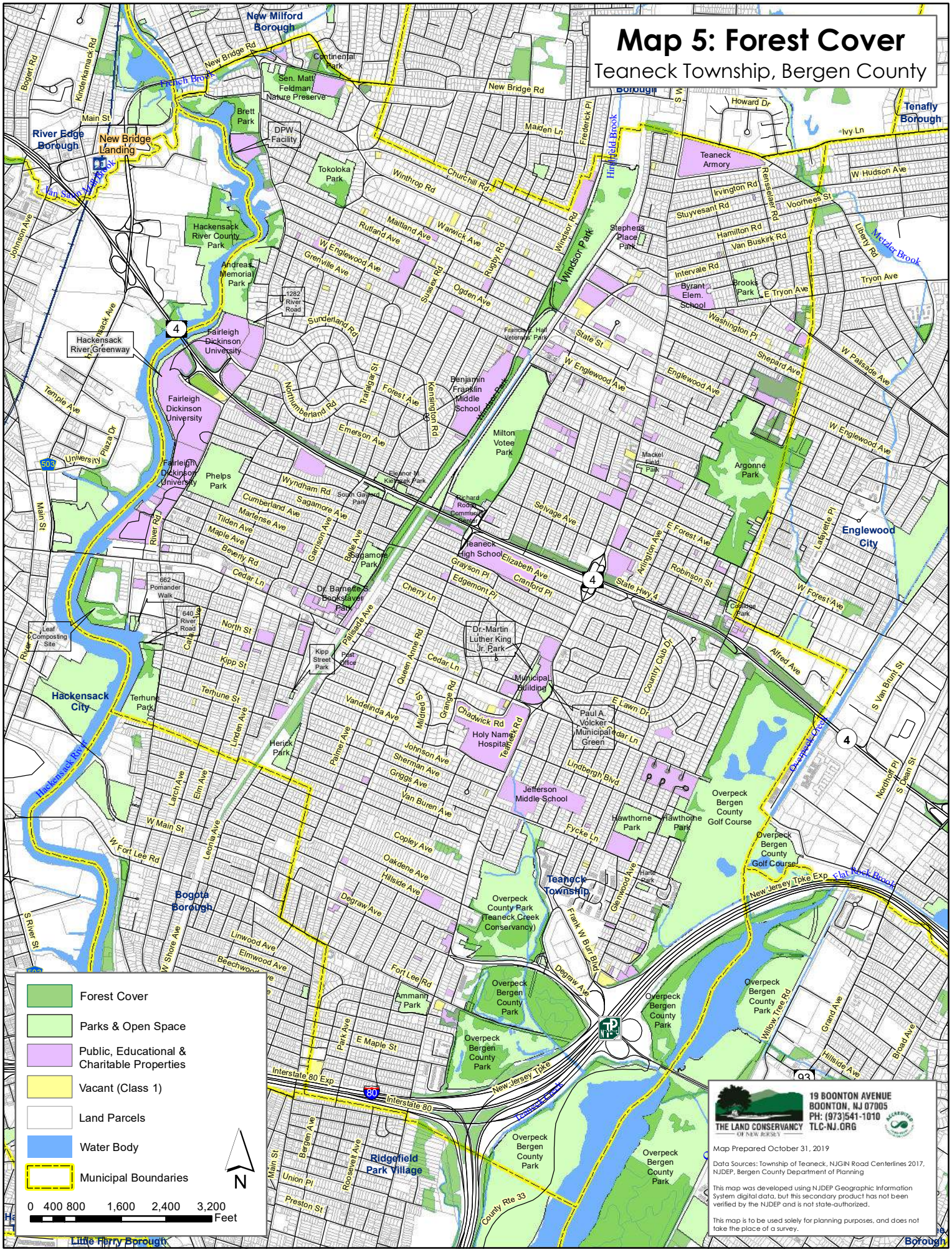
Map 5: Forest Cover

Teaneck Township, Bergen County



THE LAND CONSERVANCY OF NEW JERSEY

19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
TLC-NJ.ORG

Map Prepared October 31, 2019

Data Sources: Township of Teaneck, NJGIN Road Centerlines 2017, NJDEP, Bergen County Department of Planning

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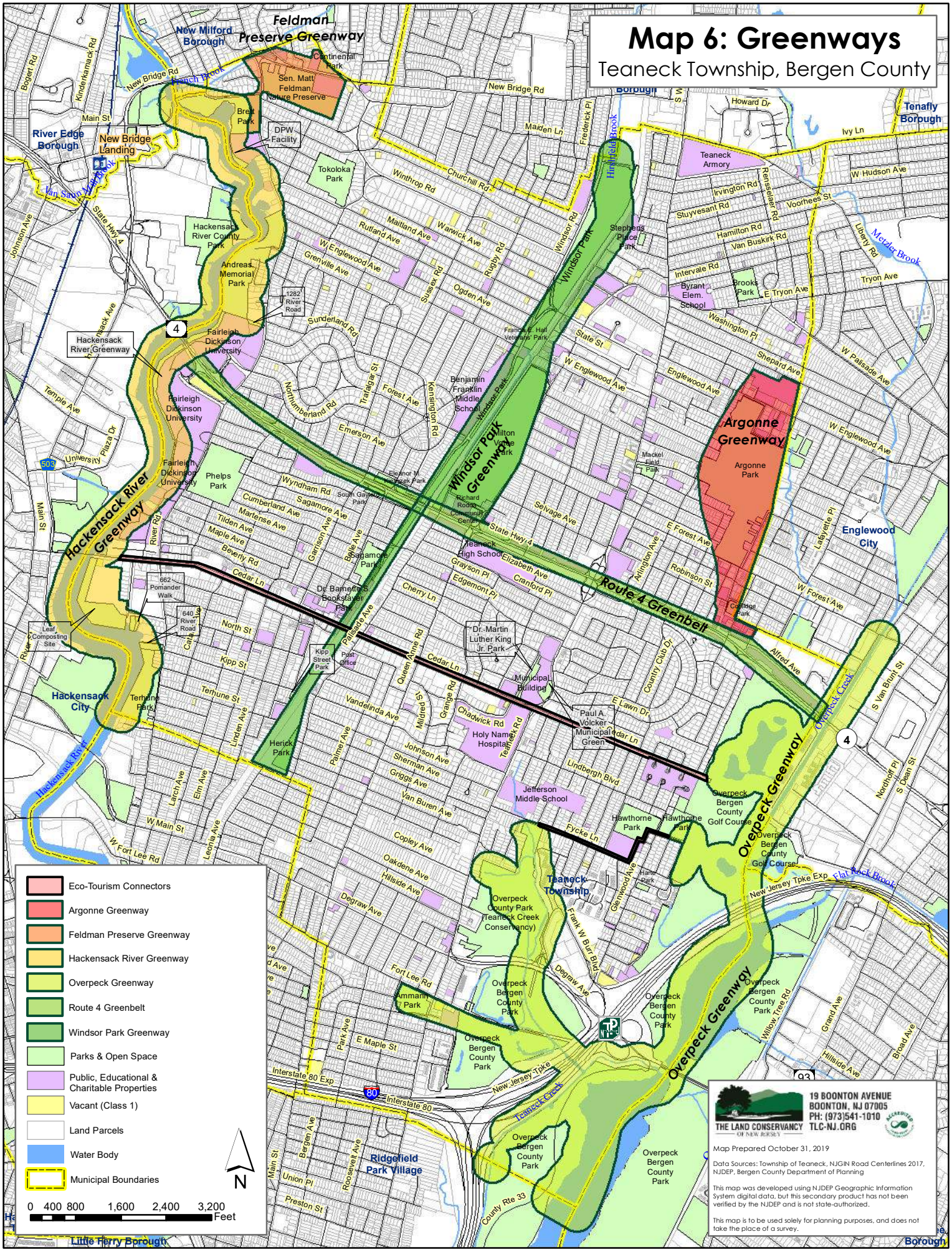
Map 6: Greenways

Teaneck Township, Bergen County



APPENDIX

Appendix A. Public Meetings – Agendas and Handouts

Appendix B. Resolutions and Ordinances – MOST

1. Resolution 206-04: Authorizes the referendum to establish the Municipal Open Space Trust Fund.

2. Resolution 435-04: Authorizes the creation of an advisory board to provide recommendations on the use of the Municipal Open Space Trust Fund.

3. Resolution 307-08: Authorizes the 2008 referendum to renew the Municipal Open Space Trust Fund, with language regarding the allocation of the trust fund for acquisition and park development.

4. Resolution 173-12: Authorizes the 2012 referendum to renew the Municipal Open Space Trust Fund, with language regarding the allocation of the trust fund for acquisition and park development.

5. Resolution 175-16: Authorizes the 2016 referendum to renew the Municipal Open Space Trust Fund, with language regarding the allocation of the trust fund for acquisition and park development.

6. Ordinance 13-2014: Authorizes the purchase of 671 Pomander Walk.

Appendix C. Revenues and Expenditures - MOST

Appendix D. 2015 Recreation and Open Space Inventory

Appendix E. Bergen County Overpeck Park Map

Appendix F. 2011 Environmental Commission Recommendations (Memo and Map)

Appendix G. Community Partners

Appendix H. Route 4 Greenbelt (1966 documentation)

1. Letter and Map from Green Acres (March 1966)

2. Township of Teaneck Ordinance No. 1279 (May 1966)

3. Green Acres Agreement with the Township of Teaneck (December 1966)

THE LAND CONSERVANCY
OF NEW JERSEY

19 Boonton Avenue
Boonton, NJ 07005
Ph: (973)541-1010
Fax: (973)541-1131
Web: tlc-nj.org

Township of Teaneck, Bergen County

KICKOFF MEETING: Open Space and Recreation Plan Update
Wednesday, April 4, 2018 – 6:30 p.m.

Attending: Municipal Open Space Trust Committee
Barbara Heskins Davis, PP, AICP, The Land Conservancy of New Jersey

Agenda:

- Welcome and Introductions
- Completing an Open Space and Recreation Plan Update
- Open Space Map
- Township Program and Municipal Open Space Trust Fund
- Public Outreach – Stakeholders both in/out of the municipal building
- Plan Schedule
- Next Steps

Contact:
The Land Conservancy of New Jersey
Barbara Heskins Davis, e-mail: bhdavis@tlc-nj.org; phone: (973) 541-1010 x33

Teaneck Open Space Tour

September 12, 2018 – 4:00 pm

1. Richard Rodda Community Center and Milton Votee Park : start/end location
2. Municipal Building
   Dr. Martin Luther King Jr. Park and Paul A. Volcker Municipal Green
   Thomas Jefferson Middle School
3. Teaneck Creek Conservancy/Overpeck County Park (Area I)
4. Ammann Park
5. Overpeck County Park (Area II)
   Proposed Animatronics site, and 400 space parking lot site
6. Harte Park – Glenwood Avenue
   Hawthorne Elementary School
7. Hawthorne Park
8. Overpeck Golf Course
9. Coolidge Park
10. Argonne Park
11. Mackel Field Park
12. Brooks Park
13. Stephens Place Park
14. Windsor Park and Francis E. Hall Veterans Park
15. Tokoloka Park
16. Senator Matt Feldman Nature Preserve (15 acres, wooded)
17. Continental Park
18. Hackensack River Greenway:
    a. Brett Park
    b. DPW Facility
    c. Andreas Park - pass Fairleigh Dickinson University
    d. Phelps Park
    e. Pomander Walk (and private swim club)
    f. Terhune Park
19. Herrick Park
20. Dr. Barnette S. Bookstaver Park and Sagamore Park
21. South Gaylord Park and Eleanor M. Kieliszek Park
22. Benjamin Franklin Middle School and return to Votee Park

Points on Map:

- Old New Bridge Road
- Hackensack Avenue
- DPW Facility near Brett Park
- Brett Park
- Feldman Nature Preserve
- Continental Park
- Tokoloka Park
- Hackensack River County Park

- Andreas Park/Indian Pond
- River Road
- Phelps Park
- Hackensack River Greenway
- Leaf composting site
- Swim Club near Pomander Walk
- Pomander Walk
- Terhune Park
- Herrick Park
- Kipp Street Park
- Bookstaver Park
- Sagamore Park
- South Gaylord Park
- Kieliszek park
- Windsor Park
- Veterans Park
- Votee Park
- Dr Martin Luther King Park
- Municipal Building
- Volcker Municipal Green
- Teaneck Creek Conservancy
- Amman Park
- Bergen County Overpeck Park
- Bergen County Golf Course
- Harte Park
- Hawthorne Park
- Siegel and Sigel Property,Glen Court
- Coolidge Park
- Mackel Field Park
- Argonne Park
- Brooks Park

Township of Teaneck

Open Space and Recreation Plan Update: Public Meeting

Wednesday, November 14, 2018, 6:30 pm
Richard Rodda Community Center, Room MP1, Township of Teaneck

Welcome and Introductions
Glenna Crockett, Superintendent of Recreation
Chair, Municipal Open Space Advisory Board

Presentation on Open Space and Recreation Plan Update
The Land Conservancy of New Jersey
Barbara Heskins Davis, PP, AICP, Vice President of Programs

- Presentation of Plan Update and Maps
  - Open Space Program
  - Recreation Facilities
  - Greenways, Parks and Trails
- Public Comments & Questions

For further information please contact:

The Land Conservancy of New Jersey
19 Boonton Avenue
Boonton, NJ 07005
(973) 541-1010
Website: www.tlc-nj.org
Email: info@tlc-nj.org

Township of Teaneck
Municipal Building
818 Teaneck Road
Teaneck, NJ 07666
(201) 837-1600

Recreational Lands and Parks:

- 25 municipal parks totaling 274 acres
- 376 acres – Bergen County Overpeck Park and Overpeck Golf Course

History of the Open Space Program:

- 2004 – Teaneck Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund, also known as the Municipal Open Space Trust Fund (MOST) approved by voters
- 2005 – Open Space Advisory Board created to advise the Council
- MOST: renewed by Teaneck voters every four years, most recently in 2016
- MOST: funded at $0.01 per $100 of assessed property value, annually

2007 Open Space and Recreation Plan

- Maintain community character, quality of life, natural resources and wildlife
- Provide walkable and recreational opportunities in all areas of the Township
- Preserve unique and historically significant areas in the community
- Protect river and stream corridors
- Identify and preserve areas with the greatest environmental resources
- Preserve regional natural resources
- Greenways and trails/pathways linking areas in the Township
- Expand existing parks and greenways in the Township
- Identify properties with potential for open space or recreation use
- Preserve forested woodlots and stands of mature trees

2018 Proposed Goals - additional to 2007 Plan

- Join the national "10 minute walk" program and work towards incorporating the Township's undeveloped property into pocket parks, especially in neighborhoods where there are no parks within easy walking distance as well as properties that lie within a wildlife corridor.
- Consider the purchase of available properties that are adjacent or close to high density housing and adjacent to wildlife corridors.

Plan Update Schedule:

- April 4, 2018 – Kick-off Meeting – MOST
- September 12, 2018 – Open Space Tour of Teaneck – MOST
- November 14, 2018 – Public Meeting #1

Next Steps:

- Delivery of Open Space Plan Update
- Planning Board Meeting (Public Meeting #2)
- Adoption of Plan Update
- Submission to NJDEP Green Acres

OPEN PUBLIC MEETING

Comment on & ask questions about Open Space & Recreation needs to the planner:

The Land Conservancy of NJ

All are welcome!

TEANECK RECREATION DEPARTMENT

Township of Teaneck

Open Space and Recreation Plan Update: Public Meeting

Township Council
Tuesday, July 9, 2019, 8:00 pm
Municipal Building, 818 Teaneck Road, Township of Teaneck

Welcome and Introductions
Glenna Crockett, Superintendent of Recreation
Chair, Municipal Open Space Advisory Board

Presentation on Open Space and Recreation Plan Update
The Land Conservancy of New Jersey
Barbara Heskins Davis, PP, AICP, Vice President of Programs

- Presentation of Plan Update and Maps
  - Open Space Program
  - Recreation Facilities
  - Greenways, Parks and Trails
- Public Comments & Questions

For further information please contact:

Barbara Heskins Davis, Vice President Programs
The Land Conservancy of New Jersey
19 Boonton Avenue, Boonton, NJ 07005
PH: (973) 541-1010, x33
Email: bhdavis@tlc-nj.org

Township of Teaneck
Recreation Department
Richard Rodda Community Center
250 Colonial Ct., Teaneck, NJ 07666
PH: (201) 837-7130

Recreational Lands and Parks

- 25 municipal parks totaling 274 acres
- 376 acres – Bergen County Overpeck Park and Overpeck Golf Course

History of the Open Space Program

- 2004 – Teaneck Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund, also known as the Municipal Open Space Trust Fund (MOST) approved by voters
- 2005 – Open Space Advisory Board created to advise the Council
- 2007 – Adoption of Open Space and Recreation Plan
- 2006 – Purchased 662 Pomander Walk
- 2010 – Purchased 640 River Road
- 2014 – Purchased 671 Pomander Walk

Funding

- Rate: $0.01 per $100 of assessed value – renewed by voters every four years (2016)
- $7.78 million collected through MOST and other revenue
- MOST expenditures: $7,250,000
    - $6.14 million spent on recreation development projects
    - $1.05 million spent on land acquisition
- Green Acres awards: $880,034
- Bergen County awards: $1,586,813

2019 Goals

- Preserve, protect, and enhance parks and open space while protecting environmentally sensitive, natural, and unique physical features at the same time.
- Maintain and upgrade the existing system of parks, recreation, and open space to provide for Township residents of all ages, abilities, and disabilities consistent with current and projected community needs for recreation and open space.
- Preserve and enhance the low-density residential character of established neighborhoods.
- Provide a continuous walkable trail throughout the Hackensack River Greenway.
- Establish pocket parks, especially in neighborhoods where there are no parks within easy walking or biking distance.
- Join the national "10 minute walk" program to ensure there is a park within a ten-minute walk of every home.

Greenways

- Hackensack River Greenway
- Route 4 Greenbelt
- Windsor Park Greenway
- Argonne Greenway
- Overpeck Greenway
- Cedar Lane Connector
- Overpeck Creek Connector
- Feldman Preserve

Plan Update Schedule

- April 4, 2018 – Kick-off Meeting – MOST
- September 12, 2018 – Open Space Tour of Teaneck – MOST
- November 14, 2018 – Public Meeting #1
- April 24, 2019 – Delivery of Draft Open Space and Recreation Plan Update to MOST
- May 16, 2019 – Delivery of Revised Draft Open Space and Recreation Plan to Township
- July 9, 2019 – Presentation to Township Council
- July 18, 2019 – Presentation to Planning Board

The Record, Hackensack

Publication Name:
The Record, Hackensack

Publication URL:

Publication City and State:
Hackensack , NJ

Publication County:
Bergen

Notice Popular Keyword Category:

Notice Keywords:
open space

Notice Authentication Number:
20190702080231255338 0
414963018

Notice URL:

Back

Notice Publish Date:
Saturday, June 29, 2019

Notice Content

Township of Teaneck County of Bergen State of New Jersey PUBLIC NOTICE The Township of Teaneck will host a public hearing on Tuesday, July 9, 2019 at 8:00 PM as a part of the regularly scheduled Mayor and Council meeting. The purpose of the hearing is to present and obtain public comment on the draft update to the Township of Teaneck Open Space and Recreation Plan, an element of the Township's Master Plan. The adoption of a Plan Update will qualify the Township for grant funding through the New Jersey Department of Environmental Protection Green Acres Program for open space preservation. The public meeting will take place in the Teaneck Municipal Building located at 818 Teaneck Road, Teaneck, NJ 07666. The public hearing will include a presentation on the Draft Plan Update followed by an opportunity for public comment. The Draft Open Space and Recreation Plan Update is available at the Township's Clerk Office, the Recreation Department at the Richard Rodda Community Center, and on the municipal website. All residents are encouraged to attend and participate. June 29, 2019 Fee: $20.35 (37) 4342014

Back

Township of Teaneck
County of Bergen
State of New Jersey

PUBLIC NOTICE

The Township of Teaneck will host a public hearing on Tuesday, July 9, 2019 at 8:00 PM as a part of the regularly scheduled Mayor and Council meeting. The purpose of the hearing is to present and obtain public comment on the draft update to the Township of Teaneck Open Space and Recreation Plan, an element of the Township's Master Plan. The adoption of a Plan Update will qualify the Township for grant funding through the New Jersey Department of Environmental Protection Green Acres Program for open space preservation. The public meeting will take place in the Teaneck Municipal Building located at 818 Teaneck Road, Teaneck, NJ 07666. The public hearing will include a presentation on the Draft Plan Update followed by an opportunity for public comment. The Draft Open Space and Recreation Plan Update is available at the Township's Clerk Office, the Recreation Department at the Richard Rodda Community Center, and on the municipal website. All residents are encouraged to attend and participate.

THE

Township of Teaneck

Open Space and Recreation Plan Update: Public Meeting

Planning Board
Thursday, July 18, 2019, 8:00 pm
Municipal Building, 818 Teaneck Road, Township of Teaneck

Welcome and Introductions
Glenna Crockett, Superintendent of Recreation
Chair, Municipal Open Space Advisory Board

Presentation on Open Space and Recreation Plan Update
The Land Conservancy of New Jersey
Barbara Heskins Davis, PP, AICP, Vice President of Programs

- Presentation of Plan Update and Maps
  - Open Space Program
  - Recreation Facilities
  - Greenways, Parks and Trails
- Public Comments & Questions

For further information please contact:

Barbara Heskins Davis, Vice President Programs
The Land Conservancy of New Jersey
19 Boonton Avenue, Boonton, NJ 07005
PH: (973) 541-1010, x33
Email: bhdavis@tlc-nj.org

Township of Teaneck
Recreation Department
Richard Rodda Community Center
250 Colonial Ct., Teaneck, NJ 07666
PH: (201) 837-7130

North Jersey Media Group

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: TEANECK, TOWNSHIP OF

Address: 818 TEANECK RD
TEANECK NJ 076664599
US

Ad No.: 0004343206
Pymt Method Check
Net Amt: $62.40

Run Times: 1

No. of Affidavits: 1

Run Dates: 07/08/19

Text of Ad:

NOTICE OF HEARING
REGARDING THE ADOPTION OF THE OPEN SPACE AND RECREATION PLAN UPDATE AS AN ELEMENT OF THE MASTER PLAN OF THE TOWNSHIP OF TEANECK

PLEASE TAKE NOTICE that the Planning Board of the Township of Teaneck will hold a public hearing on Thursday, July 18, 2019, at 8:00 PM, in the meeting room at the Teaneck Municipal Building located at 818 Teaneck Road, Teaneck, NJ 07666, regarding the Township of Teaneck Open Space and Recreation Plan, an element of the Township's Master Plan. The adoption of a Plan Update will qualify the Township for grant funding through the New Jersey Department of Environmental Protection Green Acres Program for open space preservation.

THIS NOTICE is given in accordance with the requirements of the Municipal Land Use Law, NJSA 40:55D-1 et seq., including NJSA 40:55D-13, and is also published, as required by law. Any interested persons may have an opportunity to be heard at the public hearing on this matter. Interested persons may appear either in person, or by their attorney, and present any questions, comments, and/or objections which they may have regarding this matter.

PLEASE TAKE FURTHER NOTICE that, at least 10 days before the above-referenced hearing date, a copy of the Master Plan, as well as any supporting documentation, which is to be considered and/or proposed for adoption at the above-referenced public hearing, will be on file and available for public inspection at the Office of Borough Clerk, during normal business hours, from 8:30 AM to 4:30 PM, Monday through Friday (holidays expected).

TOWNSHIP OF TEANECK PLANNING BOARD
By: Brian E. Eyerman, Esq.
Attorney for the Board

The Record July 8, 2019
Fee:$96.80 (88) 4338034

3600 Highway 66, Neptune, NJ 07753

B1. Resolution 206-04: Authorizes the referendum to establish the Municipal Open Space Trust Fund.

B2. Resolution 435-04: Authorizes the creation of an advisory board to provide recommendations on the use of the Municipal Open Space Trust Fund.

B3. Resolution 307-08: Authorizes the 2008 referendum to renew the Municipal Open Space Trust Fund, with language regarding the allocation of the trust fund for acquisition and park development.

B4. Resolution 173-12: Authorizes the 2012 referendum to renew the Municipal Open Space Trust Fund, with language regarding the allocation of the trust fund for acquisition and park development.

B5. Resolution 175-16: Authorizes the 2016 referendum to renew the Municipal Open Space Trust Fund, with language regarding the allocation of the trust fund for acquisition and park development.

B6. Ordinance 13-2014: Authorizes the purchase of 671 Pomander Walk. of 671 Pomander Walk.

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Warnke				
Veach				
DM Katz				
Stern				
Ostrow				
Gallucci				
Mavor Kates				

Page 1 of 2

Agenda H

Resol. Number 206-04

Motion: —

Seconded: —

WHEREAS, NJSA 40:12-15.1 et seq. authorizes the governing body of any municipality to submit to the voters a proposition authorizing imposition of an annual tax levy for the following purposes, and specifically NJSA 40:12-15.7:

a. Acquisition of lands for recreation and conservation purposes;

b. Development of lands acquired for recreational and conservation purposes;

c. Maintenance of lands acquired for recreation and conservation purposes;

d. Historic preservation of historic properties, structures, facilities, sites, areas or objects and the acquisition of such properties, structures, facilities, sites, areas or objects for historic preservation purposes; or

e. Payment of debt service on indebtedness issued or incurred by a municipality for any of the purposes set forth in a., b., c., d., or e. above.

WHEREAS, the amounts raised by such tax levy shall be deposited into a Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund to be used for designated purposes within the municipality, and may be disbursed for specific projects only after a public hearing is conducted; and

WHEREAS, the Township Council of the Township of Teaneck wishes to submit the following question to the voters of the Township of Teaneck at the General Election to be held on November 2, 2004, as a binding referendum question:

Shall the Township of Teaneck, effective for the calendar year 2005, establish a dedicated tax program and impose an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years unless at the time a proposition extending the same is approved by the voters and for any or all of the following purposes or any combination thereof, as determined by the Township Council of the Township of Teaneck: land purchase, development and maintenance of lands for recreation and conservation purposes; acquisition and preservation of historic properties and payment of debt service for any of these purposes?

Prepared by HVF

Checked by _____

Approved by _____

This is to certify that the above Resolution was adopted by the Township Council on June 7, 2004

—

Municipal Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Warnke	✓			
Veach	✓			
DM Katz	✓			
Stern	✓			
Ostrow	✓			
Gallucci	✓			
Mayor Kates	✓			

Agenda H

Resol. Number 206-04

Motion: C Ostrow

Seconded: C. Gallucci

INTERPRETIVE STATEMENT

This proposition would authorize the Township of Teaneck, effective with the calendar year 2005, for a period of four (4) years, to establish a Municipal Trust Fund for the acquisition, development, maintenance and preservation of lands for recreation and conservation purposes as well as land purchase of historic properties for preservation purposes and for the payment of debt service for any of these purposes. Real property owners in Teaneck Township would be taxed annually at the rate of $0.01 per $100.00 assessed value not to exceed four (4) years to fund this program (which is equal to $20 per year for a property assessed at $200,000.00).

The Trust Fund would be funded for a period of no more than four (4) years unless a proposition to extend the fund is approved by the voters of the Township of Teaneck.

BE IT FURTHER RESOLVED that the Township Clerk be and is hereby authorized and directed to forward this binding referendum question to the Bergen County Clerk for the submission to the voters of the Township of Teaneck at the November 2, 2004 election.

Prepared by HVF

Checked by _____

Approved by _____

This is to certify that the above Resolution was adopted by the Township Council on June 7, 2004

Kathryn J. La Morte

Municipal Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Gallucci	✓			
Katz	✓			
DM Veach	✓			
Stern				✓
Honis	✓			
Ostrow	✓			
Mayor Kates	✓			

Agenda ✓
Resol. Number 435-04
Motion: C. Ostrow
Seconded: C. Gallucci

WHEREAS, the voters of the Township of Teaneck, on November 2, 2004, approved a binding referendum to create an Open Space, Recreation and Historic Preservation Trust Fund, for the period 2005 - 2008; and

WHEREAS, the Township Council of the Township of Teaneck has determined to create an advisory board to provide it with input on possible projects and uses for the monies collected for the purposes of open space initiatives, recreation and historic preservation as provided for in the binding referendum.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Teaneck that the Open Space, Recreation and Historic Preservation Trust Fund Advisory Board be created as follows:

The Board shall consist of seven voting members, stated below, and a nonvoting Councilmember liaison:
-One member from the Environmental Commission, selected by that Commission.
-One member from the Parks, Playground and Recreation Advisory Board, selected by that Board.
-One member from the Historic Preservation Commission, selected by that Commission.
-Two staff members as determined by the Municipal Manager (the Recreation Superintendent or her designee and the Township Engineer or his designee).
-Two members from the public at large who do not currently serve in a volunteer capacity with the Township selected by the Township Council.

Staff assistance shall be assigned by the Municipal Manager.

The tasks of the Advisory Board shall include:
1. Provide Council with recommendations as to how the funds should be allocated among the various types of projects, for Council consideration.
2. Provide Council with a recommendation as to whether there should be an annual cap of fund allocations.
3. Provide Council with input on various proposed projects for fund utilization, seeking input from various groups throughout the Township including existing other advisory boards, committees and task forces, statutory boards and commissions, organized sports organizations and other community groups.

BE IT FURTHER RESOLVED that the Advisory Board shall be required to submit its annual written recommendations to the Township Council by no later than November 1st of each year during the above cited period.

Prepared by HVF
Checked by
Approved by

This is to certify that the above Resolution was adopted by the Township Council on November 23, 2004

Municipal Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Gussen				✓
Hameeduddin	✓			
DM. Parker				✓
Honis		✓		
Katz	✓			
Toffler	✓			
Mayor Feit	✓			

Agenda AA
Resol. Number 307-08
Motion: C. Honis
Seconded: C. Katz
page 1 of 4

WHEREAS, *N.J.S.A.* 40:12-15.1 *et seq.*, and specifically *N.J.S.A.* 40:12-15.7, authorizes the governing body of any municipality to submit to the voters a proposition authorizing imposition of an annual tax levy for the following purposes:

a. Acquisition of lands for recreation and conservation purposes;
b. Development of lands acquired for recreation and conservation purposes;
c. Maintenance of lands acquired for recreation and conservation purposes;
d.... (intentionally omitted)
e. historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes;
f. payment of debt service on indebtedness issued or incurred by a municipality for any of the purposes set forth in subparagraphs (a), (b), or (e) above, provided that payment of such debt service shall not exceed the life expectancy of any improvement for which debt service is sought; and

WHEREAS, any amounts raised by such tax levy shall be deposited into a "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund," and shall be used exclusively for the designated purposes within the municipality to be determined by the governing body of the municipality only after at least one public hearing thereon; and

WHEREAS, pursuant to a Teaneck Council resolution adopted on June 7, 2004, the voters of the Township of Teaneck approved a referendum establishing a dedicated tax program and imposing an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years, for the aforesaid purposes; and

WHEREAS, the Township of Teaneck has appropriated said "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund" to develop and maintain land acquired for recreation purposes including the construction of an inclusive (accessible) playground at Votee Park, the submission of an application for Green Acres funding for improvements to the soccer field at Votee Park and the proposed upgrade of various parks and playgrounds; and

Prepared by WR
Checked by
Approved by

This is to certify that the above Resolution was adopted by the Township Council on July 22, 2008

Municipal Mgr R #16-74

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Gussen				
Hameeduddin				
DM. Parker				
Honis				
Katz				
Toffler				
Mayor Feit				

Agenda AA

Resol. Number 307-08

Motion:

Seconded:

page 2 of 4

WHEREAS, the Township Council of the Township of Teaneck wishes to submit to the voters of the Township of Teaneck as a binding referendum question whether to continue a dedicated tax program and extend the imposition of an annual tax levy at the rate of $0.01 per $100.00 of assessed value, effective for the calendar year 2009, for a period not to exceed four (4) years unless at the time a proposition extending the same is approved by the voters for the aforesaid purposes;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, in accordance with the provisions of *N.J.S.A.* 40:12-15.7 that the following question be submitted to the voters of the Township of Teaneck at the General Election to be held on November 4, 2008, as a binding referendum question:

> *Shall the Township of Teaneck, effective for the calendar year 2009, continue a dedicated tax program and extend an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years unless at the time a proposition extending the same is approved by the voters to be allocated among any and all of the following purposes or any combination thereof, so that no less than fifty (50%) percent of the total tax collected over the four (4) year period shall be devoted to acquisition of lands for recreation and conservation purposes; historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; and payment of debt service on indebtedness issued or incurred by the Township of Teaneck for any of the foregoing purposes, and so that no more than fifty (50%) percent of the total tax collected over the four (4) year period shall be devoted to the development of lands for recreation and conservation purposes; payment of debt service on indebtedness issued or incurred by the Township of Teaneck for the foregoing purpose; and maintenance of lands for recreation and conservation purposes, provided, however, that all or any portion of the tax collected over the four (4) year period may be devoted to a specific site or project regardless of the aforesaid allocation as determined by the Township Council of the Township of Teaneck by the affirmative vote of at least five (5) members of the Council?*

Prepared by WR

Checked by

Approved by

This is to certify that the above Resolution was adopted by the Township Council on July 22, 2008

Acting Municipal Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Gussen				
Hameeduddin				
DM. Parker				
Honis				
Katz				
Toffler				
Mayor Feit				

Agenda AA

Resol. Number 307-08

Motion:

Seconded:

page 3 of 4

INTERPRETIVE STATEMENT

This proposition would authorize the Township of Teaneck, effective with the calendar year 2009, for a period of four (4) years, to continue the existing Municipal Trust Fund for the acquisition, development, maintenance and preservation of lands for recreation and conservation purposes as well as land purchase of historic properties for preservation purposes and for the payment of debt service for any of these purposes provided that payment of such debt service shall not exceed the life expectancy of any improvement for which debt service is sought. Real property owners in the Township of Teaneck would be taxed annually at the rate of $0.01 per $100.000 assessed value not to exceed four (4) years to fund this program (which is equal to $40.00 per year for a property assessed at $400,000.00).

The Trust Fund would be funded for a period of no more than four (4) years, effective for the calendar year beginning in 2009, unless a proposition to extend the fund is approved by the voters of the Township of Teaneck.

Taxes collected over the four (4) year period would be allocated so that not less than fifty (50%) percent of such taxes shall be devoted to acquisition of lands for recreation and conservation purposes; historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; and payment of debt service on indebtedness issued or incurred by the Township of Teaneck for any of the foregoing purposes, and so that no more than fifty (50%) percent of the total tax collected over the four (4) year period shall be devoted to the development of lands for recreation and conservation purposes; payment of debt service on indebtedness issued or incurred by the Township of Teaneck for the foregoing purpose; and maintenance of lands for recreation and conservation purposes, provided, however, that all or any portion of the tax collected over the four (4) year period may be devoted to a specific site or project regardless of the aforesaid allocation as determined by the Township Council of the Township of Teaneck by the affirmative vote of at least five (5) members of the Council.

Prepared by WR

Checked by

Approved by

This is to certify that the above Resolution was adopted by the Township Council on July 22, 2008

Acting Municipal Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Gussen				
Hameeduddin				
DM. Parker				
Honis				
Katz				
Toffler				
Mayor Feit				

Agenda AA

Resol. Number 307-08

Motion:

Seconded:

page 4 of 4

BE IT FURTHER RESOLVED that the Township Clerk be and is hereby authorized and directed to forward this binding referendum question to the Bergen County Clerk for the submission to the voters of the Township of Teaneck at the November 4, 2008 election.

Prepared by WR

Checked by

Approved by

This is to certify that the above Resolution was adopted by the Township Council on July 22, 2008

Acting Municipal Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Katz	✓			
Parker				✓
Pruitt				✓
Schwartz	✓			
Stern	✓			
DM. Gussen	✓			
M. Hameeduddin				✓

Agenda P

Resolution No. 171-12

Motion: C. Katz

Seconded: C. Stern

WHEREAS, *N.J.S.A.* 40:12-15.1 *et seq.*, and specifically *N.J.S.A.* 40:12-15.7, authorizes the governing body of any municipality to submit to the voters a proposition authorizing imposition of an annual tax levy for the following purposes:

a.Acquisition of lands for recreation and conservation purposes;
b.Development of lands acquired for recreation and conservation purposes;
c.Maintenance of lands acquired for recreation and conservation purposes;
d....
e.historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes;
f.payment of debt service on indebtedness issued or incurred by a municipality for any of the purposes set forth in subparagraphs (a), (b), (e) or (g);
g.Blue Acres projects; and

WHEREAS, any amounts raised by such tax levy shall be deposited into a "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund, and shall be used exclusively for the designated purposes within the municipality to be determined by the governing body of the municipality only after at least one public hearing thereon; and

WHEREAS, pursuant to a Teaneck Council resolution adopted on June 7, 2004, the voters of the Township of Teaneck approved a referendum establishing a dedicated tax program and imposing an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years, for the aforesaid purposes; and

Prepared by _____

Checked by _____

Approved by _____

This is to certify that the above Resolution was adopted by the Township Council on 7/24/18

Jaime L. Evelina, RMC, Twp. Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Katz				
Parker				
Pruitt		\		
Schwartz			\	
Stern				
DM. Gussen				
M. Hameeduddin				

Agenda P

Resolution No. 171-12

Motion: \

Seconded: \

WHEREAS, pursuant to Teaneck Council Resolution 307-08 adopted on July, 22, 2008, the voters of the Township of Teaneck approved a referendum on November 4, 2008, to continue a dedicated tax program and imposing an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years, for the aforesaid purposes; and

WHEREAS, the Township of Teaneck has heretofore appropriated from said "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund" funds to develop and maintain land acquired for recreation purposes including the construction of an inclusive (accessible) playground at Votee Park, improvements to the soccer field at Votee Park and the upgrade of various parks and playgrounds; and

WHEREAS, the Township Council of the Township of Teaneck wishes to submit to the voters of the Township of Teaneck as a binding referendum question whether to continue a dedicated tax program and extend the imposition of an annual tax levy at the rate of $0.01 per $100.00 of assessed value, effective for the calendar year 2013, for a period not to exceed four (4) years unless a proposition extending the same is approved by the voters for the aforesaid purposes;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, in accordance with the provisions of *N.J.S.A.* 40:12-15.7 that the following question be submitted to the voters of the Township of Teaneck at the General Election to be held on November 6, 2012, as a binding referendum question:

Prepared by _____

Checked by _____

Approved by _____

This is to certify that the above Resolution was adopted by the Township Council on \

\

Jaime L. Evelina, RMC, Twp. Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Katz				
Parker				
Pruitt				
Schwartz				
Stern				
DM. Gussen				
M. Hameeduddin				

Page 3 of 5

Agenda P

Resolution No. 171-12

Motion:

Seconded:

Shall the Township of Teaneck, effective for the calendar year 2013, continue a dedicated tax program and extend an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years unless a proposition extending the same is approved by the voters to be allocated among any and all of the following purposes or any combination thereof, so that no less than fifty (50%) percent of the total tax collected over the four (4) year period shall be devoted to acquisition of lands for recreation and conservation purposes; historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; and payment of debt service on indebtedness issued or incurred by the Township of Teaneck for any of the foregoing purposes, and so that no more than fifty (50%) percent of the total tax collected over the four (4) year period shall be devoted to the development of lands for recreation and conservation purposes; payment of debt service on indebtedness issued or incurred by the Township of Teaneck for the foregoing purpose; and maintenance of lands for recreation and conservation purposes, provided, however, that all or any portion of the tax collected over the four (4) year period may be devoted to a specific site or project regardless of the aforesaid allocation as determined by the Township Council of the Township of Teaneck by the affirmative vote of at least five (5) members of the Council?

Prepared by _____

Checked by _____

Approved by _____

This is to certify that the above Resolution was adopted by the Township Council on _____

_____
Jaime L. Evelina, RMC, Twp. Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Katz				
Parker		\		
Pruitt		\		
Schwartz				
Stern				
DM. Gussen				
M. Hameeduddin				

Page 4 of 5

Agenda P

Resolution No. 171-12

Motion: \

Seconded: \

INTERPRETIVE STATEMENT

This proposition would authorize the Township of Teaneck, effective with the calendar year 2013, for a period of four (4) years, to continue the existing Municipal Trust Fund for the acquisition, development, maintenance and preservation of lands for recreation and conservation purposes as well as land purchase of historic properties for preservation purposes and for the payment of debt service for any of these purposes provided that payment of such debt service shall not exceed the life expectancy of any improvement for which debt service is sought. Real property owners in the Township of Teaneck would be taxed annually at the rate of $0.01 per $100.000 assessed value not to exceed four (4) years to fund this program (which is equal to $40.00 per year for a property assessed at $400,000.00).

The Trust Fund would be funded for a period of no more than four (4) years, effective for the calendar year beginning in 2013, unless a proposition to extend the fund is approved by the voters of the Township of Teaneck.

Prepared by _____

Checked by _____

Approved by _____

This is to certify that the above Resolution was adopted by the Township Council on _____

\

_____

Jaime L. Evelina, RMC, Twp. Clerk

TOWNSHIP OF TEANECK, NJ
RESOLUTION

Council Members	YES	NO	Abstain	Absent
Katz				
Parker	✓			
Pruitt	✓			
Schwartz				
Stern				
DM. Gussen				
M. Hameeduddin				

Agenda P

Resolution No. 171-12

Motion: ✓

Seconded: ✓

Taxes collected over the four (4) year period would be allocated so that not less than fifty (50%) percent of such taxes shall be devoted to acquisition of lands for recreation and conservation purposes; historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; and payment of debt service on indebtedness issued or incurred by the Township of Teaneck for any of the foregoing purposes, and so that no more than fifty (50%) percent of the total tax collected over the four (4) year period shall be devoted to the development of lands for recreation and conservation purposes; payment of debt service on indebtedness issued or incurred by the Township of Teaneck for the foregoing purpose; and maintenance of lands for recreation and conservation purposes, provided, however, that all or any portion of the tax collected over the four (4) year period may be devoted to a specific site or project regardless of the aforesaid allocation as determined by the Township Council of the Township of Teaneck by the affirmative vote of at least five (5) members of the Council.

BE IT FURTHER RESOLVED that the Township Clerk be and is hereby authorized and directed to forward this binding referendum question to the Bergen County Clerk for the submission to the voters of the Township of Teaneck at the November 6, 2012 election.

Prepared by _____

Checked by _____

Approved by _____

This is to certify that the above Resolution was adopted by the Township Council on _____

Jaime L. Evelina, RMC, Twp. Clerk

Township Council
c/o Township Clerk
Teaneck, NJ 07666

Meeting: 07/19/16 07:00 PM
Department: Township Clerk
Category: Authorization
DOC ID: 3388

RESOLUTION 175-2016

Authorize Submission of Binding Referendum Question – 2016 General Election

RESULT:	**ADOPTED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Alan Sohn, Councilman
SECONDER:	Elie Y. Katz, Deputy Mayor
AYES:	Katz, Castle, Hameeduddin, Pruitt, Rice, Schwartz, Sohn

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

175-2016

AUTHORIZE SUBMISSION OF BINDING REFERENDUM QUESTION – 2016 GENERAL ELECTION

WHEREAS, *N.J.S.A.* 40:12-15.1 *et seq*., and specifically *N.J.S.A.* 40:12-15.7, authorizes the governing body of any municipality to submit to the voters a proposition authorizing imposition of an annual tax levy for the following purposes:

a. Acquisition of lands for recreation and conservation purposes;
b. Development of lands acquired for recreation and conservation purposes;
c. Maintenance of lands acquired for recreation and conservation purposes;
d. ...
e. historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes;
f. payment of debt service on indebtedness issued or incurred by a municipality for any of the purposes set forth in subparagraphs (a), (b), (e) or (g);
g. Blue Acres projects; and

WHEREAS, any amounts raised by such tax levy shall be deposited into a "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund, and shall be used exclusively for the designated purposes within the municipality to be determined by the governing body of the municipality only after at least one public hearing thereon; and

WHEREAS, pursuant to a Teaneck Council resolution adopted on June 7, 2004, the voters of the Township of Teaneck approved a referendum establishing a dedicated tax program and imposing an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years, for the aforesaid purposes; and

WHEREAS, pursuant to Teaneck Council Resolution 307-08 adopted on July, 22, 2008, the voters of the Township of Teaneck approved a referendum on November 4, 2008, to continue a dedicated tax program and imposing an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years, for the aforesaid purposes; and

WHEREAS, pursuant to Teaneck Council resolution 171-12 adopted on July 24, 2012, the voters of the Township of Teaneck approved a referendum on November 6, 2012, to continue a dedicated tax program and imposing an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years, for the aforesaid purposes; and

WHEREAS, the Township of Teaneck has heretofore appropriated from said "Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund" funds to develop and maintain land acquired for recreation purposes including the construction of an inclusive (accessible) playground at Votee Park, improvements to the soccer field at Votee Park and the

upgrade of various parks and playgrounds; and

WHEREAS, the Township Council of the Township of Teaneck wishes to submit to the voters of the Township of Teaneck as a binding referendum question whether to continue a dedicated tax program and extend the imposition of an annual tax levy at the rate of $0.01 per $100.00 of assessed value, effective for the calendar year 2017, for a period not to exceed four (4) years unless a proposition extending the same is approved by the voters for the aforesaid purposes;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, in accordance with the provisions of *N.J.S.A.* 40:12-15.7 that the following question be submitted to the voters of the Township of Teaneck at the General Election to be held on November 8, 2016, as a binding referendum question:

Shall the Township of Teaneck, effective for the calender year 2017, continue a dedicated tax program and extend an annual tax levy at the rate of $0.01 per $100.00 of assessed value for a period not to exceed four (4) years unless a proposition extending the same is approved by the voters to be allocated among any and all of the following purposes or any combination thereof, so that no less than fifty (50%) percent of the total tax collected over the four (4) year period shall be devoted to acquisition of lands for recreation and conservation purposes; historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; and payment of debt service on indebtedness issued or incurred by the Township of Teaneck for any of the foregoing purposes, and so that no more than fifty (50%) percent of the total tax collected over the four (4) year period shall be devoted to the development of lands for recreation and conservation purposes; payment of debt service on indebtedness issued or incurred by the Township of Teaneck for the foregoing purpose; and maintenance of lands for recreation and conservation purposes, provided, however, that all or any portion of the tax collected over the four (4) year period may be devoted to a specific site or project regardless of the aforesaid allocation as determined by the Township Council of the Township of Teaneck by the affirmative vote of at least five (5) members of the Council?

INTERPRETIVE STATEMENT

> *This proposition would authorize the Township of Teaneck, effective with the calendar year 2017, for a period of four (4) years, to continue the existing Municipal Trust Fund for the acquisition, development, maintenance and preservation of lands for recreation and conservation purposes as well as land purchase of historic properties for preservation purposes and for the payment of debt service for any of these purposes provided that payment of such debt service shall not exceed the life expectancy of any improvement for which debt service is sought. Real property owners in the Township of Teaneck would be taxed annually at the rate of $0.01 per $100.000 assessed value not to exceed four (4) years to fund this program (which is equal to $40.00 per year for a property assessed at $400,000.00).*
>
> *The Trust Fund would be funded for a period of no more than four (4) years, effective for the calendar year beginning in 2017, unless a proposition to extend the fund is approved by the voters of the Township of Teaneck.*

Taxes collected over the four (4) year period would be allocated so that not less than fifty (50%) percent of such taxes shall be devoted to acquisition of lands for recreation and conservation purposes; historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes; and payment of debt service on indebtedness issued or incurred by the Township of Teaneck for any of the foregoing purposes, and so that no more than fifty (50%) percent of the total tax collected over the four (4) year period shall be devoted to the development of lands for recreation and conservation purposes; payment of debt service on indebtedness issued or incurred by the Township of Teaneck for the foregoing purpose; and maintenance of lands for recreation and conservation purposes, provided, however, that all or any portion of the tax collected over the four (4) year period may be devoted to a specific site or project regardless of the aforesaid allocation as determined by the Township Council of the Township of Teaneck by the affirmative vote of at least five (5) members of the Council.

BE IT FURTHER RESOLVED that the Township Clerk be and is hereby authorized and directed to forward this binding referendum question to the Bergen County Clerk for the submission to the voters of the Township of Teaneck at the November 8, 2016 election.

This is to certify that the above Resolution was adopted by the
Township Council on July 19, 2016

Issa Abbasi

Issa Abbasi
Acting Township Clerk

Township Council
818 Teaneck Road
Teaneck, NJ 07666

Meeting: 06/10/14 07:00 PM
Department: Township Clerk
Category: Authorize
DOC ID: 1697

ORDINANCE (ID # 1697)

Ordinance No. 13-2014 AN ORDINANCE AUTHORIZING THE ACQUISITION OF BLOCK 212, LOT 1, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF TEANECK, LOCATED AT 671 POMANDER WALK IN THE TOWNSHIP OF TEANECK

Introduced:
April 29, 2014

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

ORDINANCE NO. 13-2014 AN ORDINANCE AUTHORIZING THE ACQUISITION OF BLOCK 212, LOT 1, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF TEANECK, LOCATED AT 671 POMANDER WALK IN THE TOWNSHIP OF TEANECK

WHEREAS, the Township of Teaneck has funds available for the acquisition of parkland under the Municipal Open Space Trust (MOST) funds; and

WHEREAS, the Township of Teaneck is desirous of preserving, maintaining and protecting as public parkland premises known and designated as Block 212, Lot 1 as shown on the Tax Map of the Township of Teaneck, and commonly known as 671 Pomander Walk, Teaneck, New Jersey;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY pursuant to *N.J.S.A. 40A:12-1 et seq.* as follows:

Section 1. The Township of Teaneck is hereby authorized to acquire premises, known and designated as Block 2609, Lot 25 as shown on the Tax Map of the Township of Teaneck, and commonly known as 671 Pomander Walk, Teaneck, New Jersey, as public parkland.

Section 2. The purchase price for the aforesaid premises is $225,000.00.

Section 3. The Township Attorney is hereby authorized and directed to obtain appraisal reports, obtain title reports, prepare and execute closing statements and do all things necessary to acquire same.

Section 3. The Mayor and the Township Clerk are hereby authorized and directed to executed a contract to purchase the aforesaid premises in accordance with the terms hereof and such other documents on behalf of the Township of Teaneck as may be required, a copy of which contract is on file in the office of the Township Clerk and is available for public inspection.

SECTION 4. The purchase of the aforesaid premises is subject to and conditioned upon

a. the obtaining by the Township of Teaneck of an appraisal of the property by a licensed real estate appraiser of the State

of New Jersey valuing the property at not less than the purchase price.

b. the passage and publication of an Ordinance of the Township of Teaneck authorizing acquisition of the subject property, the execution thereof and the creation of an appropriation therefor.

In the event such appraisal is not obtained and such Ordinance is not so adopted, published and effective within ninety (90) days from the date of the signing of the Contract of Purchase, or any agreed upon extensions, either party may cancel this contract.

Section 5. This ordinance shall take effect twenty days following passage and publication as required by law.

APPENDIX C. REVENUES AND EXPENDITURES - MOST

Year	Source: Comptroller Calculations (2005-2017)		Source: Budget Account Activity Inquiry (2008-2012), Comptroller Calculations (2005-2017), Budget Account Status (2009-2017), Budget Detail Inquiry (2016 and 2017)							
	Expenses (Explanation)	Expenses (Total)	Vendor/Account	Description	Transaction Date	Expenditure	Tax Levy	Other Revenue	MOST Balance	Source/Notes
2005							$ 263,635.00			Comptroller Calculations (09/17)
2006							$ 265,439.00			Comptroller Calculations (09/17)
2007				Recreation		$ (413,955.48)	$ 608,068.00	$ -		Comptroller Calculations (09/17)
2008	Playgrounds, Soccer Fields, Courts and Pools (2007-2008), and Park Equipment and Improvements	$ (621,071.48)	Kinsey Associates	Recreation	3/18/2008	$ (12,000.00)			$ 734,909.93	**Starting Balance**
			Kinsey Associates	Recreation	6/24/2008	$ (1,988.00)				
			AJSETUP4075	Recreation	6/19/2008	$ (183,000.00)				
			Kinsey Associates	Recreation	7/22/2008	$ (1,428.00)				
			AJMUNI O/S PAYA	Levy	8/15/2008		$ 609,380.17			Budget Account Activity Inquiry
			Kinsey Associates	Recreation	10/28/2008	$ (3,000.00)				*Note: Comptroller Levy: $609,381*
			Kinsey Associates	Recreation	10/28/2008	$ (5,700.00)				
			AJMOST PAYABLE	Adjustment	12/31/2008			$ 2,340.46		
				Annual Total:		$ (207,116.00)	$ 609,380.17	$ 2,340.46	$ 1,139,514.56	Ending Balance
2009	Lighting Detention System	$ (50,000.00)							$ 1,139,514.56	**Starting Balance**
			Kinsey Associates	Recreation	5/19/2009	$ (1,694.50)				*Note: Budget Account Status Starting Balance: $1,828,506.44*
			Kinsey Associates	Recreation	5/19/2009	$ (2,770.00)				
			Kinsey Associates	Recreation	5/19/2009	$ (119.50)				
			AJMUNI O/S PAYA	Levy	7/22/2009		$ 609,233.86			Budget Account Activity Inquiry
			AJCORR J/E 31	Recreation	7/27/2009	$ (609,233.86)				*Note: Comptroller Levy: $609,234*
			Kinsey Associates	Recreation	8/18/2009	$ (1,169.48)				
			AJSETUP 4147	Recreation	9/10/2009	$ (50,000.00)				
				Annual Total:		$ (664,987.34)	$ 609,233.86	$ -	$ 1,083,761.08	Ending Balance
2010	Purchase of 640 River Road	$ (612,293.09)							$ 1,083,761.08	**Starting Balance**
			Richard Wade Esq.	Acquisition	3/23/2010	$ (30,000.00)				
			Schwanawede/Hals Engi	Acquisition	5/25/2010	$ (1,690.00)				
			Ferrara, Turitz, Harrak	Acquisition	6/15/2010	$ (149,111.82)				
			Ferrara, Turitz, Harrak	Acquisition	6/16/2010	$ (435,000.00)				
			Kinsey Associates	Recreation	6/29/2010	$ (648.00)				
			Cash Receipt (Turitz Refu)	Recreation	6/30/2010			$ 1,175.73		
			Schwanawede/Hals Engi	Recreation	8/24/2010	$ (565.00)				
			Schwanawede/Hals Engi	Recreation	8/24/2010	$ (325.00)				
			Kinsey Associates	Recreation	9/14/2010	$ (564.00)				
			Kinsey Associates	Recreation	9/14/2010	$ (646.00)				
			Gianforcaro	Recreation	11/9/2010	$ (15,470.00)				
			Kinsey Associates	Recreation	11/30/2010	$ (11,125.00)				
			Cash Receipt (Bergen County OS)	Acquisition	11/30/2010			$ 435,000.00		
			Gianforcaro	Recreation	12/14/2010	$ (12,000.00)				
			Levy	Levy			$ 609,289.00			Comptroller Calculations (09/17)
				Annual Total:		$ (657,144.82)	$ 609,289.00	$ 436,175.73	$ 862,791.99	Ending Balance
2011	Fences, Paving, Courts and Pools	$ (263,711.00)							$ 862,791.99	**Starting Balance**
			Gianforcaro	Recreation	2/22/2011	$ (5,485.00)				
			Kinsey Associates	Recreation	2/22/2011	$ (2,875.00)				
			Kinsey Associates	Recreation	2/22/2011	$ (1,344.00)				
			Kinsey Associates	Recreation	2/22/2011	$ (100.00)				
			AJSETUP 4213	Recreation	3/4/2011	$ (84,708.00)				
			AJSETUP 4218	Recreation	3/18/2011	$ (20,000.00)				
			AJSETUP 4219	Recreation	3/18/2011	$ (22,000.00)				
			Kinsey Associates	Recreation	5/10/2011	$ (5,625.00)				
			AJSETUP 4224	Recreation	5/5/2011	$ (95,000.00)				
			Kinsey Associates	Recreation	8/16/2011	$ (1,875.00)				
			Kinsey Associates	Recreation	9/13/2011	$ (350.00)				
			Kinsey Associates	Recreation	9/13/2011	$ (400.00)				
			Kinsey Associates	Recreation	9/13/2011	$ (2,115.00)				
			All State Technology,	Recreation	9/13/2011	$ (5,814.00)				
			Bergen Cty. Soil Cons.	Recreation	11/7/2011	$ (2,325.00)				
			All State Technology,	Recreation	11/29/2011	$ (41,238.40)				
			All State Technology,	Recreation	11/29/2011	$ (31,869.60)				
			All State Technology,	Recreation	11/29/2011	$ (16,924.00)				
			Gianforcaro	Recreation	11/29/2011	$ (47,500.00)				
			Gianforcaro	Recreation	9/13/2011					

APPENDIX C. REVENUES AND EXPENDITURES - MOST

Year	Source: Comptroller Calculations (2005-2017)		Source: Budget Account Activity Inquiry (2008-2012), Comptroller Calculations (2005-2017), Budget Account Status (2009-2017), Budget Detail Inquiry (2016 and 2017)							
	Expenses (Explanation)	Expenses (Total)	Vendor/Account	Description	Transaction Date	Expenditure	Tax Levy	Other Revenue	MOST Balance	Source/Notes
			Levy	Levy			$ 606,667.00			Comptroller Calculations (09/17)
				Annual Total:		$ (387,548.00)	$ 606,667.00	$ -	$ 462,903.99	Ending Balance
2012	Transfer to Capital for Parks Projects and Grants	$ (75,000.00)							$ 475,243.99	**Starting Balance**
			Gianforcaro	Recreation	1/24/2012	$ (12,340.00)				
			Kinsey Associates	Recreation	1/24/2012	$ (360.00)				
			Christopher P. Statile	Recreation	2/21/2012	$ (6,355.00)				
			GZA Geoenvironmental	Recreation	2/21/2012	$ (19,877.10)				
			GZA Geoenvironmental	Recreation	3/20/2012	$ (38,861.67)				
			Progressive Brick Co	Recreation	4/3/2012	$ (5,360.00)				
			GZA Geoenvironmental	Recreation	5/15/2012	$ (40,761.64)				
			GZA Geoenvironmental	Recreation	5/15/2012	$ (14,357.19)				*Note: Comptroller Levy: $601,693*
			Reimbursement OS Funds: Levy	Levy	12/30/2012		$ 602,765.64			Budget Account Activity Inquiry
				Annual Total:		$ (138,272.60)	$ 602,765.64	$ -	$ 336,971.39	Ending Balance: Budget Account Inquiry
2013	Transfer to Votee Athletic Complex, Votee Sports Field Equipment (2010-2013), Light Towers, Soccer Goals and Dog Park	$ (2,684,473.41)	Expenditure: Transfer to capital	Recreation	2/19/2013	$ (2,175,199.72)			$ 2,431,272.08	**Starting Balance: Budget Account Status**
			United Rentals (N.A.) Inc.	Recreation	9/10/2013	$ (29,600.00)				
			Sportsfield Specialties	Recreation	12/17/2013	$ (4,360.00)				
			Sportsfield Specialties	Recreation	12/17/2013	$ (620.00)				
			Sportsfield Specialties	Recreation	12/17/2013	$ (1,000.00)				
			Sportsfield Specialties	Recreation	12/17/2013	$ (475.00)				
			Sportsfield Specialties	Recreation	12/17/2013			$ 300.00		*Note: Comptroller Levy: $591,494*
			Reimbursement OS Funds: Levy	Levy	12/31/2013		$ 592,055.85			Budget Account Activity Inquiry
				Annual Total:		$ (2,211,254.72)	$ 592,055.85	$ 300.00	$ 812,373.21	Ending Balance
2014	Tractor and Other Equipment for Votee	$ (44,064.56)	Earmark court game match grant Vend	Recreation	1/16/2014	$ (255,000.00)			$ 812,373.21	**Starting Balance**
			Main Lock Shop	Recreation	6/24/2014	$ (512.50)				
			Main Lock Shop	Recreation	6/24/2014	$ (10.00)				
			Apollo Flag Co	Recreation	7/15/2014	$ (79.95)				
			Apollo Flag Co	Recreation	7/15/2014	$ (57.00)				
			Apollo Flag Co	Recreation	7/15/2014			$ 13.70		
			Apollo Flag Co	Recreation	7/15/2014	$ (135.00)				
			Apollo Flag Co	Recreation	7/15/2014	$ (8.50)				
			Downes Tree Service, Inc.	Recreation	8/11/2014			$ 12,000.00		*(Note: Not included in balance)*
			BSN Sports	Recreation	8/12/2014	$ (1,614.99)				
			BSN Sports	Recreation	8/12/2014	$ (305.98)				
			BSN Sports	Recreation	8/12/2014	$ (100.00)				
			Sportsfield Specialties	Recreation	8/12/2014	$ (620.00)				
			Sportsfield Specialties	Recreation	8/12/2014	$ (25.00)				
			Ben Shaffer & Assoc. Inc.	Recreation	8/12/2014	$ (1,675.52)				
			Ben Shaffer & Assoc. Inc.	Recreation	8/12/2014	$ (238.00)				
			Kirby Built Products, Inc.	Recreation	9/23/2014	$ (5,928.00)				
			Kirby Built Products, Inc.	Recreation	9/23/2014	$ (646.12)				
			Reimbursement MOST Levy	Levy	9/24/2014		$ 582,121.09			Budget Account Activity Inquiry
			Expenditure Purchase of 671 Pomande	Acquisition	10/28/2014	$ (220,245.99)				*Note: Comptroller Levy: $582,121*
			Associated Appraisal Group	Acquisition	12/17/2014	$ (750.00)				
			Expenditure afs entry	Acquisition	12/24/2014	$ (220,245.99)				
			Expenditure Added Taxes	Acquisition	12/27/2014			$ 865.20		
			Expenditure Property Purchase is Haur	Acquisition	12/31/2014			$ 220,245.99		
				Annual Total:		$ (708,198.54)	$ 582,121.09	$ 233,124.89	$ 907,420.65	Ending Balance
			UCS, Inc.	Recreation	1/13/2015	$ (904.00)			$ 907,420.65	**Starting Balance**
			UCS, Inc.	Recreation	1/13/2015	$ (522.00)				
			UCS, Inc.	Recreation	1/13/2015	$ (1,050.00)				
			UCS, Inc.	Recreation	1/13/2015	$ (1,050.00)				
			UCS, Inc.	Recreation	1/13/2015	$ (890.00)				
			UCS, Inc.	Recreation	1/13/2015	$ (465.00)				
			UCS, Inc.	Recreation	1/13/2015	$ (400.00)				
			Treasurer, State of New Jersey	GSPT	1/13/2015	$ (565.00)				
			Weldon Materials, Inc.	Recreation	2/24/2015	$ (6,283.04)				
			Gianforcaro	Recreation	3/10/2015	$ (73,000.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (2,312.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (1,883.00)				

APPENDIX C. REVENUES AND EXPENDITURES - MOST

Year	Source: Comptroller Calculations (2005-2017)		Source: Budget Account Activity Inquiry (2008-2012), Comptroller Calculations (2005-2017), Budget Account Status (2009-2017), Budget Detail Inquiry (2016 and 2017)							
	Expenses (Explanation)	Expenses (Total)	Vendor/Account	Description	Transaction Date	Expenditure	Tax Levy	Other Revenue	MOST Balance	Source/Notes
2015	Votee Site Remediation (2014-2015, Sign for Burial Ground, Purchase of 671 Pomander Walk	$ (238,514.03)	Core Elements Gum LLC.	Recreation	3/10/2015	$ (778.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (2,130.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (2,130.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (2,130.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (2,097.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (2,163.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (2,130.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (2,130.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (580.00)				
			Core Elements Gum LLC.	Recreation	3/10/2015			$ 5,142.00		
			Core Elements Gum LLC.	Recreation	3/10/2015	$ (1,275.00)				
			Fastech Consulting Engineers	Recreation	4/12/2015	$ (35,000.00)				
			Fastech Consulting Engineers	Recreation	4/12/2015	$ (7,680.00)				*(Note: Not included in balance)*
			Bergen Fence	Recreation	4/21/2015	$ (7,290.00)				
			Behnke's Paramus Building	Recreation	5/5/2015	$ (501.14)				
			Behnke's Paramus Building	Recreation	5/5/2015			$ 35.72		
			Behnke's Paramus Building	Recreation	5/5/2015	$ (50.70)				
			Behnke's Paramus Building	Recreation	5/5/2015	$ (35.72)				
			Behnke's Paramus Building	Recreation	5/5/2015	$ (5.98)				
			Behnke's Paramus Building	Recreation	5/5/2015	$ (459.11)				
			Behnke's Paramus Building	Recreation	5/5/2015	$ (41.33)				
			Behnke's Paramus Building	Recreation	5/5/2015	$ (10.00)				
			Home Depot/GECF	Recreation	5/5/2015	$ (68.03)				
			Home Depot/GECF	Recreation	5/5/2015	$ (969.01)				
			Masters Construction Co.	Recreation	6/9/2015	$ (6,250.00)				
			Ricciardi Brothers	Recreation	6/9/2015	$ (16.99)				
			Ricciardi Brothers	Recreation	6/9/2015	$ (37.99)				
			Discount Playground Supply Inc.	Recreation	7/14/2015	$ (943.25)				
			Discount Playground Supply Inc.	Recreation	7/14/2015	$ (198.00)				
			Tomco Construction Inc.	Recreation	8/11/2015	$ (250,000.00)				
			North Jersey Media Group	Recreation	9/8/2015	$ (1,061.26)				
			Reimbursement - Payment Window M	Recreation	9/15/2015			$ 9,100.00		
			Expenditure - Move Sportsplex revenu	Recreation	10/7/2015	$ (9,100.00)				
			Expenditure - Bergen City OS, not GA	Recreation	10/17/2015			$ 9,100.00		
			Reimbursement - Payment Window M	Recreation	10/20/2015			$ 119,235.00		
			JM Sorge, Inc.	Recreation	10/26/2015	$ (10,000.00)				
			JM Sorge, Inc.	Recreation	10/26/2015			$ 10,000.00		
			Tomco Construction Inc.	Recreation	10/27/2015	$ (135,960.91)				*(Note: Not included in balance)*
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (2,787.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (3,052.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (1,999.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (699.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (2,558.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (2,801.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (2,801.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (2,572.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (2,599.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (2,845.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (2,856.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (2,801.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (3,029.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (588.00)				
			Core Elements Gym LLC.	Recreation	12/2/2015			$ 6,851.00		
			Core Elements Gym LLC.	Recreation	12/2/2015	$ (1,400.00)				
			Masters Construction Co.	Recreation	12/2/2015	$ (7,210.00)				
			Tri-County Property Management	Recreation	12/2/2015	$ (15,950.00)				
			Tri-County Property Management	Recreation	12/15/2015	$ (19,750.00)				
			Tri-County Property Management	Recreation	12/15/2015	$ (987.50)				
			Fastech Consulting Engineers	Recreation	12/15/2015	$ (20,500.00)				*(Note: Not included in balance)*

APPENDIX C. REVENUES AND EXPENDITURES - MOST

Year	Source: Comptroller Calculations (2005-2017)		Source: Budget Account Activity Inquiry (2008-2012), Comptroller Calculations (2005-2017), Budget Account Status (2009-2017), Budget Detail Inquiry (2016 and 2017)							
	Expenses (Explanation)	Expenses (Total)	Vendor/Account	Description	Transaction Date	Expenditure	Tax Levy	Other Revenue	MOST Balance	Source/Notes
			Tomco Construction Inc.	Recreation	12/15/2015	$ (100,960.38)				*(Note: Not included in balance)*
			Levy	Levy			$ 502,111.00			Comptroller Calculations (09/17)
				Annual Total:		$ (773,291.34)	$ 502,111.00	$ 159,463.72	$ 1,060,805.32	Ending Balance
2016	Park Equipment (2015-2016), Votee Park West Parking Lot (2015-2016), Hawthorne Field Improvements (2015-2016), Votee Splash Pad (in progress) (2015-2016), Transfer Courts Pools and Safety Service, ADA Trail for 640 River Road, Pomander Walk	$ (993,215.36)	Fastech Consulting Engineers	Recreation	1/30/2016	$ (3,940.00)			$ 1,060,805.32	**Starting Balance**
			Fastech Consulting Engineers	Recreation	1/30/2016	$ (3,280.00)				
			Katom Restaurant Supply	Recreation	2/23/2016	$ (435.75)				
			Katom Restaurant Supply	Recreation	2/23/2016	$ (124.58)				
			Katom Restaurant Supply	Recreation	2/23/2016			$ 323.68		
			Discount Playground Supply Inc.	Recreation	3/22/2016	$ (1,212.75)				
			Discount Playground Supply Inc.	Recreation	3/22/2016	$ (249.00)				
			Tahawus Trails LLC	Open Space/Trails	4/19/2016	$ (34,832.00)				
			JM Sorge, Inc.	Open Space/Trails	4/19/2016	$ (1,025.00)				
			Cacciola Iron Works	Open Space/Trails	4/19/2016	$ (5,950.00)				
			Scenery Nature Landscape, LLC	Open Space/Trails	5/17/2016	$ (300.00)				
			Treasurer, State of New Jersey/727 GS	GSPT	6/14/2016	$ (658.06)				
			Gianforcaro	Recreation	6/22/2016			$ 73,000.00		
			Tomco Construction Inc.	Recreation	6/28/2016			$ 13,078.71		
			Gianforcaro	Recreation	7/19/2016	$ (65,000.00)				
			Fastech Consulting Engineers	Recreation	7/19/2016	$ (11,680.00)				
			Concession and Restroom Field	Recreation	7/19/2016	$ (22,750.00)				Budget Detail Inquiry 2016
			Commercial Recreation	Recreation	8/16/2016	$ (82,821.00)				
			Bob Faulborn	Recreation	8/16/2016	$ (13,700.00)				
			Bob Faulborn	Recreation	8/16/2016	$ (750.00)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (337.44)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (181.16)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (1,003.74)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (3,488.50)				
			Blackman Plumbing/Heating	Recreation	8/16/2016			$ 501.87		
			Blackman Plumbing/Heating	Recreation	8/16/2016			$ 371.08		
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (493.70)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (501.87)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (2,357.77)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (269.37)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (414.56)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (77.62)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (403.69)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (166.84)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (257.14)				
			Blackman Plumbing/Heating	Recreation	8/16/2016			$ 163.96		
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (69.44)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (60.08)				
			Blackman Plumbing/Heating	Recreation	8/16/2016	$ (168.15)				
			United Rentals (N.A.) Inc.	Recreation	9/1/2016	$ (5,092.40)				Budget Detail Inquiry 2016
			United Rentals (N.A.) Inc.	Recreation	9/1/2016	$ (135.80)				Budget Detail Inquiry 2016
			United Rentals (N.A.) Inc.	Recreation	9/1/2016	$ (135.80)				Budget Detail Inquiry 2016
			Madison Plumbing Supply	Recreation	9/6/2016	$ (3,171.38)				
			Madison Plumbing Supply	Recreation	9/6/2016	$ (1,608.37)				
			Madison Plumbing Supply	Recreation	9/6/2016	$ (400.48)				
			Madison Plumbing Supply	Recreation	9/6/2016	$ (230.13)				
			Madison Plumbing Supply	Recreation	9/6/2016	$ (129.82)				
			Madison Plumbing Supply	Recreation	9/6/2016			$ 248.46		
			Peacock Services LLC	Recreation	9/20/2016	$ (273,900.00)				
			JM Sorge, Inc.	Recreation	9/20/2016	$ (27,500.00)				
			Peacock Services LLC	Recreation	9/20/2016	$ (65,155.75)				Budget Detail Inquiry 2016
			JM Sorge, Inc.	Recreation	9/20/2016	$ (3,148.31)				Budget Detail Inquiry 2016
			JM Sorge, Inc.	Recreation	9/20/2016	$ (5,458.45)				Budget Detail Inquiry 2016
			Peacock Services LLC	Recreation	9/20/2016	$ (57,950.00)				Budget Detail Inquiry 2016
			JM Sorge, Inc.	Recreation	9/20/2016	$ (270.00)				Budget Detail Inquiry 2016
			Peacock Services LLC	Recreation	9/20/2016	$ (60,016.25)				Budget Detail Inquiry 2016

APPENDIX C. REVENUES AND EXPENDITURES - MOST

Year	Source: Comptroller Calculations (2005-2017)		Source: Budget Account Activity Inquiry (2008-2012), Comptroller Calculations (2005-2017), Budget Account Status (2009-2017), Budget Detail Inquiry (2016 and 2017)							
	Expenses (Explanation)	**Expenses (Total)**	**Vendor/Account**	**Description**	**Transaction Date**	**Expenditure**	**Tax Levy**	**Other Revenue**	**MOST Balance**	**Source/Notes**
			Reimbursement - Payment Window M	Recreation	10/6/2016			$ 3,570.00		
			Treasurer, State of New Jersey/727 GS	GSPT	11/14/2016	$ (4,003.04)				
			Scenery Nature Landscape, LLC	Recreation	11/14/2016	$ (38,000.00)				
			Peacock Services LLC	Recreation	11/14/2016	$ (31,483.00)				*(Note: Not included in balance)*
			Koestner Associates	Recreation	12/13/2016	$ (355.00)				
			Levy	Levy			$ 501,787.00			Comptroller Calculations (09/17)
				Annual Total:		$ (837,103.19)	$ 501,787.00	$ 91,257.76	$ 848,229.89	Ending Balance
2017	Field House Votee Park, Spray Park-Votee Park	$ (94,750.00)	Associated Appraisal Group		1/4/2017	$ (400.00)			$ 848,229.89	**Starting Balance**
			United Rentals (N.A.) Inc.	Recreation	1/17/2017	$ (4,146.80)				
			United Rentals (N.A.) Inc.	Recreation	1/17/2017	$ (135.80)				
			United Rentals (N.A.) Inc.	Recreation	1/17/2017	$ (135.80)				
			United Rentals (N.A.) Inc.	Recreation	1/17/2017	$ (189.00)				
			Peacock Services LLC	Recreation	2/7/2017	$ (65,155.75)				
			JM Sorge, Inc.	Recreation	3/7/2017	$ (3,148.31)				
			JM Sorge, Inc.	Recreation	3/7/2017	$ (5,458.45)				
			Levy	Levy			$ 502,140.00			Comptroller Calculations (09/17)
			Fastech Consulting Engineers	Recreation	3/15/2017	$ (3,920.00)				Budget Detail Inquiry 2017
			Fastech Consulting Engineers	Recreation	3/15/2017			$ 3,920.00		Budget Detail Inquiry 2017
			Fastech Consulting Engineers	Recreation	3/21/2017	$ (3,280.00)				Budget Detail Inquiry 2017
			Fastech Consulting Engineers	Recreation	3/21/2017	$ (7,680.00)				Budget Detail Inquiry 2017
			Gianforcaro	Recreation	4/4/2017	$ (22,750.00)				Budget Detail Inquiry 2017
			Peacock Services LLC	Recreation	4/4/2017	$ (57,950.00)				Budget Detail Inquiry 2017
			Tri-County Property Maintenance	Recreation	4/11/2017	$ (2,700.00)				Budget Detail Inquiry 2017
			Treasurer, State of New Jersey/727 GS	GSPT	5/23/2017	$ (4,003.04)				Budget Detail Inquiry 2017
			JM Sorge, Inc.	Recreation	5/23/2017	$ (270.00)				Budget Detail Inquiry 2017
			Bergen Fence	Recreation	6/13/2017	$ (880.00)				Budget Detail Inquiry 2017
			Bergen Fence	Recreation	6/13/2017	$ (6,100.00)				Budget Detail Inquiry 2017
			Bergen Fence	Recreation	6/13/2017	$ (2,900.00)				Budget Detail Inquiry 2017
			Peacock Services LLC	Recreation	6/13/2017	$ (60,016.25)				Budget Detail Inquiry 2017
				Annual Total:		$ (251,219.20)	$ 502,140.00	$ 3,920.00	$ 1,103,070.69	Ending Balance
	Total Expenses:	$ (5,677,092.93)			Total Expenditure:	$ (7,250,091.23)	$ 6,854,692.61	$ 926,582.56	$ 1,103,070.69	**Starting Balance**
							Total Revenue:	$ 7,781,275.17		
					EXPENDITURES:				$ 531,183.94	Revenue - expenditures
				Recreation:	$ (6,141,711.29)	84.71%				
				Acquisition:	$ (1,057,043.80)	14.58%				
				Trail:	$ (42,107.00)	0.58%				
				GSPT:	$ (9,229.14)	0.13%				
				Total:	$ (7,250,091.23)	100.00%				

John S. Hogan
Bergen County Clerk

Bergen County Clerk
One Bergen County Plaza
Hackensack, NJ 07601
(201) 336-7000
www.bergencountyclerk.org/

NOT A CERTIFIED COPY

INSTRUMENT # 15-021693

V 01897 2297

RECORDED DATE: 03/30/2015 11:26:50 AM

Document Type: NON ABSTRACTED DEED

Transaction #: 6839138
Document Page Count: 11
Operator Id: CLERK

RETURN TO:

DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM
MAIL CODE 501-01; PO BOX 420
TRENTON NJ 08625

SUBMITTED BY:

PRIMARY NAME	SECONDARY NAME
TEANECK TOWNSHIP OF	TEANECK TOWNSHIP OF

ASSOCIATED DOCUMENT(S):

MUNICIPALITY: BERGEN COUNTY

FEES / TAXES:

Recording Fee: NON ABSTRACTED DEED	$8.00
Homeless Trust Fund - Bergen County	$3.00
Total:	$11.00

INSTRUMENT #: 15-021693
Recorded Date: 03/30/2015 11:26:50 AM

I hereby CERTIFY that this document is recorded in the Clerk's Office in Bergen County, New Jersey.

John S. Hogan
Bergen County Clerk

OFFICIAL RECORDING COVER PAGE

Page 1 of 12

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.**

DECLARATION OF ENCUMBRANCE

15-021693 NON ABSTRACTED DEED
V Bk: 01897 Pg: 2297-2308 Rec. Fee $11.00
John S. Hogan, Bergen County Clerk
Recorded 03/30/2015 11:26:50 AM

NOT A CERTIFIED COPY

TOWNSHIP OF TEANECK
Bergen County

TO

THE STATE OF NEW JERSEY
Department of Environmental Protection

Record and return to:

Department of Environmental Protection
Green Acres Program
Mail Code 501-01
P.O. Box 420
Trenton, New Jersey 08625-0420

Attention: Cecile M. Murphy

Prepared by:
Cecile M. Murphy

2/10/99
Forms/encagt

DECLARATION OF ENCUMBRANCE

This Declaration of Encumbrance is made this 17th day of March, 2015, by the Township of Teaneck, County of Bergen, ("Local Unit"), whose mailing address is 818 Teaneck Road, Teaneck, NJ 07666.

The Local Unit makes this Declaration in consideration of the State of New Jersey, Department of Environmental Protection, Green Acres Program's agreement to provide funding in connection with:

Improvements to Votee Park Athletic Fields
Project # 0260-07-015
As approved on April 7, 2009

NOT A CERTIFIED COPY

The attached exhibit to this Declaration is labeled "Recreation and Open Space Inventory," comprising 8 pages. This exhibit is incorporated into, and forms a part of this Declaration.

The Local Unit represents and warrants (a) that all lands described in the exhibit attached to this Declaration are held by it for recreation and conservation purposes, and (b) in accordance with N.J.S.A. 13:8A-1 et seq., N.J.S.A. 13:8A-19 et seq., N.J.S.A. 13:8A-35 et seq., N.J.A.C. 7:36-1.1 et seq., and all of the Green Acres Bond Acts (collectively, the "Green Acres Laws"), covenants, agrees, and declares that all lands described on the exhibit attached to this Declaration are subject to the covenants, restrictions, and conditions described in the Green Acres Laws, and further agrees that:

1. The Local Unit shall not dispose of or divert to a use for other than recreation and conservation purposes any lands described in the exhibit attached to this Declaration without the approval of the Commissioner and State House Commission.

2. Should lands held by the Local Unit for recreation or conservation purposes be, by mistake or inadvertence, omitted from the exhibit attached to this Declaration, such lands shall be subject to the terms and conditions of this Declaration to the same extent as though they had been included.

Bergen County Clerk V BK 01897 PG 2299 03/30/2015 11:26 AM 3 of 12

LOCAL UNIT ATTORNEY
Reviewed and approved

on March 17 2015

Wayne Barth Hackensack Bergen Line Kaplan

by (signature) Stanley Tweedie

Stanley Tweedie
(print name)
Local Unit Attorney

LOCAL UNIT CHIEF EXECUTIVE OFFICER

By: (signature) William Broughton

William Broughton Township Manager

Date: 3-17-15

STATE OF NEW JERSEY)
ss
COUNTY OF BERGEN)

I CERTIFY that on March 17, 2015, William Broughton personally came before me, Jaime L. Evelina and stated to my satisfaction that he/she is the individual who signed this Declaration and that he/she

a. is authorized to execute this Declaration, and
b. executed this Declaration as his/her own act, and as the act of the **Township of Teaneck** represented by him/her as **Township Manager**.

(signature)
(Jaime L. Evelina) Township Clerk

Bergen County Clerk V BK 01897 PG 2300 03/30/2015 11:26 AM 4 of 12

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

A Local Unit which receives a loan or grant from the State of New Jersey, Office of Green Acres shall not dispose of, or divert to a use for other than recreation and conservation purposes, any lands (1) acquired or developed with Green Acres or Federal Land and Water Conservation Fund assistance or (2) held by the Local Unit for recreation and conservation purposes at the "time of receipt of Green Acres funds" (the restricted lands) N.J.S.A. 13:8A-47. The primary purposes of this recreation and open space inventory (ROSI) are to document all restricted lands and to provide notice of the restrictions to title searchers.

Instructions

All restricted lands must be described on the completed ROSI by their block and lot identification numbers as shown on the current, official tax map and specify whether or not each parcel is funded or unfunded parkland. The Local Unit shall submit a tax map current as of the date of Green Acres application showing each parcel of parkland listed on the ROSI, with the approximate boundaries of each such parcel clearly marked in colored ink. Staff knowledgeable of the Local Unit's land use regulations and the uses of its land holdings must complete this ROSI. If only a portion of a current tax lot is to be restricted, the phrase *part of* or *portion of* shall be used on the ROSI. Deletion or omission of lands listed on previously submitted ROSI's is prohibited without prior written approval of the Office of Green Acres (See N.J.A.C. 7:36-20.3).

The completed ROSI must be duly executed and certified by the Local Unit's Chief Executive Officer and planning board chairperson (or equivalent). The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page.

All pages, including this Page 1 and the following Page 2, of the ROSI must be submitted.

Special Notes

Lands held by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities should not be inventoried unless they are also held for recreation and conservation purposes by the Local Unit.

If lands held by the Local Unit for recreation and conservation purposes are omitted from this ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. This ROSI, as completed and duly executed, shall be incorporated into, and be a part of, both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.

Recommendations

The Local Unit's planning board, and other boards or commissions, are encouraged to participate in the preparation and review of this ROSI. When preparing the ROSI, the listed parcels of parkland should be confirmed by reference to the tax maps that are required to be submitted as part of the Green Acres application (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii).

The Local Unit's governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan.

The Local Unit's governing body should officially and permanently dedicate all lands held for recreation and conservation purposes. However, failure to do so shall have no effect on the validity of the Declaration.

Rev. 1/29/99

Bergen County Clerk **V BK 01897 PG 2301** **03/30/2015 11:26 AM** **5 of 12**

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Definitions

For the purposes of this ROSI, the following definitions shall apply whenever the quoted words, or a form of the word are used:

"Declaration" means the recordable, written instrument executed by the Local Unit which declares that all of the Local Unit's funded and unfunded parklands are subject to Green Acres restrictions.

"Development" means any improvement or physical alteration designed to expand or enhance the use of parkland for recreation and conservation purposes.

"Funded parkland" means parkland that a Local Unit has acquired or that a Local Unit has developed with Green Acres funding.

"Held" means owned, leased, or otherwise controlled (by the Local Unit for recreation and conservation purposes).

"Lands" means real property, including improvements, rights-of-way, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

"Local Unit" means a municipality or county, or other local political subdivision of this State, or any agency thereof whose primary purpose is to acquire, administer, protect, develop, and maintain lands for recreation and conservation purposes.

"Parkland" means land acquired, developed, and/or used for recreation and conservation purposes.

"Recreation and conservation purposes" means the use of lands for parks, natural areas, forests, camping, fishing, reservoirs, water reserves, wildlife preserves, hunting, boating, winter sports and similar uses for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres Bond Acts. This term also includes the use of historic areas pursuant to P.L. 1974, c.102; P.L. 1978, c.118; P.L. 1983, c.354; P.L. 1987, c.265; P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204; and the use of historic buildings and structures pursuant to P.L. 1992, c.88 and P.L. 1995, c.204; and the use of ecological and biological study areas pursuant to P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204.

"ROSI" mean the listing of all parcels of land held by a Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds, including a description sufficient to identify each such parcel.

"Time of receipt of Green Acres funds" means at all times beginning on the date of the letter from the Department under N.J.A.C. 7:36-6.7 or 12.5 notifying the Local Unit of the amount of the Green Acres funding award and ending on the date of receipt of the first transmittal of Green Acres funds.

"Unfunded parkland" means parkland, other than funded parkland, that is held by the Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds.

Legislative References

N.J.S.A. 13:8A-1 et seq.; N.J.S.A. 13:8A-19 et seq.; N.J.S.A. 8:A-35 et seq. (as amended and supplemented); N.J.A.C. 7:36-1et seq.; 16 U.S.C. 460 s.1 et seq.

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Township of Teaneck County: Bergen

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Tax Assessment Map, Township of Teaneck, Bergen County, NJ and is dated July, 2005 and revised April 12, 2006.

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes
(*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
1.	See attached list					
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						
18.						

Subtotal of Acres on this page **192.346**

Total Acres of developed and partially developed lands from all pages of this ROSI... **274.2453**

Bergen County Clerk V BK 01897 PG 2303 03/30/2015 11:26 AM 7 of 12

EXHIBIT I to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Township of Teaneck County: Bergen

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Tax Assessment Map, Township of Teaneck, Bergen County, NJ and is dated July, 2005 and revised April 12, 2006.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes
(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
A.	See attached list					
B.						
C.						
D.						
E.						
F.						
G.						
H.						
I.						
J.						
K.						

Subtotal of Acres on this page 81.8993

Total Acres of wholly undeveloped lands from all pages of this ROSI..... **81.8993**

CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 8 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this _____ day of _____, 2015, for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled Improvements to Votee Park Athletic Fields.

William Broughton, Township Manager
Chief Executive Officer of Local Unit
Date: 3-17-15

Planning Board Chairperson (or equivalent)
Date: 3-17-15

This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.

Bergen County Clerk V BK 01897 PG 2304 03/30/2015 11:26 AM 8 of 12

2010 RECREATION AND OPEN SPACE INVENTORY (ROSI) - TOWNSHIP OF TEANECK

Key	Location/Name	Block	Lot	Acres	Funded/ Unfunded	Development Status
A	Dr. Barnette S. Bookstaver Park	810	9	1.48	Unfunded	undeveloped
B	Continental Park	1102	11	1.2	Unfunded	undeveloped
C	Senator Matthew Feldman Nature Preserve	1103	1.01	15.1	Unfunded	undeveloped
D	Francis E. Hall Veterans' Park	5007	1	3.0	Unfunded	undeveloped
E	Eleanor M. Kieliszek Park	2211	1	1.0	Funded	undeveloped
F	Kipp Street Park	107	5	0.157	Unfunded	undeveloped
G	662 Romander Walk	212	2	0.335	Unfunded	undeveloped
H	640 River Road	101	1	0.91*	Unfunded	undeveloped
I	South Gaylord Park	902	1	1.16	Funded	undeveloped
J	South Gaylord Park	903	1	1.31	Funded	undeveloped
K	Stephens Place Park	5103	7	0.459	Unfunded	undeveloped
L	Tokoloka Park	1204	1	10.58	Unfunded	undeveloped
M	Milton Votee Park	4704	1	1.35	Unfunded	undeveloped
N	Windsor Park	2601	1	0.77	Funded	undeveloped
O	Windsor Park	2701	1	1.45	Funded	undeveloped
P	Windsor Park	4701	1	2.75	Funded	undeveloped
Q	Windsor Park	4901	2	2.33	Funded	undeveloped
R	Windsor Park	5006	1	1.02	Funded	undeveloped
S	Windsor Park	5101	1	30.0	Funded	undeveloped
T	Leaf Composting site - 5 foot wide trail easement adjacent to the mean high water line of the Hackensack River (1885') (subject to pre-existing utility and access easements)	201	portion of 11	0.216±	Unfunded	undeveloped

Bergen County Clerk V BK 01897 PG 2305 03/30/2015 11:26 AM 9 of 12

U	1282 River Road (subject to drainage way and pre-existing outfall)	1401	2	0.348±	Unfunded	Undeveloped
V	D.P.W.Facility - future 5 foot wide trail easement adjacent to the mean high water line of the Hackensack River (1210') and access to River Road (250') (No trail currently exists, the entire site up to the mean high water line is currently being utilized by the pre-existing D.P.W. facility. Moreover, security considerations require that access to the D.P.W. facility be restricted to the public. Future trail use is subject to the foregoing reservations.)	1002	portion of 2	0.167±	Unfunded	Undeveloped
W	Fairleigh Dickinson University Hackensack River Greenway (as per recorded Developer's Agreement dated September 24, 2002, by and between the Township of Teaneck, the Planning Board of the Township of Teaneck and Fairleigh Dickinson University, recorded on October 28, 2002 in the Office of the Bergen County Clerk in Deed Book 8522, page 393 (see attached)	301 401 1401	portion of 1 & 2 portion of 1 portion of 1	0.812 0.7084 1.4336 0.2845 1.3168 (metes and bounds description is attached)	Unfunded	Undeveloped
	SUB TOTAL THIS PAGE			81.8993		

* 640 River Road - Excludes tidelands area claimed by the State of New Jersey Deed Book 8992, Page 393 (0.17 ± acres), subject to Drainage easements conveyed to County of Bergen (Deed Book 9153, Pg 065; Deed Book 9126, Pg 641) and road widening easement granted to the County of Bergen (Deed Book 7326, Pg 533)

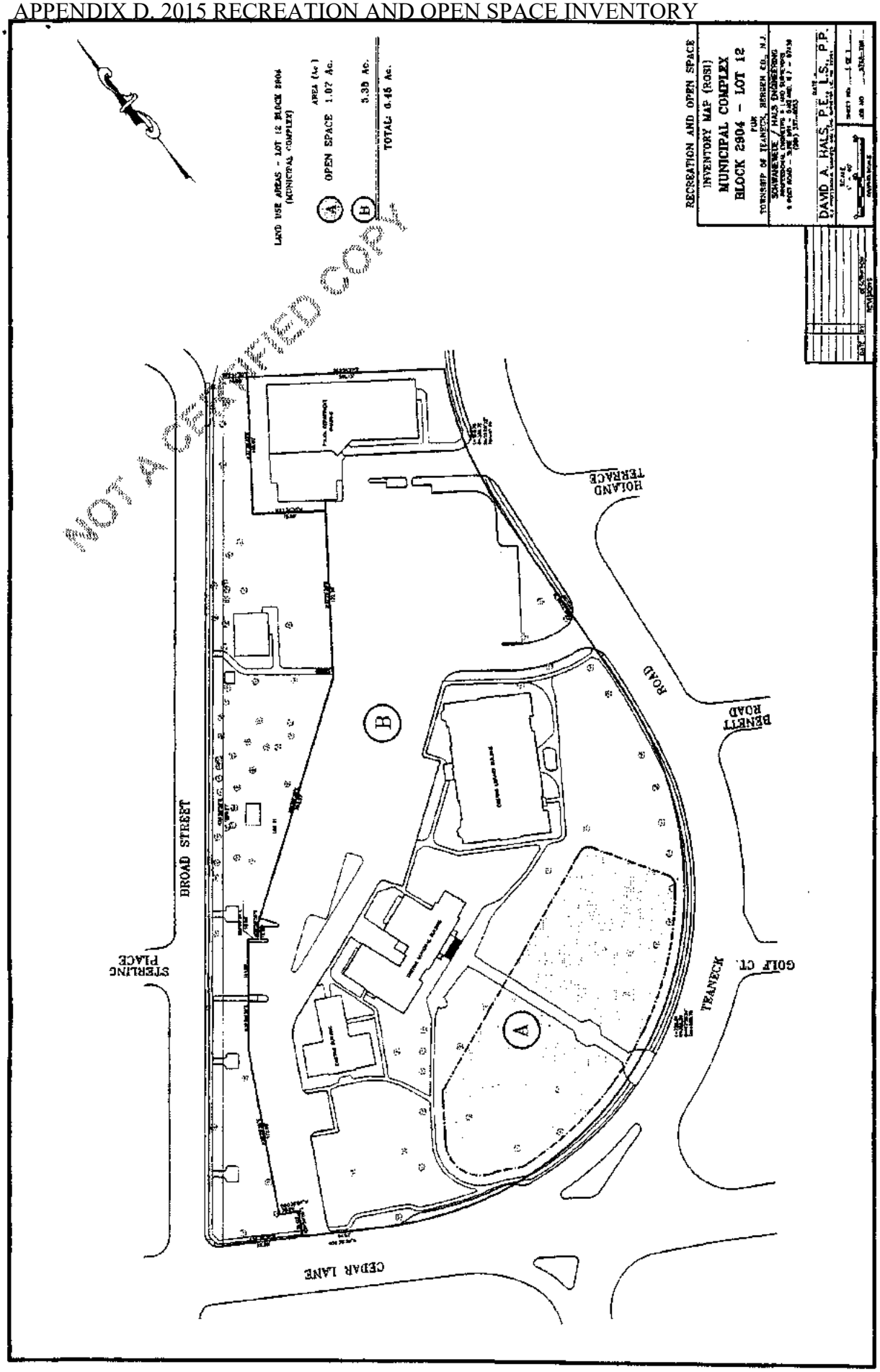
Bergen County Clerk V BK 01897 PG 2306 03/30/2015 11:26 AM 10 of 12

Key	Location/Name	Block	Lot	Acres	Funded/ Unfunded	Development Status
1	Amman Park	3303	5	5.29	Unfunded	partially
2	Maria W. Andreas Memorial Pk	1301	1	23.38	Unfunded	partially
3	Argonne Park	5708	1	0.057	Unfunded	partially
4	Argonne Park	5714	1	54.0	Funded	partially
5	Argonne Park	5802	1	0.15	Unfunded	partially
6	Clarence W. Brett Park	1002	1	10.54	Funded	partially
7	Bernard E. Brooks Park	5511	28	4.73	Unfunded	partially
8	Coolidge Park	5926	1	0.92	Unfunded	partially
9	Harte Park	4302	3	0.5	Funded	partially
10	Hawthorne Park	4204	5	6.892	Funded	partially
11	Hawthorne Park	4208	11	7.708	Funded	partially
12	Herrick Park	2402	2	2.74	Unfunded	partially
13	Eleanor M. Kieliszek Park	2210	5	1.25	Funded	partially
14	Dr. Martin Luther King Jr. Park	2904	11	1.23	Unfunded	partially
15	Mackel Field Park	5801	9	1.24	Unfunded	partially
16	Phelps Park	511	22	16.31	Unfunded	partially
17	Sagamore Park	803	6	4.48	Unfunded	partially
18	Terhune Park	101	7	10.3	Unfunded	partially
19	Milton Votee Park	4702	1	39.48	Unfunded	partially
20	Milton Votee Park	4703	2	0.079	Unfunded	partially
21	Paul A. Volcker Municipal Green	2904	portion of 12**	1.07	Unfunded	partially
	SUB TOTAL THIS PAGE			192.346		
	TOTAL			274.2453		

** Paul A. Volcker Municipal Green includes the portion designated as area A as per the attached Recreation and Open Space Inventory Map (ROSI) for the Municipal Complex, Block 2904, Lot 12 prepared by David A. Hals, P.E., L.S., P.P.

G:\MAIN\Teaneck\TT-5993\Miscellaneous\Recreation and Open Space Inventory (ROSI) 2010 revised 11-24-2010 incl FDU.wpd

Bergen County Clerk V BK 01897 PG 2307 03/30/2015 11:26 AM 11 of 12



Bergen County Clerk BK 01897 PG 2308 03/30/2015 11:26 AM 12 of 12 ** End of Document **

APPENDIX E. BERGEN COUNTY OVERPECK PARK MAP

To: Teaneck Council
Mayor Mohammed Hameeduddin
Municipal Manager William Broughton
Municipal Engineer Chuck McKearnin
Planning Board

From: Teaneck Environmental Commission

Re: Recommendations for Publicly Owned Open Space

Date: 2011

As part of the action plan outlined in the Township's Open Space and Recreation Plan (OSRP), the Environmental Commission has reviewed its 2008 survey of Township-owned vacant properties that are either unique and/or over half an acre. The OSRP calls for the Commission to:

- *Review and prioritize the properties highlighted in the Open Space and Recreation Plan in light of established goals.*
- *Review the open space acquisitions included in the CRMP.*
- *Visit the properties and decide priorities, strategies and funding sources to pursue utilizing criteria supportive of the "Philosophy of Open Space" document developed by the Environmental Commission.*

During the original evaluation, we rated each site using a set of criteria established by the Environmental Commission. The memo is meant to help foster environmentally sound Township land use decisions both now and in the future.

Our recommendations are as follows:

1. Park Additions: There are five Teaneck properties that are adjacent to Coolidge Park and would lend themselves to an expansion of the existing park. They are:

1096 Loraine Avenue	Block 5925	Lot 7
Rte 4 Buffer	Block 5925	Lot 8
1101 Loraine Avenue	Block 5927	Lot 1
1111 Webster Avenue	Block 5927	Lot 4
Rte 4 Buffer	Block 5927	Lot 5

We recommend that this expansion include parts of Teitjen, Alfred, and Loraine Avenues which are currently paper streets. While it's a wonderful opportunity to expand Coolidge Park, we understand that portions may be reserved for future Township opportunities.

C-2

2. Development: There are four properties that might be considered for potential development in accordance with the April 2007 Master Plan. These lots are bordered by Alfred, Teitjen, and Webster Avenues, and include:

266 Tietjen Avenue	Block 6001	Lot 1
286 Tietjen Avenue	Block 6001	Lot 3
1091 Webster Avenue	Block 6001	Lot 8
Alfred Avenue.	Block 6001	Lot 7

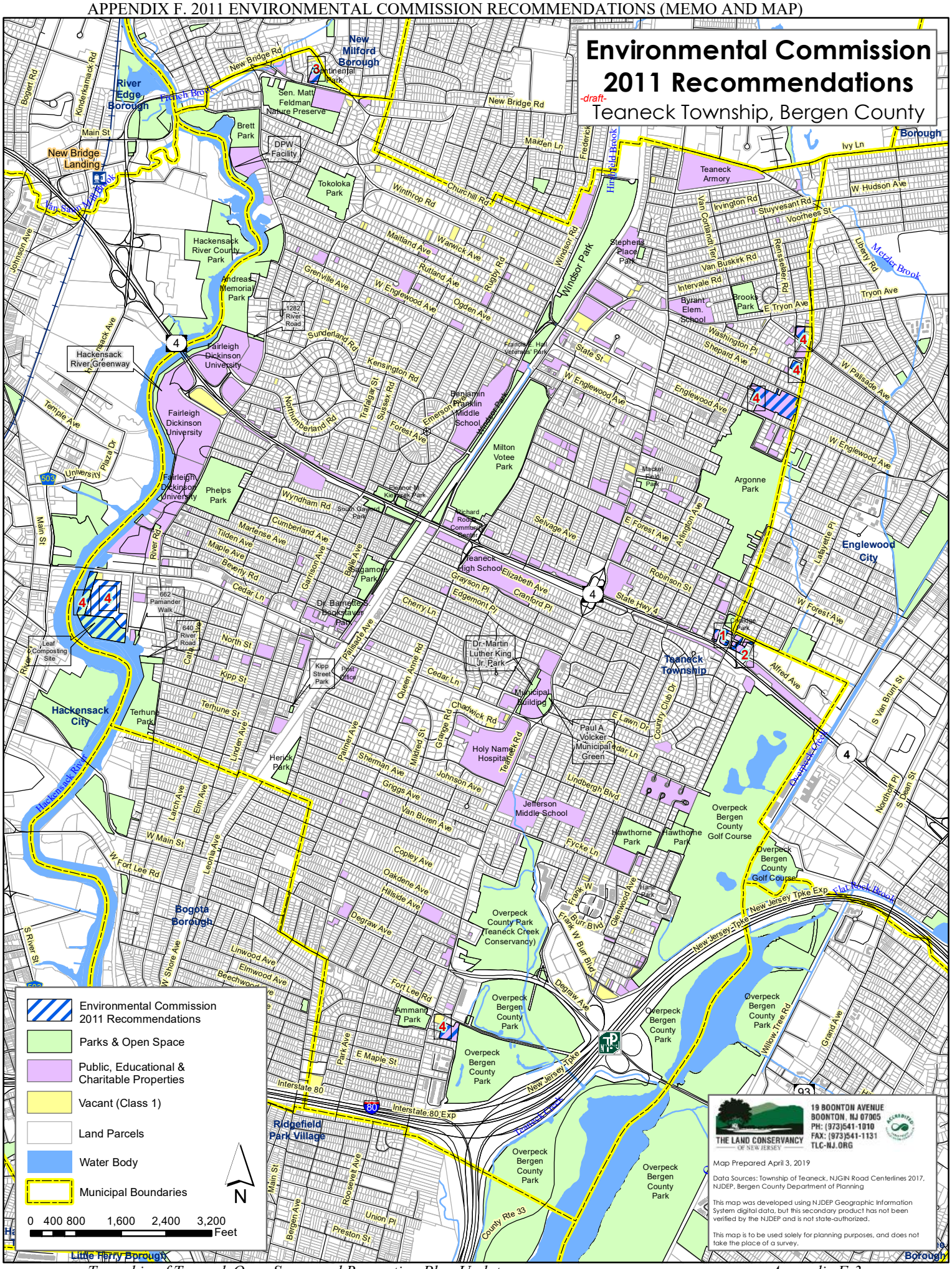
3. Land Exchanges: We recommend that 661 Roemer Avenue (Block 1102, Lot 10) should be added to Continental Park since it is adjacent to it. The extension of Continental Park will give enough land to allow for future park amenities in a location that lacks them

4. Other Recommendations: The site at 18 East Sherwood (Block 3502, Lot 8) should be kept for potential Township usage, such as a leaf transfer site, recycling site, etc. because it is in a relatively isolated yet accessible area. It is adjacent to Overpeck Park.

210 Shepard Avenue (Block 5608, Lot 10) is a large, 6.3 acre lot that is swampy and is believed to contain a source for Overpeck Creek. We recommend that this lot be retained as open space.

220 Manhattan Avenue (Block 5604.01. Lot 23) and 1603 Ardsley Court (Block 5507, Lot 6) are two sites that have already been addressed by the Environmental Commission in 2007 (See attached Memoranda). Our recommendations were and remain to keep both of these properties.

There are two large riverfront properties with long-term "temporary" uses: the Leaf Transfer Station and the Swim Club (Block 201, Lots 11 and 1). We expect that at some future date they will no longer be used for these purposes, and at that time we will evaluate them to provide the Township environmentally sound strategies for their future use.


Environmental Commission
2011 Recommendations
-draft-
Teaneck Township, Bergen County
Environmental Commission 2011 Recommendations
Parks & Open Space
Public, Educational & Charitable Properties
Vacant (Class 1)
Land Parcels
Water Body
Municipal Boundaries
N
0 400 800 1,600 2,400 3,200
Feet
THE LAND CONSERVANCY OF NEW JERSEY
19 BOONTON AVENUE
BOONTON, NJ 07005
PH: (973)541-1010
FAX: (973)541-1131
TLC-NJ.ORG
Map Prepared April 3, 2019
Data Sources: Township of Teaneck, NJGIN Road Centerlines 2017, NJDEP, Bergen County Department of Planning
This map was developed using NJDEP Geographic Information System digital data, but this secondary product has not been verified by the NJDEP and is not state-authorized.
This map is to be used solely for planning purposes, and does not take the place of a survey.
New Milford Borough
River Edge Borough
New Bridge Landing
Hackensack City
Bogota Borough
Ridgefield Park Village
Little Ferry Borough
Englewood City
Teaneck Township
Hackensack River
Hackensack River Greenway
Fairleigh Dickinson University
Teaneck High School
Benjamin Franklin Middle School
Jefferson Middle School
Holy Name Hospital
Overpeck County Park (Teaneck Creek Conservancy)
Overpeck Bergen County Golf Course
Overpeck Bergen County Park
Teaneck Armory
Argonne Park
Milton Votee Park
Windsor Park
Hackensack River County Park
Tokoloka Park
Brett Park
Phelps Park
Terhune Park
Herick Park
Hawthorne Park
Paul A. Volcker Municipal Green
Municipal Building
Dr. Martin Luther King Jr. Park
Dr. Bamette's Bookstaver Park
Kipp Street Park
Ammann Park
Sen. Matt Feldman Nature Preserve
DPW Facility
Interstate 80
Interstate 80 Exp
New Jersey Tpke
New Jersey Tpke Exp
County Rte 33

COMMUNITY PARTNERS – TOWNSHIP OF TEANECK

LOCAL:

Age Friendly Teaneck:
This group's goal is to ensure Teaneck residents feel independent and that the town is livable. This covers younger people, but is focused most on the elder population of the town. They're looking to enhance the town's social, economic, and physical environment.
Contact: 60 Bergen Avenue, Teaneck/ 201-530-6756/ jackiekates18@icloud.com OR info@agefriendlyteaneck.org

Bergen Save the Watershed Action Network (SWAN)
Established in 1988, the Bergen SWAN maintains the Hackensack River Watershed Fund which grants resources towards the protection and restoration of the sensitive watershed lands around the Hackensack River. SWAN supports local preservation efforts and works with volunteers to restore habitats and educate citizens. Bergen SWAN is dedicated to preserving the forested buffer lands surrounding Bergen County's drinking water supply reservoirs. The Network is also committed to providing the community with educational outreach activities related to watershed management principles.
Contact: Phone: 201-666-1877 / Email: bergenswan@sprynet.com / Bergen Save the Watershed Action Network, P.O. Box 217, Westwood, NJ 07675 / www.bergenswan.org

Cedar Lane Management Group:
Cedar Lane is itself a shopping district with over 175 businesses. The management group maintains this business district.
Contact: Cedar Lane Management Group Office/ 201-907-0493/ Cedar Lane, Teaneck NJ/ http://cedarlane.net/

Committee to Preserve the Greenbelt in Teaneck
Created in an effort to protect the open space Green Belt along Route 4, the Teaneck Greenbelt Committee also works to improve safety and traffic flow within the area. The group recommends that any land from the Greenbelt lost due to highway improvements should be compensated by the State through the purchase of comparable open space elsewhere in Teaneck.
Contact: Marie Warnke, Chairperson/ http://www.teanecktransparency.com/wp-content/uploads/2017/09/Greenbelt-min-9-11-17.pdf

Fairleigh Dickinson University
Farleigh Dickinson University (FDU) is the largest private university in New Jersey with a campus that bridges the residential communities of Teaneck and Hackensack. FDU's mission is to be a center of academic excellence dedicated to the preparation of world citizens through global education. The University strives to provide students with the multi-disciplinary, intercultural, and ethical understandings necessary to participate, lead, and prosper in the global marketplace of ideas, commerce and culture.
Contact: Farleigh Dickinson University; Metropolitan Campus / 1000 River Road / Teaneck, NJ 07666 / http://www.fdu.edu / Phone: 800-338-8803

Friends of the Hackensack River Greenway through Teaneck
This organization supports and works to encourage the maintenance, development and utilization of the Hackensack River Greenway through Teaneck. Guided nature walks, lectures and awareness campaigns seek to inform the public of importance of the Greenway. Members meet on a monthly basis. Help maintain, and promote passive recreation on the 3.5 mile Greenway and trails in Teaneck, along the Hackensack River.

Contact: President Peter Goldman / Email: president@teaneckgreenway.org / Friends of the Greenway PO Box 3028 / Teaneck, NJ 07666 / www.teaneckgreenway.org

Friends of Historic New Bridge Landing
New Bridge Landing is a collection of historic structures and sites centered on the Steuben Mansion, a circa 1713-1750 Dutch stone house. New Bridge Landing's period of significance starts with and extends beyond the Revolutionary War. New Bridge served as a battleground, fort, encampment ground, military headquarters, and intelligence-gathering post in every year of the American Revolution. New Bridge was a prosperous mill hamlet, centered upon a bridge strategically placed at the narrows of the Hackensack River, Bergen County, New Jersey.
Contact: Tim Adriance / Phone: 201-384-9044 / 1201-1209 Main Street, River Edge, NJ 07661 OR Bob Griffin, New Bridge Landing Commission/171 Cedar Street, Englewood, NJ 07631-3022/ 201-816-0585/bhb@cybernex.net/https://www.preservationnj.org/listings/new-bridgelanding/

Garden Club
Established in 1932, the Teaneck Garden Club meets monthly to promote various horticulture interests. The club assists the community through planting and education programs.
Contact: President Robin Jackson / P.O. Box 3253 Teaneck, NJ 07666 / Email: gardenclubofteaneck@gmail.com/ Website: http://www.gardenclubofteaneck.org/

Hackensack Riverkeeper
The primary Mission of the Hackensack Riverkeeper, Inc. is to provide representation for the natural living resources of the Hackensack River through environmental advocacy, education and conservation programs.
Contact: Captain Bill Sheehan, The Hackensack Riverkeeper/ Hackensack Riverkeeper, Inc. / 231 Main Street / Hackensack, NJ 07601 / http://www.hackensackriverkeeper.org / Phone: 201.968.0808 / Fax: 201.968.0336 / Email: info@hackensackriverkeeper.org

Library Board:
Contact: http://www.teaneck.org/home/board.html

Meadowlands Conservation Trust
The Meadowlands Conservation Trust was established in 1999 by the New Jersey legislature to acquire land through either fee simple acquisition or conservation easements and to permanently preserve wetlands, waterways, and open space in the Hackensack River Watershed. The land the Conservation Trust acquires will be preserved in perpetuity so that New Jersey residents may benefit from the flood protection, clean water, wildlife habitat, and passive recreation that such ecologically valuable tracts offer.
Contact: Meadowlands Conservation Trust / One DeKorte Park Plaza PO Box 640 / Lyndhurst, NJ / http://www.njmeadowlands.gov/natural_resources/MCT/meadowlands_trust_fund.cfm / Phone: 201-460-3722 / Fax: 201.460.2804 / Email: colleen.mercado@njmeadowlands.gov

Teaneck Creek Conservancy
Teaneck Creek Conservancy offers environmental education and cultural programs in the 46-acre Teaneck Creek Conservancy in Overpeck Park. The Conservancy works to improve previously degraded lands into "Greenfields" and offers various volunteer and stewardship opportunities.
Contact: Executive Director / Alexa Marques (executive director)/ alexa@teaneckcreek.org/ Phone: 201-836-2403 / Fax: 201-836-1734 / 20 Puffin Way, Teaneck NJ 07666/ http://www.teaneckcreek.org/

COUNTY:

Historic New Bridge Landing Park Commission

To insure historic restoration and preservation, the Historic New Bridge Landing Park Commission maintains jurisdiction over the Historic New Bridge Landing Park. All planning and instillation of new park facilities must parallel consultation with this Commission. The Commission began to tie together stakeholders and coordinate and implement federal, State, county, municipal, and private development policies.

Contact: James Smith (Chairman) / PO Box 55, River Edge NJ 07661-0055/ http://www.bergencountyhistory.org/Pages/HNBLPC.html

Bergen County Freeholder Board:

The county executive of the board handles daily operations of Bergen County, and appoints the county department heads. The board advises and gives consent to actions of the county executive, including ordinances and resolutions, capital budgets, administrative codes, and contracts with the municipalities.

Contact: 201-336-6526/ https://www.co.bergen.nj.us/470/Freeholders/ Lara Rodriguez (Board Clerk)

Bergen County Improvement Authority:

Through project stewardship across the county and communities, this groups looks to improve quality of life. A main focus in health care, looking to improve such services through the Bergen Regional Medical Center.

Contact: MRaguseo@co.bergen.nj.us/ 201-336-6353 / 327 E. Ridgewood Avenue Paramus, NJ 07652/ https://www.co.bergen.nj.us/481/Bergen-County-Improvement-Authority

Bergen County Regional Development Committee Members:

The development committee helps determine funding for various projects and ensures fiscal responsibility.

Contact: 818 Teaneck Road/ https://www.teanecknj.gov/bergen-county-regional-development-committee-members

Bergen County Division of Open Space

Bergen County Open Space Committee

Bergen County Planning Board:

Contact: https://www.co.bergen.nj.us/484/Planning-Board/

TOWNSHIP/COMMITTEES/COMMISSIONS/BOARDS

Advisory Board on Community Relations:

Resolve conflicts in community as they arise.

Contact: 818 Teaneck Road/ https://www.teanecknj.gov/advisory-board-on-community-relations-members

Affirmative Action Advisory Board:

Advise on policies and procedures that pertain to Affirmative Action and Equal Opportunity.

Contact: 818 Teaneck Road/ https://www.teanecknj.gov/affirmative-action-advisory-board-members

Board of Adjustment:
The Board of Adjustment hears appeals from zoning administrators and interprets zoning ordinances.
Contact: 818 Teaneck Road/ https://www.teanecknj.gov/board-of-adjustment

Chamber of Commerce:
This non-profit chamber is led by business leaders in the Teaneck community. Their goal is to promote the growth of community businesses, to affect public policy to the benefit of the business community, and participate in community activities to enhance the township quality of life.
Contact: PO Box 224 Teaneck NJ, 07666/ 201-801-0012/ e.info@teaneckchamber.org

Clean and Green Advisory Board
No longer active/any information: Clean and Green Weekend spearheaded by Monica Honis as of 2011

Environmental Commission
Advises the Planning Board on environmental concerns. The municipal master plan instructs the Commission conduct research and keep inventory of all open lands in Teaneck. The Commission conducts research for land use and makes recommendations for land use.
Contact: Aryeh Meir, Chairperson / https://www.teanecknj.gov/environmental-commission

Ethics Board Members:
Ensures a code of conduct for officers and employees of the Township.
Contact: clerk@teanecknj.gov/ https://www.teanecknj.gov/ethics-board

Hackensack River Greenway Advisory Board
The goal for the Hackensack River Greenway Advisory Board, as it relates to open space and recreation, is to complete and enhance the greenway, both buffer and path, along the River by acquiring land when it is available.
No current contact information

Historic Preservation Commission
In an effort to preserve historic heritage, the Historic Preservation Commission seeks to landmark historic sites in Teaneck and preserve its historic buildings, districts, and landscapes. The Commission is currently working on the designation of three additional sites.
Contact: Eugene Coleman, Chairperson/ https://www.teanecknj.gov/historic-preservation-commission

Municipal Open Space Trust Program Regional Committee (MOST)
A combination of environmental, Parks, Historic preservation, and township committees.
Contact: Glenna Crockett/Staff member and co-chairperson // Farah Gilani Staff Member and Co-Chairperson/ https://www.teanecknj.gov/most-members

Parks Playground and Recreation Advisory Board (PPRAB)
In advising the Town Council on recreation matters, the PPRAB seeks to enhance the quality of life within Teaneck. The Board assisted in the expansion of the Hackensack River Greenway and works to improve trails throughout the municipality.
Contact: Kenneth Hoffman, Chairperson/ https://www.teanecknj.gov/PPRAB-members

Senior Citizens Advisory Board:
Typically, this board acts in the capacity for seniors in the community, promoting wellbeing of this group in the community.
Contact: https://www.teanecknj.gov/senior-citizens-advisory-board

Shade Tree Advisory Board
Created in 1995 in an effort to provide assistance to the Shade Tree Supervisor and Town Council, the Board conducts tree inspections, helps identify suitable tree planting sites, and educates residents on tree care. The Board maintains and active Tree City USA status. Its new program, Trees of Love, helps plant trees in a township park for special events like marriage, birth, a memorial, graduation, or anniversary.
Contact: Nancy Cochrane, Chairperson/ teanecktrees.oflove@gmail.com

Youth Advisory Board:
The Youth Advisory Board's goal is to help engage youth and township officials together. They help the youth of the community express themselves.
Contact: https://www.teanecknj.gov/youth-advisory-board-20258

PARCEL DATA TABLES

The *Open Space and Recreation Plan Update* identifies the existing open space and current land use in the Township (**Map 1. Open Space**). Property information was gathered from the New Jersey County Tax Board's database, and confirmed by the Township tax assessor when necessary. All acreages in the *Plan Update* are rounded to the nearest acre unless otherwise stated.

The following section refers to the tax assessor classification for land use:

- Class 1: Undeveloped, vacant properties
- Class 2: Residential properties
- Class 3: Farm assessed properties (includes Class A and B)
- Class 4: Commercial, industrial, and apartment properties (including Class A, B, and C)
- Class 15: Public and charitable properties (Class 15A, B, C, D, E, and F)

RECREATION AND OPEN SPACE INVENTORY (2015)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	ACRES (GIS)	PARK NAME	ROSI	ROSI (Acres)
3303	5	5.29 Ac	200 TEANECK RD	TOWNSHIP OF TEANECK	15C	5.30	Amman Park	1	5.29
1301	1	23.38 Ac	1400 RIVER RD	TOWNSHIP OF TEANECK	15C	18.37	Maria W Andreas Memorial Park	2	23.38
5708	1	0.0574 Ac	1415 BALSAM ST	TOWNSHIP OF TEANECK	15C	0.05	Argonne Park	3	0.057
5714	1	54.00 Ac	200 ENGLEWOOD AVE	TOWNSHIP OF TEANECK	15C	53.51	Argonne Park	4	54
5802	1	0.1755 Ac	1295 LORAINE AVE	TOWNSHIP OF TEANECK	15C	0.16	Argonne Park	5	0.15
1002	1	10.54 Ac	1660 RIVER RD	TOWNSHIP OF TEANECK	15C	11.63	Clarence W. Brett Park	6	10.54
5511	28	4.73 Ac	150 INTERVALE RD	TOWNSHIP OF TEANECK	15C	4.68	Bernard E Brooks Park	7	4.73
5926	1	0.57 Ac	1125 LORAINE AVE	TOWNSHIP OF TEANECK	15C	0.91	Collidge Park	8	0.92
4302	3	0.3817 Ac	565 GLENWOOD AVE	TOWNSHIP OF TEANECK	15C	0.49	Harte Park	9	0.5
4204	5	6.89 Ac	665 GLENWOOD AVE	TOWNSHIP OF TEANECK	15C	6.16	Hawthorne Park	10	6.892
4208	11	7.52 Ac	LUCY AVE	TOWNSHIP OF TEANECK	15C	7.53	Hawthorne Park	11	7.708
2402	2	2.74 Ac	PALISADE AVE	TOWNSHIP OF TEANECK	15C	2.92	Herrick Park	12	2.74
2210	5	1.25 Ac	434 BILLINGTON RD	TOWNSHIP OF TEANECK	15C	1.33	Eleanor M Kieliszek Park	13	1.25
2904	11	1.23 Ac	873 BROAD ST	TOWNSHIP OF TEANECK	15C	1.35	MLK Park	14	1.23
5801	9	1.24 Ac	38 GENESEE AVE	TOWNSHIP OF TEANECK	15C	1.17	Mackel Field Park	15	1.24
511	22	16.31 Ac	1005 RIVER RD	TOWNSHIP OF TEANECK	15C	16.17	Phelps Park	16	16.31
803	6	4.48 Ac	900 WINDSOR RD	TOWNSHIP OF TEANECK	15C	4.99	Sagamore Park	17	4.48
101	7	10.30 Ac	550 RIVER RD	TOWNSHIP OF TEANECK	15C	11.22	Terhune Park	18	10.3
4702	1	39.00 Ac	1104 QUEEN ANNE RD	TOWNSHIP OF TEANECK	15C	39.63	Milton Votee Park	19	39.48
4703	2	0.0790 Ac	1086 QUEEN ANNE RD	TOWNSHIP OF TEANECK	15C	0.07	Milton Votee Park	20	0.079
2904	12	6.66 Ac	818 TEANECK RD	TOWNSHIP OF TEANECK	15C	1.11	Paul A Volcker Municipal Green	21	1.07
810	9	1.48 Ac	860 WINDSOR RD	TOWNSHIP OF TEANECK	15C	1.54	Dr. Barnette S Bookstaver Park	A	1.48
1102	11	1.20 Ac	ROEMER AVE	TOWNSHIP OF TEANECK	15C	0.99	Continental Park	B	1.2
1103	1.01	15.10 Ac	1725 RIVER RD	TOWNSHIP OF TEANECK	15C	14.99	Sen.Matthew Feldman Nature Preserve	C	15.1
5007	1	3.00 Ac	1421 WINDSOR RD	TOWNSHIP OF TEANECK	15C	3.28	Francis E. Hall Veterans' Park	D	3
2211	1	1.00 Ac	374 BILLINGTON RD	TOWNSHIP OF TEANECK	15C	0.79	Eleanor M Kieliszek Park	E	1
107	5	0.17 Ac	370 KIPP ST	TOWNSHIP OF TEANECK	15C	0.17	Kipp Street Park	F	0.157
212	2	0.3489 Ac	662 POMANDER WALK	TOWNSHIP OF TEANECK	15C	0.32	662 Pomander Walk	G	0.91
903	1	1.31 Ac	401 WOODS RD	TOWNSHIP OF TEANECK	15C	1.25	South Gaylord Park	G	0.335
101	1	1.01 Ac	640 RIVER ROAD	TOWNSHIP OF TEANECK	15C	1.05	Terhune North: Mary S. Topolsky Garden and Trails, 640 River Road	H	1.16
902	1	1.16 Ac	399 WOODS RD	TOWNSHIP OF TEANECK	15C	1.13	South Gaylord Park	I	1.31
5103	7	0.4591 Ac	1665 STEPHENS PL	TOWNSHIP OF TEANECK	15C	0.47	Stephens Place Park	K	0.459
1204	1	10.58 Ac	589 MAITLAND AVE	TOWNSHIP OF TEANECK	15C	10.55	Tokoloka Park	L	10.58
4704	1	1.35 Ac	1086 PALISADE AVE	TOWNSHIP OF TEANECK	15C	1.28	Milton Votee Park	M	1.35
2601	1	0.77 Ac	949 WINDSOR RD	TOWNSHIP OF TEANECK	15C	0.66	Windsor Park	N	0.77
2701	1	1.31 Ac	1001 WINDSOR RD	TOWNSHIP OF TEANECK	15C	1.54	Windsor Park	O	1.45

RECREATION AND OPEN SPACE INVENTORY (2015)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	ACRES (GIS)	PARK NAME	ROSI	ROSI (Acres)
4701	1	2.75 Ac	1101 WINDSOR RD	TOWNSHIP OF TEANECK	15C	3.13	Windsor Park	P	2.75
4901	2	2.33 Ac	1355 WINDSOR RD	TOWNSHIP OF TEANECK	15C	2.18	Windsor Park	Q	2.33
5006	1	1.02 Ac	1471 WINDSOR RD	TOWNSHIP OF TEANECK	15C	0.95	Windsor Park	R	1.02
5101	1	30.00 Ac	1601 WINDSOR RD	TOWNSHIP OF TEANECK	15C	28.96	Windsor Park	S	30
201	11	6.94 Ac	672 POMANDER WALK	TOWNSHIP OF TEANECK	15C	8.54	Hackensack River Gway Leaf Composting Site (*ROSI portion)*	T	0.216
1401	2	0.3419 Ac	1262 RIVER RD	TOWNSHIP OF TEANECK	15C	0.36	Hackensack River Greenway 1282 River Road	U	0.348
1002	2	7.58 Ac	1600 RIVER RD	TOWNSHIP OF TEANECK	15C	0.72	Hackensack River Greenway DPW Facility (*ROSI portion of lot)*	V	0.167
				Total (Teaneck):		**273.59**			**269.44**
212	**1**	**0.80 Ac**	**671 POMANDER WALK**	**TOWNSHIP OF TEANECK**	**15C**	**0.54**	**TO BE ADDED TO ROSI**		
301	2	0.2603 Ac	2 LONE PINE LANE	FAIRLEIGH DICKINSON UNIV	15B	0.28	FDU	W	0.812
301	1	11.89 Ac	1000 RIVER RD	FAIRLEIGH DICKINSON UNIV	15B	0.15	FDU *(ROSI portion of lot)*	W	
301	1	11.89 Ac	1000 RIVER RD	FAIRLEIGH DICKINSON UNIV	15B	0.65	FDU *(ROSI portion of lot)*	W	
401	1	28.00 Ac	1020 RIVER RD	FAIRLEIGH DICKINSON UNIV	15B	2.62	FDU *(ROSI portion of lot)*	W	2.4985
1401	1	12.22 Ac	1200 RIVER RD (REAR)	FAIRLEIGH DICKINSON UNIV	15C	1.30	FDU *(ROSI portion of lot)*	W	1.3168
				Total (Fairleigh Dickinson):		**5.00**			**4.6273**

BERGEN COUNTY - PARKS AND OPEN SPACE

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	GIS (Acres)	PARK NAME
302	4	0.2862 Ac	827 CEDAR LANE	BOARD OF FREEHOLDERS	15C	0.27	Near FDU Campus
3501	1	35.65 Ac	FORT LEE RD	COUNTY OF BERGEN	15C	34.96	Overpeck Park
3602	10	0.77 Ac	379 TEANECK RD	COUNTY OF BERGEN	15C	0.77	Overpeck Park
3603	1	0.4037 Ac	DEGRAW AVE	COUNTY OF BERGEN	15C	0.41	Overpeck Park
3608	1	39.68 Ac	FORT LEE RD	COUNTY OF BERGEN	15C	39.55	Overpeck Park
3609	1	0.1834 Ac	FORT LEE RD	COUNTY OF BERGEN	15C	0.19	Overpeck Park
3703	11	45.618 Ac	80 FYCKE LANE	COUNTY OF BERGEN	15C	47.29	Teaneck Creek Conservancy
4101	1	140.00 Ac	COLUMBUS DR	COUNTY OF BERGEN	15C	132.52	Golf Course
4306	1	50.55 Ac	ROUTE NO.95	COUNTY OF BERGEN	15C	43.74	Overpeck Park
4501	1	56.67 Ac	ROUTE NO.95	COUNTY OF BERGEN	15C	77.11	Overpeck Park
				Total (County Parks):		**376.79**	

PUBLIC PROPERTY (CLASS 15C)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	BLDG_DESC	GIS (Acres)
5301	1	13.66 Ac	1799 TEANECK RD	STATE OF N.J./DEPT MILITARY	15C	ARMORY	13.22
1510	2	0.0414 Ac	DARTMOUTH ST	STATE OF NEW JERSEY	15C		0.05
5921	12	0.0342 Ac	ROUTE 4 BUFFER	STATE OF NEW JERSEY	15C	VACANT LAND	0.03
5922	9	0.0126 Ac	ROUTE 4 BUFFER	STATE OF NEW JERSEY	15C	VACANT LAND	0.02
6002	11	0.0092 Ac	ROUTE 4 BUFFER	STATE OF NEW JERSEY	15C	VACANT LAND	0.02
						Total (State of NJ):	**0.11**
105	21	0.0298 Ac	440 KIPP ST	TOWNSHIP OF TEANECK	15C		0.03
502	18	0.58 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.61
502	19	0.0620 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.04
503	10	0.0599 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.09
504	9	0.0823 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.11
510	2	0.1041 Ac	681 MARTENSE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.08
604	5	0.0918 Ac	668 TILDEN AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.09
605	6	0.0129 Ac	668 MAPLE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.02
608	1	0.33 Ac	682 BEVERLY RD	TOWNSHIP OF TEANECK	15C	PARKING LOT	0.34
610	29	0.1537 Ac	619 CEDAR LANE	TOWNSHIP OF TEANECK	15C	2S-B	0.15
705	4.01	1.47 Ac	AMERICAN LEGION DRIVE	TOWNSHIP OF TEANECK	15C	PARKING LOT	1.44
705.01	4.01	0.15 Ac	ALMA TERRACE	TOWNSHIP OF TEANECK	15C	PARKING LOT	0.17
706	5	0.0275 Ac	404 CEDAR LANE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.03
706	9	0.1655 Ac	380 CEDAR LANE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.14
817	8	0.3306 Ac	539 CEDAR LANE	TOWNSHIP OF TEANECK	15C	PARKING LOT	0.32
818	6	0.2938 Ac	BEVERLY RD	TOWNSHIP OF TEANECK	15C	PARKING LOT	0.31
819	1	0.2382 Ac	408 BEVERLY RD	TOWNSHIP OF TEANECK	15C	MUN. PARKING LT	0.24
819	14	0.36 Ac	824 WINDSOR RD	TOWNSHIP OF TEANECK	15C	PARKING LOT	0.41
819	16	0.0666 Ac	BEVERLY RD	TOWNSHIP OF TEANECK	15C	VACANT	0.07
819	17	2.03 Ac	821 GARRISON AVE	TOWNSHIP OF TEANECK	15C	PARKING LOT	2.00
1002	2	7.58 Ac	1600 RIVER RD	TOWNSHIP OF TEANECK	15C	1S-CB-O	5.61
1101	1	1.04 Ac	739 ROEMER AVE	TOWNSHIP OF TEANECK	15C	VACANT	0.93
1102	10	1.39 Ac	661 ROEMER AVE	TOWNSHIP OF TEANECK	15C	VACANT	1.28
1107	1	1.101 Ac	440 NEW BRIDGE RD	TOWNSHIP OF TEANECK	15C	VACANT	0.58
1107	5	0.0430 Ac	416 NEW BRIDGE RD	TOWNSHIP OF TEANECK	15C	VACANT	0.01
1112	1	0.43 Ac	751 ROEMER AVE	TOWNSHIP OF TEANECK	15C	VACANT	0.37
1501	1	0.0386 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT	0.06
1501	7	0.1377 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT	0.06
1502	1	0.1295 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT	0.16

PUBLIC PROPERTY (CLASS 15C)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	BLDG_DESC	GIS (Acres)
1503	1	0.0689 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT	0.14
1507	1	0.1653 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT	0.20
1510	1	0.4610 Ac	PEMBROKE ST	TOWNSHIP OF TEANECK	15C	VACANT	0.47
1510	3	1.43 Ac	1064 CAMBRIDGE RD	TOWNSHIP OF TEANECK	15C	VACANT	1.78
1610	13	0.0266 Ac	1196 THE STRAND (REAR)	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.03
1618	1	0.12 Ac	668 NORTHUMBERLAND RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.12
1801	14.01	0.10 Ac	CHURCHILL ROAD (REAR)	TOWNSHIP OF TEANECK	15C		0.09
1802	10.02	0.17 Ac	CHURCHILL ROAD (REAR)	TOWNSHIP OF TEANECK	15C		0.17
2105	18	0.14 Ac	1357 TAFT RD (REAR)	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.14
2107	5	0.0030 Ac	1220 EMERSON AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.01
2205	9	0.2134 Ac	1192 WINDSOR RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.20
2702	11	0.3488 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT	0.46
2703	10	1.49 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT	1.60
2801	2	0.70 Ac	101 CRANFORD PL	TOWNSHIP OF TEANECK	15C	VACANT	0.70
3114	68.01	0.0069 Ac	127 OAKDENE AVE	TOWNSHIP OF TEANECK	15C	VACANT	0.01
3205	6	0.9785 Ac	370 TEANECK RD	TOWNSHIP OF TEANECK	15C		0.78
3210	2	0.3865 Ac	325 QUEEN ANNE RD	TOWNSHIP OF TEANECK	15C	PARKING LOT	0.38
3306	2	0.0044 Ac	207 MUNN AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.01
3502.01	8	1.93 Ac	18 E SHERWOOD AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	2.05
3604	15	0.2066 Ac	492 GLENWOOD AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.23
3701	14	0.1551 Ac	56 FYCKE LANE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.17
4001	8	0.18 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.14
4002	11	0.19 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.20
4003	23	1.25 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	1.15
4102	27	0.94 Ac	FARRAGUT DR	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.99
4201	19	8.397 Ac	EAST CEDAR LANE	TOWNSHIP OF TEANECK	15C	SENIOR HOUSING	8.09
4207	1	0.4201 Ac	HAWTHORNE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.36
4303	1	0.4408 Ac	314 HOME ST	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.40
4303	19	0.03 Ac	HOME STREET	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.03
4402	12	0.5253 Ac	309 E OAKDENE AVE	TOWNSHIP OF TEANECK	15C	1S-S-O	0.57
4402	14	0.1405 Ac	289 E OAKDENE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.15
4703	4	2.17 Ac	1079 PALISADE AVE	TOWNSHIP OF TEANECK	15C	2S-B-O	3.08
4808	15	1.80 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	1.77
4811	12	0.1148 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.12
4812	15	0.2550 Ac	1056 MARGARET ST	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.32
4901	1	0.6382 Ac	1375 WINDSOR RD	TOWNSHIP OF TEANECK	15C	1S-B-0	0.67
4903	4	0.2136 Ac	1350 QUEEN ANNE RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.22

PUBLIC PROPERTY (CLASS 15C)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	BLDG_DESC	GIS (Acres)
4905	14	0.4546 Ac	1344 TEANECK RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.44
4906	17	0.5280 Ac	1240 TEANECK RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.52
5002	1	0.2439 Ac	108 AMSTERDAM AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.23
5002	20	0.4477 Ac	29 STATE ST	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.31
5002	23	0.4017 Ac	89 STATE ST	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.34
5002	25	0.7461 Ac	105 STATE ST	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.63
5005	12	0.0444 Ac	195 THE PLAZA	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.05
5008	4	1.40 Ac	1389 PALISADE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	1.35
5105	10	0.0333 Ac	GALWAY PL	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.03
5107	18	0.96 Ac	56 TRYON AVE WEST	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.83
5207	14	0.1722 Ac	43 SACKVILLE ST	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.14
5302	29	0.4132 Ac	207 LIBERTY RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.46
5402	15	0.0115 Ac	100 IRVINGTON RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.02
5402	23	0.0918 Ac	152 IRVINGTON RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.09
5404	12	0.0184 Ac	246 STUYVESANT RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.02
5411	3	0.0138 Ac	204 HAMILTON RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.03
5413	18	0.0918 Ac	93 VAN BUSKIRK RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.09
5502	4	0.0918 Ac	151 INTERVALE RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.10
5507	6	0.7802 Ac	1603 ARDSLEY CT	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.76
5507	16	0.1274 Ac	1615 ARDSLEY CT (REAR)	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.12
5508	7	0.1267 Ac	201 HARGREAVES AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.12
5602	1	0.1232 Ac	116 TRYON AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.17
5604.01	18	0.1791 Ac	231 WASHINGTON PL	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.18
5608	10	6.297 Ac	210 SHEPARD AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	6.68
5608	25	0.0872 Ac	1478 SYLVAN TERR	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.08
5612	11	0.2181 Ac	1466 ENDICOTT TERR	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.24
5703	11	0.3388 Ac	1421-1425 TEANECK RD	TOWNSHIP OF TEANECK	15C	1S-CB-O	0.35
5706	6	0.68 Ac	ENGLEWOOD AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.66
5706	9	0.5510 Ac	1423 ASPEN TERR	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.49
5707	2	0.7604 Ac	ENGLEWOOD AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.80
5707	10	0.3788 Ac	1423 SPRUCE ST	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.38
5710	35	0.4132 Ac	1391 TEANECK RD	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.44
5713	39	0.0742 Ac	ARLINGTON AV	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.08
5801	4	1.32 Ac	75 BEDFORD AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	1.19
5801	15	0.1354 Ac	GENESEE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.12
5802	3	0.1435 Ac	1279 LORAINE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.07
5808	1	0.4362 Ac	1231 TEANECK RD	TOWNSHIP OF TEANECK	15C	2S-B-A	0.44

PUBLIC PROPERTY (CLASS 15C)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	BLDG_DESC	GIS (Acres)
5809	2	0.0717 Ac	1233 OVERLOOK AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.07
5816	2	0.0643 Ac	GENESEE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.06
5902	9	0.1194 Ac	66 E FOREST AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.11
5905	2	0.1022 Ac	150 E FOREST AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.10
5909	9	0.0551 Ac	254 E.FOREST AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.05
5911	1	0.80 Ac	1140 LORAINE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.77
5918	3	0.1148 Ac	36 PROSPECT TERR SO	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.13
5921	11	0.0521 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.08
5923	9	0.0803 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.19
5924	11	0.1148 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.17
5925	2	0.1377 Ac	1124 LORAINE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.12
5925	7	0.5395 Ac	1096 LORAINE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.36
5925	8	0.0941 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.06
5927	1	0.32 Ac	1101 LORAINE AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.35
5927	4	0.0918 Ac	1111 WEBSTER AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.10
5927	5	0.23 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.32
6001	1	0.2957 Ac	266 TIETJEN AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.34
6001	3	0.1818 Ac	286 TIETJEN AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.30
6001	7	0.65 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.67
6001	8	0.1837 Ac	1091 WEBSTER AVE	TOWNSHIP OF TEANECK	15C	VACANT LAND	0.18
6002	10	4.92 Ac	ROUTE 4 BUFFER	TOWNSHIP OF TEANECK	15C	VACANT LAND	4.79
						Total (Teaneck):	**72.15**
2306	15	0.0057 Ac	370 QUEEN ANNE RD (REAR)	TURNPIKE INVESTORS INCORPORATED	15C	VACANT LAND	0.01
2505	1	0.9785 Ac	751 PALISADE AVE	U.S.OF AMERICA C/O NORTHEAST REGION	15C	1S-B-A	0.98
						Total (Class 15C):	**86.47**

RESIDENTIAL (CLASS 2), COMMERCIAL (CLASS 4A), INDUSTRIAL (CLASS 4B)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
212	12	1.07 Ac	636 CADMUS CT	HADDAD,SAMIR & NAWAL	2	2S-F-L-2AG	1.11
212	13	0.88 Ac	628 CADMUS CT	GOETZ,MARTIN & NORMA	2	2S-F-L-2AG	0.91
301	4	0.58 Ac	884 LONE PINE LANE	FAIRLEIGH DICKINSON UNIVERSITY	2	HISTORIC SITE (1705)	0.59
1202	18	0.53 Ac	672 DOWNING ST	SEGAL, MICHAEL	2	2S-F-L-2AG	0.53
1211	8	3.34 Ac	1500 RIVER RD	FULD, YOEL & CHAYAH	2	2S	3.34
1211	10	0.81 Ac	1492 RIVER RD	AUSLANDER, JAY S & MYRIAM	2	2S-F-L-2AG	0.81
1402	1	0.80 Ac	1328 RIVER RD	BERNSTEIN,JOEL S	2	2S-F-L-1AG	0.80
1402	6	1.66 Ac	1286 RIVER RD	KARLICK, AMANDA CLAIRE	2	2S-ST-L-2UG	1.66
1705	3.01	0.5111 Ac	1335 TRAFALGAR ST	WIETSCHNER, CHAIM H & ELISA B	2	2S-B-L-2AG	0.59
1713	9	1.04 Ac	1303 RIVER RD	RESPLER, DON & TZIPORAH	2	1.5S-B-F-2AG	1.04
1803	29	0.94 Ac	615 WINTHROP RD	WEINGARTEN 2013 FAMILY TRUST	2	2S-B-L-2AG	0.94
1803	30.01	0.98 Ac	591 WINTHROP RD	WEINBERGER,HILLEL & ELAINE	2	2S-B-R-2AG	1.17
1803	32	0.54 Ac	583 WINTHROP RD	KATZ,DAVID & TAMMY	2	2S-B-L-2AG	0.54
1803	33	0.58 Ac	573 WINTHROP RD	KATZ,HANA	2	2.5S-F-E-1AG	0.58
1803	34	0.60 Ac	563 WINTHROP RD	STECHLER, GAIL	2	2S-B-E-2AG	0.60
1803	35	0.59 Ac	553 WINTHROP RD	KATZ, ABRAHAM & REBECCA	2	2S-L-2AG	0.59
1803	36	0.57 Ac	545 WINTHROP RD	GREENSPAN,MIRIAM	2	1.5S-B-L-1AG	0.57
1803	37	0.57 Ac	533 WINTHROP RD	GREENBLATT, JASON D	2	2S-S-E-2AG	0.57
1803	38	0.58 Ac	523 WINTHROP RD	GROSSMAN (ETAL), YEHOSHUA	2	2S-B-L-2AG	0.58
1803	39	0.56 Ac	513 WINTHROP RD	LANDES,DAVID & FAYE	2	2.5S-B-E	0.56
1803	40	1.16 Ac	503 WINTHROP RD	FELMAN, NAHUM DAVID & RINA LITA	2	2S-L-B-3AG	1.16
1803	41	0.56 Ac	483 WINTHROP RD	INSEL, MICHAEL & RACHELLE	2	2S-B-L	0.56
1803	42	0.55 Ac	473 WINTHROP RD	GOODMAN, SARAH W.	2	2S-F-F-2AG	0.55
1803	43.01	0.90 Ac	465 WINTHROP RD	HORN, SHIMMIE & ALISSA	2	2S-B-L-2AG	0.90
1803	44.01	0.78 Ac	443 WINTHROP RD	ROSENBERG, HENRY & GLUECK, VIVIAN	2	2S-B-L-3AG	0.78
1805	6	0.50 Ac	533 WARWICK AVE	BIENENFELD,MORRIS & ELLEN	2	2S-B-L-2UG	0.50
1805	14	0.51 Ac	601 WARWICK AVE	MC NALLY,KATHLEEN	2	2S-F-L	0.51
1805	18	1.04 Ac	590 WINTHROP RD	STEINBERGER,ALFRED & CYNTHIA	2	1.5S-B-F-2AG	1.04
1805	19	0.54 Ac	570 WINTHROP RD	WALTUCH, ROSALIE	2	2S-S-L-2UG	0.54
1805	20	0.54 Ac	562 WINTHROP RD	FALIK,HAROLD N. & PAMELA R.	2	2S-AL-L-2AG	0.54
1805	21	0.55 Ac	552 WINTHROP RD	STARK,HELENE, TRUSTEE	2	2S-B-L-2AG	0.55
1805	22	1.12 Ac	532 WINTHROP RD	STARK,NORMAN, TRUSTEE	2	2S-B-L-3AG	1.12
1805	23	0.98 Ac	522 WINTHROP RD	JACOBS, ALAN S TRSTE/ETALS	2	2S-B-L-1AG	0.98
1805	25	0.70 Ac	504 WINTHROP RD	BARON, YALE J	2	2S-B-L-3AG	0.70
1805	26	0.67 Ac	494 WINTHROP RD	SCHREIBER, LAURENCE & DANIELA	2	2S-B-E-2AG	0.67
1806	8	0.53 Ac	480 WINTHROP RD	WAINTRAUB,STANLEY & CHARNIE	2	1.5S-S-E-2AG	0.53
1806	9	0.51 Ac	472 WINTHROP RD	RAUCH, SHARON	2	1.5S-F-F-2AG	0.51

RESIDENTIAL (CLASS 2), COMMERCIAL (CLASS 4A), INDUSTRIAL (CLASS 4B)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
1806	10	0.59 Ac	464 WINTHROP RD	LINDENBAUM,NATHAN J.& SHARI A.	2	2S-S-L-2AG	0.59
1806	12	0.66 Ac	442 WINTHROP RD	LERNER,URI & RIFKIE	2	1.5S-F-R-2AG	0.66
2305	5	0.54 Ac	301 FARRANT TERR	MILLER, SHARI E & SASI SHALOM	2	2S-F-O-3UG	0.55
2502	8	0.70 Ac	301 BARR AVE	UHLMANN,ERICH & SINGER,GERALDINE B.	2	2S-B-L-4UG	0.70
2502	18	0.59 Ac	281 BARR AVE	KRAUSE, IRINA	2	2S-B-L-2AG	0.59
2503	3	0.69 Ac	721 CARROLL PL	KNOLL, DANIEL & SANDRA	2	2S-B-L-2AG	0.69
2608	24.01	0.5165 Ac	255 FRANCES ST	EIZIKOVITZ,JACK & BONNIE	2	2S-B-L-1AG	0.53
2913	11	0.56 Ac	38 MERRISON ST	CHAO,NATHAN & ROSE	2	2S-F-S-2AG	0.56
3001	9	0.55 Ac	161 CHADWICK RD	ROSE, DOUGLAS & NANCY	2	2S-B-L-3AG	0.55
3003	6.01	0.5073 Ac	681 GRANGE RD	SCHLUSSEL, RENA DONIN	2	1.5S-F-O-3AG	0.76
3003	7	0.62 Ac	695 GRANGE RD	SCHLUSSEL,MARC & SHORANA	2	1.5S-F-F-2AG	0.67
3003	10	0.51 Ac	717 GRANGE RD	MAYERFELD, ADEENA R & J. MICHAEL	2	2S-F-L-2AG	0.51
3003	13	0.71 Ac	737 GRANGE RD	HOLY NAME REAL ESTATE CORP.	2	1.5S-F-F-2AG	0.71
3004	1	0.82 Ac	145 NORMA RD	SAMAD,MALCOLM & ELANA	2	2S-B-E-2AG	0.82
3005	10	0.54 Ac	167 NORMA RD	CIONGOLI,JEFFREY & DOREEN M.	2	2S-S-L-2UG	0.54
3006	7.01	0.55 Ac	166 NORMA RD	MARK,JOSEPH D.& MERYL S.	2	2S-S-L	0.55
3104	33	0.60 Ac	586 TEANECK RD	FLEURY, RONALD J & ALICE P	2	HISTORIC SITE (1771)	0.60
3112.01	54	0.49 Ac	566 TEANECK RD	DE VEYGA, JUAN ANTONIO	2	HISTORIC SITE (1830)	0.52
3112.01	62	0.55 Ac	53 COPLEY AVE	CYRULNIK, JASON & RACHEL H	2	2S-F-O-4UG	0.55
3112.01	63	0.52 Ac	61 COPLEY AVE	FELDMAN, ARI YOSEPH & SHLOMIT AVIV	2	1.5S-F-O	0.52
3112.01	64	0.56 Ac	67 COPLEY AVE	ORR,WILLIAM P.	2	2S-F-O-1UG	0.56
3112.01	65	0.56 Ac	77 COPLEY AVE	STEWART, MARJORIE	2	1S-AL-R-2UG	0.56
3112.01	87	0.77 Ac	207 COPLEY AVE	HAHN,WILLIAM E.	2	2S-AL-O-2UG	0.77
3114	27	0.57 Ac	108 COPLEY AVE	BROWN, JAMES	2	1.5S-F-F-2UG	0.57
3114	33	0.63 Ac	82 COPLEY AVE	SANDERS, BRIAN J & RENEE	2	2S-B-L-2UG	0.63
3114	40	0.63 Ac	34 COPLEY AVE	CYRULNIK, KEVIN & AMANDA	2	2S-F-L-2AG	0.63
3504	11	0.54 Ac	121 TEANECK RD	UYBARRETA, PROSPERO S.	2	1.5S-S-F	0.55
3505	4	0.54 Ac	87 TEANECK RD	TOUTOUNJIAN,LEON & ANAIS	2	1.5S-B-F-1AG	0.52
3505	6	0.55 Ac	65 TEANECK RD	MC CLELLAND,S.J. & THORNTON,Y.S.	2	1S-B-R-2AG	0.54
3506	1	1.01 Ac	7 TEANECK RD	NIZZA,JOSEPH A.& MARY E.	2	1S-F-2UG	0.96
3703	15	0.53 Ac	100 FYCKE LANE	LEE,FERDINAND K.& GLORIA S.	2	2S-AL-S-2AG	0.53
3703	16	0.55 Ac	110 FYCKE LANE	110 FYCKE LANE LLC	2	1S-F-O-2UG	0.55
3705	5	0.91 Ac	493 TEANECK RD	MILLER,YERUCHIAM&ABRAHAM&MIRYOM R	2	2S-ST-L	0.91
4003	9	0.51 Ac	1044 EASTLAWN CT	NIVAR, PEDRO	2	1S-F-R-2AG	0.51
4302	7	0.89 Ac	289 HOME ST	RAZZAQ,ABDUL	2	2S-AL-O	0.89
4904	57	0.96 Ac	82 W ENGLEWOOD AVE	DESAI, NARENDRA & PREMA	2	2S-F-O-2UG	0.96
4904	61	0.74 Ac	108 W ENGLEWOOD AVE	KHAN SURI LLC	2	2S-F-O-2UG	0.74

RESIDENTIAL (CLASS 2), COMMERCIAL (CLASS 4A), INDUSTRIAL (CLASS 4B)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
4912	4	0.52 Ac	148 CHURCH ST	BREVETTI, V.& WANNAMAKER, H.	2	2S-S-L-2AG	0.52
4912	5	0.52 Ac	166 CHURCH ST	GRAHAM,JOHN C. & JANET L.	2	2S-S-O-2AG	0.52
5106	12	0.76 Ac	87 TRYON AVE WEST	BULDO,AMBROSE & LORETTA	2	2S-B-S-	0.76
5302	2	0.51 Ac	250 IVY LANE	ERICHSEN, STEPHEN J & CARRIE	2	2S-F-L-2UG	0.52
5302	8	0.51 Ac	1830 IVY COURT	WANNAMAKER, CHRIS.&JACKSON, JUDY	2	1S-AL-F-1AG	0.51
5302	9	0.52 Ac	1834 IVY COURT	NOVA,TOMAS RAUL&CORDERO-NOVA,M.	2	1S-AL-F-1AG	0.52
5302	15	0.55 Ac	192 IVY LANE	LEWIE, RALPH S	2	1S-F-F-2UG	0.55
5302	30	1.22 Ac	333 LIBERTY RD	WHITE III, HORACE	2	2S-F-2	1.22
5604.01	13	0.5165 Ac	216 MANHATTAN AVE	BEG,ZARRAR A.	2	2S-L-2AG	0.51
5604.01	21	0.2790 Ac	247 WASHINGTON PL	ABRAHAM, ABBEY & SUSAN	2	2S-F-L-	0.52
5611	38	0.91 Ac	47 ENGLEWOOD AVE	DALY,CLIFFORD R & LILLIAN	2	2S-F-L-2UG	0.91
						Total (Residential, Class 2):	**60.85**
201	1	8.98 Ac	700 POMANDER WALK	TEANECK SWIM CLUB INC	4A	1S-CB-O	8.94
201	5	0.6198 Ac	780 CEDAR LANE	VAS,J.A	4A	1SCB	0.59
203	4	0.77 Ac	646 CEDAR LANE	SUPER EXCELSIOR	4A	1S-B-A	0.79
204	3	0.68 Ac	560-570 CEDAR LANE	ORITANI SAVGS&LOAN ASN	4A	1.5S-F-A	0.68
610	8.01	2.393 Ac	647-659 CEDAR LANE	AMAZING CEDAR,C/O CORNERSTONE GROUP	4A		2.54
610	27	0.61 Ac	587 CEDAR LANE	GROSSMAN, SOLOMON ETALS	4A	1S-B-A	0.61
701	1	1.0445 Ac	536-556 CEDAR LANE	Z.B.S. REALTY LLC	4A	1S-B-A	1.03
702	1.01	0.5769 Ac	520 CEDAR LANE	WIN- TEANECK LLC	4A	1S	0.66
707	5	3.78 Ac	665 AMERICAN LEGION DRIVE	SS TEANECK LP C/O HR REIT	4A	SUPERMARKET	3.90
818	10	1.41 Ac	473-507 CEDAR LANE	CEDAR LANE TEANECK CORP.	4A	2S-B-A	1.41
1001	6.01	2.1721 Ac	764 NEW BRIDGE RD	RED REAL EST C/O THE KAMSON CORP	4A		2.35
2502	10	0.67 Ac	790 QUEEN ANNE RD	HUDSON CITY SB C/O M&T BANK	4A	1S-B-A	0.67
2506	2.01	0.7346 Ac	740 PALISADE AVE	NVE BANK	4A	BANK BRANCH	0.73
2507	1	0.78 Ac	730 PALISADE AVE	OWENSLEE, LLC	4A	MED OFF BLDG	0.78
2803	15	0.52 Ac	1002-8 TEANECK RD	FIRST COMM REAL EST HOLDINGS, LLC	4A	1S-B-AFB	0.52
2804	10.01	0.396 Ac	970-980 TEANECK RD	TEANECK ROAD GROUP, LLC	4A	1S-B-A	0.70
2917	25	0.51 Ac	179 CEDAR LANE	179 CEDAR LANE,LLC	4A	2S-CB-A	0.51
2917	29	0.66 Ac	209 CEDAR LANE	DEVRIES & DONOVAN LLC	4A	1S-S-A	0.66
3001	2	0.78 Ac	220-222 CEDAR LANE	HOLY NAME REAL ESTATE CORP.	4A	3S-B-C	0.78
3001	4	1.69 Ac	188 CEDAR LANE	ESTHER ALISON LLC C/O CVS	4A	1S-B-A	1.69
3112.01	55	1.9745 Ac	544 TEANECK RD	CARE ONE AT TEANECK LLC	4A	SEN ASSTD LVING	1.95
3112.01	66	0.54 Ac	85 COPLEY AVE	BENVENIST,ELI & ESTHER	4A	2S-F-A-2UG	0.54
3209	10	1.21 Ac	371-377 QUEEN ANNE RD	PURCHASE ST RTLY/ C/O CVS	4A	1S-CB-A	1.21
3602	2.01	0.50 Ac	381 TEANECK RD	381 TEANECK LLC	4A	OFFICE BLDG	0.65

RESIDENTIAL (CLASS 2), COMMERCIAL (CLASS 4A), INDUSTRIAL (CLASS 4B)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
3602	4.01	1.35 Ac	1 E DEGRAW AVENUE	DEGRAW SQUARE L.L.C.	4A	MEDICAL OFFICE	1.40
3604	14	7.023 Ac	FRANK W BURR BLVD	A.SANZARI ENTERPRISES C/O HAMMER,J	4A	5S-CB-A	7.18
3606	1	2.669 Ac	FRANK W BURR BLVD	A.SANZARI ENTERPRISES C/O HAMMER J	4A	VACANT LAND	2.65
3606	2	2.48 Ac	200 FRANK W BURR BLVD	A.SANZARI ENTERPRISES C/O HAMMER,J	4A	6S-ST-A	2.48
3606	3	0.93 Ac	300 FRANK W BURR BLVD	A.SANZARI ENTERPRISES C/O HAMMER,J	4A	6S-ST-A	0.93
3606	4	1.38 Ac	400 FRANK W BURR BLVD	A.SANZARI ENTERPRISES C/O HAMMER,J	4A	2SRC	1.38
3606	5	2.92 Ac	100 FRANK W BURR BLVD	A.SANZARI ENTERPRISES C/O HAMMER,J	4A	14S-ST-A	2.93
3606	6	4.278 Ac	FRANK W BURR BLVD	A.SANZARI ENTERPRISES C/O HAMMER,J	4A	PARKING LOT	3.96
3801	1	0.87 Ac	789 TEANECK RD	VOLK FUNERAL HOMES	4A	2.5S-B-A	0.87
3820	3	0.56 Ac	639-641 TEANECK RD	639 PARTNERSHIP LLP	4A	3S-CB-A	0.56
3914	1	0.93 Ac	819 TEANECK RD	BOGOTA SAVINGS C/O COCCARO.J	4A	2S-CB	0.93
4102	26.01	1.21 Ac	300 ROUTE 4	SIEGEL,HOWARD & SIEGEL, BERTRAM	4A	1.5S-AL-A	1.20
4703	1	0.52 Ac	1085 PALISADE AVE	PUBLIC SERV ELEC & GAS	4A	1S-CB-O	0.52
4808	1	1.39 Ac	1104 TEANECK RD	H.W.OF TEANECK LLC	4A	1S-B-O	1.39
4808	2	1.31 Ac	1086 TEANECK RD	CARRIAGE IV OFFICE CENTER	4A	5S-B-A	1.31
5002	18.01	4.54 Ac	1500 TEANECK RD	1500 TEANECK RD REALEST LLC	4A		4.55
5003	4	1.00 Ac	1436 TEANECK RD	BJW ASSOCIATES	4A	1S-B-A	0.91
5003	5	1.79 Ac	1416 TEANECK RD	BJW ASSOCIATES	4A	1S-B-A	1.89
5008	1	0.4502 Ac	1407 PALISADE AVE	TEANECK PLAZA VENTURES LLC	4A	7LT 3SBG8	0.53
5008	3	0.61 Ac	170 THE PLAZA	JP MORGAN BK C/O ECOVA-MS 500	4A	3S-CB-A	0.61
5008	5	0.6215 Ac	1374-1400 QUEEN ANNE RD	ASTORIA REALTY CORP	4A	1S-B-A	0.64
5009	2	0.52 Ac	1415 THE PLAZA	1415 TEANECK, LLC	4A	2S-B-A	0.52
5011	1	0.76 Ac	1400 PALISADE AVE	CJ LAGG LLC	4A	1S-CB-A	0.76
5105	11	0.86 Ac	111 GALWAY PL	111 GALWAY ASSOCIATES LLC	4A	1S-CB-A	0.86
5105	12	1.37 Ac	125 GALWAY PL	STATEWIDE INDUS CORP	4A	2S-CB-A	1.37
5106	14	1.91 Ac	123 TRYON AVE WEST	BONANNO REAL ESTATE GROUP	4A	1SBCB	1.91
5107	1	1.24 Ac	1548-60 TEANECK RD	1560 TEANECK RD REALTY C/O PHILLIPS	4A	1S-CB-A	1.24
5201	2	4.93 Ac	GIVAUDAN DRIVE	AVALON TEANECK LLC	4A		5.41
5610	1	0.55 Ac	1515 TEANECK RD	1515 TEANECK RD C/O EPS MANGMT	4A	1S-B-A	0.55
5610	31	0.60 Ac	1505 TEANECK RD	NORTHERN VALLEY-ENGLEWOOD SAV &LOAN	4A	2S-B-A	0.60
5703	10	0.56 Ac	1405 TEANECK RD	TEANECK WEST REALTY,INC	4A	1S-CB-A	0.56
5713	35	0.52 Ac	9 GENESEE AVE	9 GENESEE AVE LLC C/O LEE,HWAIN C.	4A	1S-B-O	0.52
5807	1	0.60 Ac	1247 TEANECK RD	PLATEAU BUILDING CORP.	4A	1S-CB-A	0.58
5901	2	0.52 Ac	1187 TEANECK RD	KOBBE FLANNERY LLC	4A	1SCBS	0.52
						Total (Commercial, Class 4A):	**89.06**
2402	1	7.16 Ac	520 PALISADE AVE	HOLUBA REALTY CO LLC	4B	1S-CB-B	7.20

RESIDENTIAL (CLASS 2), COMMERCIAL (CLASS 4A), INDUSTRIAL (CLASS 4B)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
5106	15	0.98 Ac	100 GALWAY PL	BONANNO REAL ESTATE GROUP 111	4B	2S-CB-B	0.98
5208	14	0.85 Ac	1700 PALISADE AVE	WISEWAY LLC	4B	1S-CB-B	0.85
6002	2	2.78 Ac	329 ALFRED AVE	329 ALFRED CORP.	4B	1S-CB-B	2.78
6002	3	2.45 Ac	359 ALFRED AVE	LEDOUX & CO INC	4B	1S-CB-B	2.45
6002	4	5.25 Ac	411 ALFRED AVE	411 ALFRED LLC	4B	1S-CB-B	5.42
6002	5	1.97 Ac	455 ALFRED AVE	E.WRHSE.REALTY,C/O MADHATTER REALTY	4B	1SCB	2.24
6002	6	1.93 Ac	475 ALFRED AVE	C/O NAI HANSON MANAGEMNT LLC	4B	1S-CB-B	1.99
6002	8	1.09 Ac	480 ALFRED AVE	IRVING PROPERTY C/O SWEDE FARMS	4B	1S-B-B	0.99
6002	9	2.45 Ac	414 ALFRED AVE	SCHWARTZ, RICHARD	4B	1S-B-B	2.45
						Total (Industrial, Class 4B):	**27.34**

EDUCATION (CLASS 15A 15B), RELIGIOUS AND CHARITABLE (CLASS 15B, 15D)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
901	1	3.75 Ac	1035 LINCOLN PL	BOARD OF EDUCATION	15A	2S-B-O	3.81
1813	11	3.26 Ac	500 RUTLAND AVE	BOARD OF EDUCATION	15A	2S-B-A	3.26
2105	7	12.77 Ac	1300 WINDSOR RD	BOARD OF EDUCATION	15A	2S-B-L	13.28
2801	1	13.15 Ac	1009 QUEEN ANNE RD	BOARD OF EDUCATION	15A	3S-B-O	12.97
2904	10	2.52 Ac	1 MERRISON ST	BOARD OF EDUCATION	15A	2S-B-O	2.52
3820	1	13.46 Ac	659 TEANECK RD	BOARD OF EDUCATION	15A	2S-B-O	13.51
4208	12	3.96 Ac	225 FYCKE LANE	BOARD OF EDUCATION	15A	2S-B-O	3.94
4811	11	0.4591 Ac	1061 MARGARET ST	BOARD OF EDUCATION	15A	VACANT LAND	0.49
4812	14	0.6864 Ac	1060 MARGARET ST	BOARD OF EDUCATION	15A	VACANT LAND	0.67
5512	15	5.60 Ac	1 TRYON AVE	BOARD OF EDUCATION	15A	1S-B-O-	5.32
				Total (Board of Education, Class 15A):			**59.77**
301	6	0.67 Ac	914 RIVER RD	FAIRLEIGH DICKINSON UNIVERSITY	15B	2S-F-L-1UG	0.94
1403	1	2.98 Ac	1140 RIVER RD	FAIRLEIGH DICKINSON UNIVERSITY	15B	2S-B-O	2.97
1401	1	12.22 Ac	1200 RIVER RD (REAR)	FAIRLEIGH DICKINSON UNIVERSITY	15C	1S-CB-O	13.02
301	1	11.89 Ac	1000 RIVER RD	FAIRLEIGH DICKINSON UNIVERSITY	15B	CAMPUS	12.02
301	3	0.11 Ac	868 RIVER RD	FAIRLEIGH DICKINSON UNIVERSITY	15B	CAMPUS	0.17
301	5	0.43 Ac	5 LONE PINE LANE	FAIRLEIGH DICKINSON UNIVERSITY	15B	1.5S-F-F	0.62
302	3	9.05 Ac	860 RIVER RD	FAIRLEIGH DICKINSON UNIVERSITY	15B	CAMPUS	8.87
401	1	28.00 Ac	1020 RIVER RD	FAIRLEIGH DICKINSON UNIVERSITY	15B	CAMPUS	25.78
				Total (Fairleigh Dickinson University, Class 15B, 15C):			**64.39**
3801	10	0.1148 Ac	756 HARTWELL ST	1ST REFORMED PROTESTANT CHURCH	15D	2S-F-L-1UG	0.14
2409	8	0.3283 Ac	554 QUEEN ANNE RD	554 QUEEN ANNE RD INC	15D	SYNAGOGUE	0.33
813	8	0.1722 Ac	836 GARRISON AVE	A.A.H. BERGEN CTY INC	15D	2S-F-L-1UG	0.17
5603	6	0.38 Ac	210 HARGREAVES AVE	ACADEMY OF SAUT UL FURQAN	15D	3S-B-L-2AG	0.38
3005	1	0.4017 Ac	725 QUEEN ANNE RD	ARZEI DAROM CORP	15D	2S-S-L-1AG	0.39
3201	1	0.3558 Ac	231 HILLSIDE AVE	BERGEN PASSAIC UNIT, NJARC	15D	2S-F-L	0.35
1807	1	1.14 Ac	480 WARWICK AVE	CHRIST CHURCH	15D	2S-B-A	1.14
2003	25	0.2204 Ac	333 WARWICK AVE	CHRIST CHURCH	15D	2S-B-L-2UG	0.27
2107	18	0.1722 Ac	1223 KENSINGTON RD	CONG BETH SHOLOM OF TEANECK, N.J.	15D	2S-F-L	0.17
1701	14.01	0.90 Ac	641 W ENGLEWOOD AVE	CONG B'NAI YESHURUN	15D	SYNAGOGUE	1.01
2604	3.01	0.3538 Ac	950 QUEEN ANNE RD	CONGREGATION BETH AARON OF TEANECK	15D	2S-B-O	0.41
1701	20	0.1427 Ac	693 W ENGLEWOOD AVE	CONGREGATION B'NAI YESHURUN	15D	1.5S-AL-F-1AG	0.15
2012	17.01	0.6612 Ac	389 W ENGLEWOOD AVE	CONGREGATION RINAT YISRAEL	15D	SYNAGOGUE	0.64
808	2	0.3815 Ac	510 CLAREMONT AVE	CONGREGATION SHAARE TEFILLAH	15D	1S-F-O	0.39
2008	10	0.7713 Ac	354 MAITLAND AVE	CONGREGATION BETH SHOLOM	15D	1S-B-A	0.69

EDUCATION (CLASS 15A 15B), RELIGIOUS AND CHARITABLE (CLASS 15B, 15D)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
5005	14	0.2880 Ac	1429 PALISADE AVE	COVENANT LIFE MINISTRIES INC	15D	1S-B-O	0.31
4305	8	0.1456 Ac	319 HARDING AVE	DAR-UL-ISLAH	15D	PARKING	0.14
4305	8	0.1194 Ac	319 HARDING AVE	DAR-UL-ISLAH	15D	2S-AL-O	0.12
4401	12	0.0333 Ac	FABRY TERRACE	DAR-UL-ISLAH	15D	VACANT LAND	0.02
4402	11	0.7828 Ac	320 FABRY TERR	DAR-UL-ISLAH	15D	2S-CB-O	0.75
4402	10	0.1368 Ac	318 FABRY TERR	DAR-UL-ISLAH INC	15D		0.14
819	15	0.3119 Ac	320 BEVERLY RD	EAST BERGEN CHRISTIAN CHURCH, INC	15D	2S-CB-O	0.31
5712	47	0.13 Ac	17 FRANKLIN RD	EVERGREEN BAPTIST CHURCH OF NJ, INC	15D	CHURCH PKG LOT	0.34
5712	1	0.2231 Ac	1321 TEANECK RD	EVERGREEN BPT CHURCH NJ INC	15D	1S-B-A-3AG	0.23
5712	2	0.2263 Ac	1329 TEANECK RD	EVERGREEN BPT CHURCH NJ INC	15D	2S-F-O-1UG	0.25
5106	1.01	0.3644 Ac	1580-1592 TEANECK RD	FIRST BAPTIST CHURCH OF TEANECK	15D	1S-AL-O	0.38
5608	23	1.09 Ac	405 ENGLEWOOD AVE	FIRST SEVENTH DAY ADVENTISTS CHURCH	15D	1S-B-O	1.16
209	1	0.2296 Ac	513 KENWOOD PLACE	FRIENDS OF LUBAVITCH OF BERGEN CO.	15D	2S-F-O	0.22
108	1	1.32 Ac	563 CHESTNUT AVE	FRIENDS OF TEANECK COMM SCHOOL INC	15A	2S-CB-B	1.33
5714	3	0.1303 Ac	GENESEE AVE	GALILEE M E CHURCH	15D	VACANT LAND	0.09
5404	4	0.1377 Ac	204 STUYVESANT RD	GALILEE UNITED METHODIST CHURCH	15D	2S-F-S-1AG	0.13
711	10	0.5234 Ac	260 ELM AVE	GRACE COMMUNITY CHAPEL	15D	1S-B-A	0.54
1401	3.01	4.00 Ac	1200 RIVER RD	GRACE EVAN LUTH CHURCH OF TEANECK	15D	1S-B-O	3.88
3415	1	0.1090 Ac	QUEEN ANNE ROAD (REAR)	HAN MOORY CHURCH	15D	VACANT LAND	0.13
2914	2	1.55 Ac	70 STERLING PL	HEICHAL HATORAH INCORPORATED	15D	2S-B-O	1.42
1401	3.02	1.92 Ac	1190 RIVER RD	HOPE PRESBYTERIAN CHURCH THE	15D		1.87
4905	5	0.2112 Ac	40 W ENGLEWOOD AVE	IGLESIA(MERCY CHURCH OF GOD)	15D	2S-F-O-	0.21
4305	7.01	0.1722 Ac	326 HEMLOCK TERR SO	ISLAH, DARUL	15D	PARKING LOT	0.16
4911	2	0.31 Ac	134 PINEWOOD PL	JEWISH ASSOC DEVELOPMT DISABILTY IN	15D	GROUP HOME '14	0.31
2913	23	0.2378 Ac	87 STERLING PL	MIKVAH ASSOC INCORP	15D	1.5S-F-F-1AG	0.25
1905	12.01	0.4591 Ac	1726 WINDSOR RD	MIKVAH ASSOC. C/O MALITZHY,B	15D	MIKVAH	0.41
4911	18	0.3820 Ac	147 CHURCH ST	MOUNT HOLINESS TEMPLE	15D	2S-B-O-2AG	0.36
2609	1	0.2296 Ac	811 PALISADE AVE	NETIVOT SHALOM INC	15B	2S-CB-A	0.22
2609	25	0.2043 Ac	339 CEDAR LANE	NETIVOT SHALOM INC	15B	VACANT	0.16
5907	1.01	0.5642 Ac	192-194 E FOREST AVE	NEW HOPE WAY OF THE CROSS CHURCH	15D	1S-CB-A	0.52
5604.01	24	0.0430 Ac	222 MANHATTAN AVE	NIDA-UL-ISLAM	15D	PARSONAGE	0.06
5604.01	27	0.7530 Ac	250 HARGREAVES AVE	NIDA-UL-ISLAM	15D	MOSQUE	0.83
4813	15	0.3781 Ac	1075 QUEEN ANNE RD	NJ GRACE BAPTIST CHURCH(GOOD NEWS)	15D	2S-ST-O	0.39
703	7	1.61 Ac	441 NORTH ST	NORTH AMERICAN C/O ISLAMIC EDUCA	15B	3S-B-A	1.52
1103	4.01	4.134 Ac	600 ROEMER AVE	NORTHERN TEANECK SYNAGOGUE ASSOC.	15D		4.14
4906	16	0.5778 Ac	1234 TEANECK RD	PRESBYTERIAN CHURCH OF TEANECK	15D	2S-B-O	0.62
1211	7	0.75 Ac	1526 RIVER RD	PROTESTANT LUTH CEMTRY	15E	CEMETERY: HISTORIC	0.56

EDUCATION (CLASS 15A 15B), RELIGIOUS AND CHARITABLE (CLASS 15B, 15D)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
3601	3	1.00 Ac	20 PUFFIN WAY	PUFFIN FOUNDATION LTD	15D	ART GALLERY	0.07
1812	13	0.2755 Ac	1425 ESSEX RD	SEPHARDIC CONGREGATION SHAARAI	15D	SYNAGOGUE	0.28
2901	1	0.1722 Ac	951 QUEEN ANNE RD	SINAI SPECIAL NEEDS INSTITUTE	15B	2S-AL-S-2UG	0.14
5901	1	1.82 Ac	1095 TEANECK RD	ST ANASTASIA'S CHURCH	15B	CHURCH	1.87
5919	1	4.50 Ac	46 ROBINSON ST	ST ANASTASIA'S CHURCH	15D	1S-B-O	4.46
3003	1	0.7680 Ac	118 CHADWICK RD	ST MARKS EPIS CHURCH	15D	1S-B-O	0.82
2412	15	0.1263 Ac	283 HERRICK AVE	ST MARKS EPISCOPAL CHURCH	15D	2S-B-L-2AG	0.13
4907	17	1.37 Ac	61 CHURCH ST	ST PAULS LUTHERAN CHURCH	15D	1S-B-0	1.35
4907	18	0.17 Ac	1242 LONGFELLOW AVE	ST PAULS LUTHERAN CHURCH OF TEANECK	15D	2S-AL-O-1UG	0.17
3810	27	0.1148 Ac	631 JOHN ST	ST PETERS MAR THOMA CHRUCH INC	15D	2S-F-2-1AG	0.11
3002	2	0.47 Ac	70 CEDAR LANE	ST PETERS MAR THOMA CHURCH, NJ, INC	15D	1S-B-O	0.47
5919	2	0.3444 Ac	50 ROBINSON ST	ST.ANASTASIA'S CHURCH	15D	VACANT LAND	0.34
5008	7	0.1414 Ac	185 W ENGLEWOOD AVE	TEANECK ASSEMBLY OF GOD, INC.	15D	3S-B-A	0.05
3610	20	0.3007 Ac	292 WILLOW ST	TEANECK CONG.JEHOVAHSC/O PAUL F.	15D	1S-B-O	0.34
3209	5	1.1478 Ac	368 HICKORY ST	TEANECK UNITED METHODIST CHURCH	15D	2S-S-O	1.06
1905	12	3.58 Ac	1666 WINDSOR RD	TEMPLE EMETH	15D	1S-B-A	3.67
5108	1	3.13 Ac	112 TRYON AVE WEST	TORAH ACADEMY OF BERGEN COUNTY	15B	1SB	3.08
5109	2	0.21 Ac	1500 PALISADE AVE	TORAH ACADEMY OF BERGEN COUNTY	15D	1S-CB-A	0.20
3204	14	0.1343 Ac	4 HILLSIDE AVE	TRINITY EVANGELICAL FREE CHURCH	15D	1.5S-AL-F-1AG	0.14
3204	15	0.4995 Ac	390 TEANECK RD	TRINITY EVANGELICAL FREE CHURCH	15D	1S-B-O	0.41
3203	1	2.14 Ac	50 OAKDENE AVE	TRUE LIGHT PRESBYTERIAN CHURCH, INC	15D	2S-B-O	2.11
2105	5	0.1653 Ac	268 W ENGLEWOOD AVE	TZEMACH CONGREGTN DOVID INC	15D	SYNAGOGE	0.17
3215	9	0.1722 Ac	315 LOCUST ST	VANTAGE HEALTH SYSTEM INC	15D	2S-AL-2-1AG	0.17
4910	3	0.3021 Ac	130 EVERGREEN PLACE	WILHELM PROP.INC, OFF.O/T TREASURER	15D	2S-F-O-2AG	0.29
4910	4	1.049 Ac	EVERGREEN PL	WILHELM PROPERTIES, INC.	15D	VACANT LAND	1.03
4910	1	0.70 Ac	1260 ALICIA AVE	WILHELM PROPERTIES,INC.	15D	2S-F-O	0.71
4910	2	0.3616 Ac	1274 ALICIA AVE	WILHELM PROPERTIES,INC.	15D	2S-S-O	0.35
4904	64	0.1814 Ac	126 W ENGLEWOOD AVE	YESHIVA GEDOLAH OF TEANECK INC	15D	DORMITORY	0.17
5102	1	3.58 Ac	1650 PALISADE AVE	YESHIVA HIGH SCHOOL FOR GIRLS, INC.	15B	2S-B-A-	3.43
5005	15	0.1309 Ac	1443 PALISADE AVE	YESHIVAS BAIS MORDECHAI OF TEANECK	15B	2S-CB-A	0.16
5109	1	0.63 Ac	1480 PALISADE AVE	YESHIVAT HE'ATID	15D	YESHIVA PARKING	0.63
5001	1	2.91 Ac	1500 QUEEN ANNE RD	YESHIVAT HE'ATID A NJ NONPROFIT CO	15D	YESHIVA	2.91
3909	14	0.8264 Ac	868 PERRY LANE	YOUNG ISRAEL OF TEANECK	15D	2S-AL-L-2AG	1.04
						Total (Religious-Charitable, Class 15B, 15D):	**63.42**

OTHER EXEMPT PROPERTY (CLASS 15F)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
202	17	0.7857 Ac	733 POMANDER WALK	SHELTER OUR SISTERS,INC.	15F	3S-B-C	0.79
710	9	0.1722 Ac	263 ELM AVE	ST.MARK'S SYRIAN ORTHODOX CATHEDRAL	15F	2S-F-O-1UG	0.17
1702	2	0.2066 Ac	624 OGDEN AVE	NEW CONCEPTS FOR LIVING,INC	15F	1.5S-AL-F-2AG	0.19
2601	2	0.6244 Ac	829 WINDSOR RD	TEANECK-BOGOTA COLUMBIAN CLUB	15F	1S-CB-A	0.57
2601	3	0.3122 Ac	855 WINDSOR RD	TEANECK VOLUNTEER AMBULANCE COR	15F	1S-B-O	0.27
2601	4	0.47 Ac	881 WINDSOR RD	TEANECK VOLUNTEER AMBULANCE CORPS.	15F	RESCUE SQUAD	0.43
3003	4	20.07 Ac	718 TEANECK RD	HOLY NAME HOSPITAL, ATTN R.KENNEDY	15F	3S-B-O	19.99
4913	15.01	2.33 Ac	1 W FOREST AVE	COMMUNITY SCHOOL INC	15F	2S-B-O	2.47
5008	8.01	0.1162 Ac	201 W ENGLEWOOD AVE	TEANECK LODGE NO 961	15F	CONDO	0.04
					Total (Other Exempt Property):		**24.92**

VACANT, UNDEVELOPED LAND (CLASS 1)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	GIS (Acres)
115	15	0.17 Ac	526 TERHUNE ST	ESANNASON, FRANKLIN & TASHANA	1	0.17
117	3	0.0103 Ac	568 HILLCREST ST (REAR)	UNKNOWN	1	0.01
117	18	0.0172 Ac	512 HILLCREST ST (REAR)	UNKNOWN	1	0.01
118	1	0.0803 Ac	161 LARCH AVE	UNKNOWN	1	0.13
119	1	0.0379 Ac	183 ELM AVE	UNKNOWN	1	0.06
201	2	0.35 Ac	836 CEDAR LANE	836 CEDAR LN LLC	1	0.33
402	1	3.00 Ac	1100 RIVER RD	FAIRLEIGH DICKENSON UNIVERSITY	1	3.10
1102	14	0.20 Ac	578 NEW BRIDGE RD	GOREN,JACOB & BONNIE	1	0.20
1103	29	0.26 Ac	1684 HANOVER ST	SUSS, JASON & PNINA	1	0.26
1107	6	0.0168 Ac	THAMES BLVD(REAR)	UNKNOWN	1	0.01
1107	12	0.0029 Ac	414 NEW BRIDGE RD	UNKNOWN	1	0.00
1108	8	0.14 Ac	640 THAMES BLVD (REAR)	SUSS,MORRIS & BARBARA	1	0.13
1108	9	0.06 Ac	630 THAMES BLVD (REAR)	BERNSTEIN,MORRIS & IRENE	1	0.05
1108	10	0.0219 Ac	THAMES BOULEVARD	UNKNOWN	1	0.01
1109	3	0.05 Ac	630 NORFOLK ST	GROSSBARD,MARVIN & BEA	1	0.04
1201	8	0.25 Ac	778 DOWNING ST	FURER, STEVEN& HAVIVA, MALINA	1	0.25
1609	8	0.17 Ac	690 FOREST AVE	JERROLD S DREYER MD INC	1	0.17
1614	5	0.14 Ac	1163 TRAFALGAR ST	FISCH,JEROME	1	0.14
1706	21	0.21 Ac	545 GRENVILLE AVE	ECKSTEIN, JOEL & CHERYL	1	0.21
1713	15	0.17 Ac	706 WENDEL PL	FENNER, ELLIOT & SCHULTZ, ATARA	1	0.17
1716	12	0.19 Ac	1351 SOMERSET RD	STATE DEVELOPMENT LLC	1	0.19
1803	25	0.28 Ac	622 CHURCHILL RD	HERMAN, KEVIN & ARIELLA	1	0.28
1805	1	0.34 Ac	493 WARWICK AVE	SCHWARTZ, AMIT & ELISHEVA	1	0.34
1806	11	0.65 Ac	450 WINTHROP RD	LINDENBAUM,NATHAN J.& SHARI A.	1	0.65
1808	20	0.18 Ac	569 MAITLAND AVE	ZAYAT, AHMED & JOANNE	1	0.18
1808	21	0.18 Ac	563 MAITLAND AVE	ZAYAT, AHMED & JOANNE	1	0.18
1811	4	0.22 Ac	457 RUTLAND AVE	KLEIN, AVIVA & AVI VOGEL	1	0.22
1907	11	0.06 Ac	416 BRIARCLIFFE RD	GOTESMAN, ALEXANDER & MATY	1	0.05
1908	11	0.15 Ac	358 CHURCHILL RD	DAYAN, ISAAC & TALIA	1	0.15
1908	19	0.25 Ac	393 WINTHROP RD	KREINBERG, DAVID & MARCIA	1	0.25
2001	4	0.14 Ac	394 WINTHROP RD	GREENBERG, MICHAEL & TAMMY	1	0.14
2001	22	0.16 Ac	401 EDGEWOOD AVE	MARGULIES, YAAKOV J & AVITAL T.M.	1	0.16
2002	26	0.23 Ac	315 EDGEWOOD AVE	ROMANOFF, AKIVA & RACHEL	1	0.23
2003	19	0.29 Ac	287 WARWICK AVE	RAUZMAN, ADAM & ILANA	1	0.29
2005	10	0.22 Ac	359 MAITLAND AVE	HOFFER, AARON J & JENNIFER	1	0.22
2005	14	0.24 Ac	387 MAITLAND AVE	ROTBLAT, YECHIEL & NAOMI	1	0.24
2007	10	0.21 Ac	282 MAITLAND AVE	OSHINSKY, DANIEL & LOWINGER, HANNAH	1	0.21

VACANT, UNDEVELOPED LAND (CLASS 1)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	GIS (Acres)
2011	9	0.17 Ac	286 OGDEN AVE	THE AJSM GROUP LLC	1	0.17
2105	17	0.17 Ac	1363 TAFT RD	TEUBER, G., POTCHIN, M. ETALS	1	0.17
2301	1	0.0069 Ac	334 GROVE ST	UNKNOWN	1	0.01
2301	2	0.10 Ac	332 GROVE ST	HYLTON, SHANNEICE & LLOYDFORD	1	0.10
2301	12	0.0230 Ac	321 CANE ST	UNKNOWN	1	0.03
2303	10	0.0356 Ac	147 GRAY ST	UNKNOWN	1	0.04
2304	15	0.0986 Ac	317 HIGHWOOD ST	UNKNOWN	1	0.12
2305	35	0.0367 Ac	316 HIGHWOOD ST	UNKNOWN	1	0.05
2405	4	0.25 Ac	266 JOHNSON AVE	GURALNIK,MORDECHAI I & SARAH	1	0.25
2414	21	0.0056 Ac	315 PINE ST (REAR)	UNKNOWN	1	0.00
2415	1	0.0044 Ac	316 PINE ST	UNKNOWN	1	0.01
2415	2	0.0713 Ac	314 PINE ST	UNKNOWN	1	0.05
2415	12	0.0092 Ac	GROVE ST	RUSSO, JOHN & LASANTA, DANIELLE	1	0.01
2415	13	0.0126	GROVE ST(REAR)	UNKNOWN	1	0.00
2603	23	0.0413 Ac	FRANCES ST	SAGAMA CORPORATION	1	0.04
2916	9	0.09 Ac	816 RED ROAD	811 GRANGE CORPORATION	1	0.09
3002	3	0.19 Ac	60 CEDAR LANE	HOLY NAME REAL ESTATE CORP.	1	0.20
3002	6	0.52 Ac	75 CHADWICK RD	75 CHADWICK LLC	1	0.53
3103	17.01	0.15 Ac	16 JOHNSON AVE	KLEIN,ROBIN & DEBRA N	1	0.15
3210	18	0.10 Ac	283 QUEEN ANNE RD	GILCHRIST,IRMGARD K. & MALCOLM J.	1	0.10
3301	1	0.0218 Ac	129 FORT LEE RD	ROJAS,ROSALIO B. & ERIKA M.	1	0.01
3301	26	0.06 Ac	211 HENRY ST	CARROLL, KERRY	1	0.06
3306	1	0.05 Ac	207 MUNN AVE	BRADY, CHRISTINE E.	1	0.05
3306	15	0.09 Ac	206 HENRY ST	DENICOLA, JOHN	1	0.09
3306	16	0.0815 Ac	203 QUEEN ANNE RD (REAR)	FUCCI, JAMES E	1	0.08
3306	17	0.0104 Ac	197 QUEEN ANNE RD (REAR)	ETZIONI,AVNER& ETZIONI,ZOE	1	0.01
3306	17	0.0104 Ac	197 QUEEN ANNE RD (REAR)	KIAI S. JONES	1	0.01
3306	17	0.0104 Ac	197 QUEEN ANNE RD (REAR)	BARROS, SHEILA M.	1	0.01
3306	17	0.0104 Ac	197 QUEEN ANNE RD (REAR)	SHEER A. BACCHUS	1	0.01
3306	17	0.0104 Ac	197 QUEEN ANNE RD (REAR)	TRIVINO, HERNANDO& CORONADO, GILMA	1	0.01
3306	17	0.0104 Ac	197 QUEEN ANNE RD (REAR)	RODRIQUEZ,JEFFREY	1	0.01
3306	17	0.0104 Ac	197 QUEEN ANNE RD (REAR)	ARMSTRONG,JEAN	1	0.01
3306	17	0.0104 Ac	197 QUEEN ANNE RD (REAR)	SCHLACHTER,A.&D. &SCHLACHTER,S.	1	0.01
3306	18	0.0831 Ac	193 QUEEN ANNE RD (REAR)	CANZANI,THOMAS & PATRICIA	1	0.07
3306	19	0.0815 Ac	187 QUEEN ANNE RD (REAR)	US BANK NATIONAL ASSOC TRSTE	1	0.08
3313	15	0.0184 Ac	196 WALNUT ST	UNKNOWN	1	0.02
3401	11	0.0092 Ac	195 MAPLE ST (REAR)	UNKNOWN	1	0.02

VACANT, UNDEVELOPED LAND (CLASS 1)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	GIS (Acres)
3408	1	0.0351 Ac	192 MAPLE ST	UNKNOWN	1	0.06
3408	7	1.50 Ac	60 BERGEN AVE	TEANECK SENIOR HOUSING URBAN REN,LP	1	1.50
3502.01	4	0.58 Ac	227 TEANECK RD	227 TEANECK ROAD REALTY LLC	1	0.60
3604	11	0.14 Ac	255 E OAKDENE AVE	GLENPOINTE ASSOCIATES VI LLC	1	0.14
3604	13	0.8450 Ac	FRANK W BURR BLVD	A.SANZARI ENTERPRISES VC/O HAMMER,J	1	0.90
3605	7	0.36 Ac	370 GLENWOOD AVE	GLENPOINTE ASSOCIATES VI LLC	1	0.36
3710.01	5.01	0.1377 Ac	575 GRANT TERR	MANSOOR, QAISER & HUMERA	1	0.13
3710.01	5.02	0.1377 Ac	573 GRANT TERR	MANSOOR, QAISER & HUMERA	1	0.13
4304	4.02	0.1148 Ac	290 WASHINGTON ST	PETERKIN,DONNA LEE&ORGILL,DESMOND	1	0.12
4401	11	0.26 Ac	314 HARDING AVE	SALMA, SYEDA UMME & QURRATH U.A	1	0.26
4402	16	0.14 Ac	285 E OAKDENE AVE	GLENPOINTE ASSOCIATES VI LLC	1	0.14
4403	1	1.22 Ac	1 GLENWOOD AVENUE	GLENPOINTE ASSOCIATES IV LLC	1	1.28
4906	21	0.59 Ac	1280 TEANECK RD	GRANITE 1280 C/O EPS MGMT CO	1	0.59
5001	3.01	1.75 Ac	1475 PALISADE AVE	1480 REALTY, LP	1	1.75
5004	3	0.07 Ac	118 STATE ST	100 STATE STREET DEVELOPMENT LLC	1	0.07
5004	5	0.38 Ac	90 STATE ST	100 STATE STREET DEVELOPMENT LLC	1	0.38
5106	11	0.23 Ac	77 TRYON AVE WEST	BULDO,AMBROSE	1	0.23
5106	16	0.28 Ac	44 GALWAY PL	BULDO,AMBROSE & LORETTA	1	0.28
5109	3	0.0172 Ac	PALISADE AVE	BONANNO REAL ESTATE GROUP 111	1	0.02
5201	1	0.38 Ac	1775 WINDSOR RD	AVALON TEANECK LLC	1	0.39
5202	8	0.68 Ac	MEYER CT	PUBLIC SERVICE ELECTRIC & GAS CO	1	0.74
5202	9	0.02 Ac	1860 TEANECK RD	DIBELLA FAMILY, L.L.C.	1	0.01
5202	10	0.11 Ac	1860 TEANECK RD	DI BELLA FAMILY, L.L.C.	1	0.12
5204	1	0.20 Ac	38 ARMORY PLACE	BREDA, JOSE	1	0.20
5302	31	0.1457 Ac	461 HENDRICK AVE	UNKNOWN	1	0.20
5404	17	0.0459 Ac	STUYVESANT ROAD	UNKNOWN	1	0.08
5410	1	0.0406 Ac	262 VOORHEES ST	UNKNOWN	1	0.07
5413	20	0.09 Ac	97 VAN BUSKIRK RD	VAN BUSKIRK LLC	1	0.09
5505	1	0.06 Ac	115 FAIRFIELD ST	FRAZIER, PAMELA	1	0.05
5505	2	0.0385 Ac	111 FAIRFIELD ST	UNKNOWN	1	0.05
5505	3	0.0316 Ac	107 FAIRFIELD ST	UNKNOWN	1	0.04
5505	4	0.0279 Ac	103 FAIRFIELD ST	ALMENGO, YAJAHIRA	1	0.03
5505	5	0.0184 Ac	99 FAIRFIELD ST	UNKNOWN	1	0.02
5505	8	0.0140 Ac	95 FAIRFIELD ST	UNKNOWN	1	0.02
5505	9	0.0052 Ac	91 FAIRFIELD ST	UNKNOWN	1	0.01
5507	9	0.0273 Ac	243 HARGREAVES AVE	UNKNOWN	1	0.04
5507	10	0.0327 Ac	273 HARGREAVES AVE (REAR)	UNKNOWN	1	0.04

VACANT, UNDEVELOPED LAND (CLASS 1)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	GIS (Acres)
5507	11	0.0139 Ac	231 HARGREAVES AVE (REAR)	UNKNOWN	1	0.02
5507	12	0.1056 Ac	1605 ARDSLEY CT (REAR)	UNKNOWN	1	0.11
5507	14	0.2837 Ac	1607 ARDSLEY CT (REAR)	UNKNOWN	1	0.29
5507	15	0.1309 Ac	1609 ARDSLEY CT (REAR)	UNKNOWN	1	0.14
5507	17	0.0130 Ac	262 TRYON AVE (REAR)	UNKNOWN	1	0.02
5507	18	0.0117 Ac	262 TRYON AVE (REAR)	UNKNOWN	1	0.03
5602	10	0.07 Ac	190 TRYON AVE	KACZKOWSKI,MATTHEW S	1	0.07
5604.01	7	0.1722 Ac	1576 SUMNER AVE	CHAIM GOTTSMAN	1	0.17
5604.01	10	0.1240 Ac	191 WASHINGTON PL	CHAIM GOTTSMAN	1	0.13
5604.01	25	0.0413 Ac	260 HARGREAVES AVE (REAR)	CLARA S. WILLIAMS	1	0.03
5604.01	26	0.1554 Ac	260 HARGREAVES AVE (REAR)	UNKNOWN	1	0.15
5607	4	0.0069 Ac	261 SHEPARD AVE	UNKNOWN	1	0.02
5608	12	0.0335 Ac	270 SHEPARD AVE	UNKNOWN	1	0.07
5608	13	0.04 Ac	527 ENGLEWOOD AVE (REAR)	HUNT-YOUNG,ARMETRIA	1	0.04
5608	14	0.06 Ac	527B ENGLEWOOD AVE	FOSQUE, BRUCE E (ETAL)	1	0.06
5608	15	0.08 Ac	527A ENGLEWOOD AVE	CAROLYN NORRIS	1	0.08
5608	16	0.14 Ac	527 ENGLEWOOD AVE	DOWDY,FRED,JR & MOORE,CHARLES &D	1	0.14
5713	18.02	0.0157 Ac	FRANKLIN RD	HALL,WILBERT & LEZLI	1	0.01
5713	26	0.17 Ac	69 GENESEE AVE	L HERNANDEZ HOLDING LLC	1	0.17
5714	7	0.16 Ac	1288 LORAINE AVE	MCCAIN,ROSEMARY	1	0.22
5803	5	0.0275 Ac	256 ROSEMONT PL (REAR)	UNKNOWN	1	0.01
5909	10	0.0419 Ac	304 WEBSTER AVE (REAR)	UNKNOWN	1	0.04
5909	11	0.0448 Ac	308 WEBSTER AVE (REAR)	UNKNOWN	1	0.05
5910	3.01	0.0956 Ac	250 THOMSON AVE	UNKNOWN	1	0.09
5910	4.01	0.1779 Ac	255 COOLIDGE AVE	UNKNOWN	1	0.17
5910	5	0.11 Ac	249 COOLIDGE AVE	FALAIYE, MODELE	1	0.11
				Total (Vacant Land, Class 1):		**25.68**

APARTMENTS (CLASS 4C), RAILROAD (CLASS 5B)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
201	3	0.63 Ac	810-824 CEDAR LANE	ZELLEN LLC	4C	2S-B-C	0.61
202	14	5.53 Ac	655 POMANDER WALK	SNH TEANECK C/O TAX PROP COUNSELORS	4C	5S-B-C	5.61
203	3	1.79 Ac	660-706 CEDAR LANE	THE TSIGOUNIS FAMILY, L.L.C.	4C	2S-B-C	1.91
302	5	4.725 Ac	753-819 CEDAR LANE	CEDAR HOLDING ASSOC C/O P.SCHMIDT	4C	2S-B-C	5.16
606	19	0.19 Ac	543 BEVERLY RD	PRESBRO PROPERTY L.L.C.	4C	2S-C-5UG	0.19
607	1	0.35 Ac	671-677 BEVERLY RD	MONTVALE RAILROAD COMPANY, LLC	4C	2S-B-C-2AG	0.35
608	3	0.47 Ac	644 BEVERLY RD	CEDAR LANE, LLC	4C	2S-F- -8AG	0.47
609	3	0.49 Ac	709-721 CEDAR LANE	CEDAR LA ASSO C/O FLUSS REAL ESTATE	4C	2S-B-C	0.49
610	28	0.52 Ac	599-611 CEDAR LANE	MANOR ASSO.	4C	4S-B-C	0.52
701	2	1.68 Ac	741-751 LARCH AVE	LARCH GARDENS,LLC C/O GOLDBERG R.A.	4C	2S-B-C-13AG	1.66
703	1	0.31 Ac	500 ALMA TERR	JGSR REALTY LLC	4C	3S-B-C	0.31
703	11	0.52 Ac	735 ELM AVE	735 APT CORP. C/O FOREMOST MGT CORP	4C	3S-B-A	0.52
704	7	0.41 Ac	704 CHESTNUT AVE	LEONIA TEANECK, LLC& TELEVINMAN	4C	2S-B-A	0.41
704	24	0.27 Ac	715 LINDEN AVE	85-87 W 32ND ST ASSOC LLC	4C	4S-B-C	0.27
705	13	0.16 Ac	707 CHESTNUT AVE	LEONIA TEANECK LLC & TELEVINMAN	4C	3S-B-C-5UG	0.16
707	6	0.34 Ac	649 AMERICAN LEGION DRIVE	MULDER,HENRY	4C	3S-S-A	0.39
708	5	0.45 Ac	641 CHESTNUT AVE	MARA ASSOCIATES LLC	4C	2S-B-C	0.45
708	12	0.62 Ac	640 AMERICAN LEGION DRIVE	BERGEN CO. COMMUNITY HOUSING	4C	AFF.HSG.	0.62
817	2	0.50 Ac	490 BEVERLY RD	490 BEVERLY RD ASSOC LLC	4C	3S-B-C	0.38
2603	18	0.23 Ac	840 PALISADE AVE	MULDER,HENRY	4C	2S-B-C	0.23
2915	5	0.15 Ac	805 RED ROAD	TOWER SARON ONE 2015 LLC	4C	4S-B-C	0.15
2915	6	1.05 Ac	815 RED ROAD	BERGEN STERLING LLC	4C	2S-S-L-2UG	1.05
3001	3	0.70 Ac	210 CEDAR LANE	CEDAR LANE ST. JAMES, LLC	4C	3S-B-C-12UG	0.70
3001	6	0.20 Ac	780 GRANGE RD	MILANOS REALTY HOLDINGS LP	4C	3S-B-C	0.20
3002	1	2.88 Ac	80-140 CEDAR LANE	CEDAR HOLDING ASSO C/O PAUL SCHMIDT	4C	3S-B-C-80UG	2.88
3210	14	0.25 Ac	130 FORT LEE RD	TAM SON, INC.	4C	3S-B-C	0.25
3210	23	0.13 Ac	311-315 QUEEN ANNE RD	QUEEN LLC	4C	4S-B-C	0.13
3212	18	0.11 Ac	194 FORT LEE RD	CHUN,MANWON & YOUNG-SOOK	4C	3S-B-C	0.11
3212	19	0.1722 Ac	186-192 FORT LEE ROAD	MARA HOLDINGS LLC	4C	8 UNIT APT	0.14
3212	20	0.49 Ac	271-281 BEECH ST	BEECH APTS LLC	4C	2S-B-C	0.49
3214	1	0.29 Ac	248-250 FORT LEE RD	FANARAS,BASIL	4C	2S-B-C	0.29
3301	4	0.12 Ac	159 FORT LEE RD	FLR VENTURES LLC	4C	2S-B-C	0.13
3301	5	0.98 Ac	171-183 FORT LEE RD	171 FORT LEE ROAD LLC (ETAL)	4C	2S-B-C	0.98
3401	1	0.10 Ac	194 OAK ST	RAL MAL LLC	4C	2S-B-C 5 UNITS	0.10
3408	6	1.46 Ac	80-86 BERGEN AVE	FAIRMOUNT PROPERTIES 2004, LLC	4C	2S-B-C-15UG	1.46
3609	2	0.72 Ac	265-287 WILLOW ST	ALSAN REALTY CO,C/O HAMMER,JOEL	4C	2S-B-C	0.72
3609	8.01	4.00 Ac	333 WILLOW STREET	PARKVIEW II COMMONS LLC	4C		0.29

APARTMENTS (CLASS 4C), RAILROAD (CLASS 5B)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
3703	31	6.647 Ac	600 FRANK W. BURR BLVD.	CRP HERITAGE POINTE LLC DE	4C	APT BLDG 142 UN	5.35
4012	8	0.72 Ac	975-995 TEANECK RD	975-995 APT CORP C/O FOREMOST MGMT	4C	3S-B-C	0.72
4906	23	0.17 Ac	1304 TEANECK RD	V.M.SORCOLO CO.	4C	2S-F-A	0.17
5002	21	0.2296 Ac	41 STATE ST	AZT, LLC	4C	2S-B-5AG	0.18
5002	22	0.46 Ac	49-71 STATE ST	49-71 STATE STREET ASSOC., L.L.C.	4C	2S-B-A	0.46
5002	24	5.78 Ac	1470-1506 TERRACE CIRCLE	TEANECK GARDENS OWNERS CORP.	4C	3S-B-A	5.68
5003	3	0.40 Ac	34 STATE ST	TOWER SARON TWO 2015 LLC	4C	5S-B-A	0.34
5003	6	2.05 Ac	1395 HILL ST	CHAMP WESTGATE	4C	2S-B-A	2.05
5003	8	0.35 Ac	17 W ENGLEWOOD AVE	155 GROVE PROPTY LLC	4C	4S-B-A	0.35
5003	11	0.23 Ac	39 W ENGLEWOOD AVE	CHAMP WESTGATE	4C	2S-B-A	0.23
5003	14	0.35 Ac	57 W ENGLEWOOD AVE	PERSAUD, HYMANCHAL & ANITA	4C	2S-B-A-4UG	0.35
5003	17	0.78 Ac	46-58 AYERS CT	MIPAL REALTY CORP.	4C	3S-B-A	0.78
5004	6	2.16 Ac	60-78 STATE ST	MIPAL REALTY CO.	4C	3S-B-A	2.16
5004	7	0.92 Ac	113-131 AYERS CT	MARBLE COURT L.L.C	4C	3S-B-C	0.92
5009	3	0.51 Ac	114-126 AYERS CT	AYERS CT LLC	4C	3S-B-A	0.51
5009	4	0.82 Ac	86-110 AYERS CT	AYERS MANOR LLC	4C	3S-B-A	0.82
5009	5	0.51 Ac	70-82 AYERS CT	MIPAL REALTY CORP.	4C	3S-B-A	0.51
5010	1	1.82 Ac	72-132 WALRAVEN DR	RAVEN HILL ASSO C/O GOLDSCHMIDT G.	4C	2S-B-A	1.82
5010	11	0.49 Ac	139 W ENGLEWOOD AVE	BERGEN REALTY ASSOC LLC	4C	2S-B-C	0.49
5106	2	0.18 Ac	17 TRYON AVE WEST	TRYON LLC	4C	2S-B-C	0.17
5107	4	0.14 Ac	7 AMSTERDAM AVE	HOPE HORIZON NJ LLC	4C	3S-B-A-	0.14
5601	9	0.15 Ac	63 WASHINGTON PL	63 WASHINGTON PL LLC	4C	3S-B-C	0.15
5606	3	0.20 Ac	1549 TEANECK RD	1549 TEANECK ROAD, LLC	4C	2S-CB-A	0.20
5611	1	0.3814 Ac	1471-1475 TEANECK RD	MARA REALTY LLC	4C	2S-B-A	0.39
5905	7	0.10 Ac	1175 CONGRESS AVE	TENEBRUSO,S.& CONTANT,R.J.,TRUSTEES	4C	2S-AL-O-2UG	0.10
						Total (Apartment):	**55.83**
2401	1	6.2841 Ac	R.R. RIGHT OF WAY	CONSOLIDATED RAIL CORP	5B	STATE ASSESSED	32.84

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