



**Proposed Amendment
to the Land Use Element
of the Township of Teaneck Master Plan,
for the H-Hospital Zone Expansion
Township of Teaneck, New Jersey**

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1 INTRODUCTION

This Amendment to the Land Use Element of the Township of Teaneck Master Plan recommends the vacation of a portion of Chadwick Road and the expansion of the existing H-Hospital Zone to include the following properties identified on the tax maps of the Township of Teaneck: Lot 4 of Block 3003, which encompasses the present campus of the Hospital and is 20.32 acres in size; and 16 additional properties totaling 4.80 acres in size which includes Block 3002, Lots 2, 3, 4, 5, 6, 7 and 8; and Block 3003, Lots 2, 3, 8, 9, 10, 11, 12, 13, and 14. (See Figure 1, Location)

Holy Name Medical Center (HNMC) is a fully accredited, non-profit health care facility serving Teaneck and many of the neighboring municipalities and communities in Bergen County and northern New Jersey. This 361-bed acute-care facility is currently located within the H-Hospital Zone. Established in 1925, the Hospital has experienced both capacity issues and technological obsolescence for many years. With respect to the past Master Plans and Reexamination Reports for the Township, the need for the Hospital to replace undersized and outdated facilities as well as add to the number of inpatient beds and treatment facilities was recognized as far back as the 2007 Master Plan for the Township of Teaneck. This need was reaffirmed in subsequent Reexamination Reports adopted by the Teaneck Planning Board in 2011, 2014 and 2017.

In addition to the modernization and expansion of its current facilities, is the need to add medical offices, a child care center and multi-level parking garages to accommodate the parking needs of employees and visitors, plus 100 spaces for municipal parking. As part of the modernization initiative, the hospital will reconfigure its on-site vehicular and pedestrian circulation system, provide additional surface parking areas, add usable green space and provide substantial landscaping to buffer and screen the on-site activities from the adjacent residential neighborhood. Additionally, over time, new modern hospital buildings to be comprised of single occupancy in-patient bedrooms and state-of-the-art operating rooms will need to be constructed to replace those presently within the Hospital.

This Amendment recommends both the expansion of the H-Hospital Zone as well as changes to the current use and bulk standards in the H Zone and the addition of design guidelines to accommodate a phased build-out of the Hospital's expansion over a period of between 10 to 20 years.

Phase One of the build-out is anticipated to include a consolidation of the additional lots into a singular comprehensive expanded hospital campus and the vacation of a portion of Chadwick Road to facilitate an improved and more secure vehicular circulation system. The entrance off Grange Road would be closed, while a number of single-family homes would be retained on the westerly side of the campus (i.e., off Norma Court and Grange Road). Others would be demolished to allow for the expansion of surface parking and the addition of a child care center. Utilities would be relocated underground, and planting and screening adjacent to the single-family homes to the west would be undertaken.

Phase Two is anticipated to include the construction of a medical office building, connected to the southern part of the existing hospital and replacing the existing nursing school building. Two levels of parking would be provided in this building. The southern part of the loop road, which will encircle the Hospital and would be built to connect the rear of the Hospital with the Teaneck Road entrance, would be constructed in this phase. Access to Vandelinda Avenue would be closed to the public and hospital, with access restricted for police/fire emergencies and ambulance only ingress.

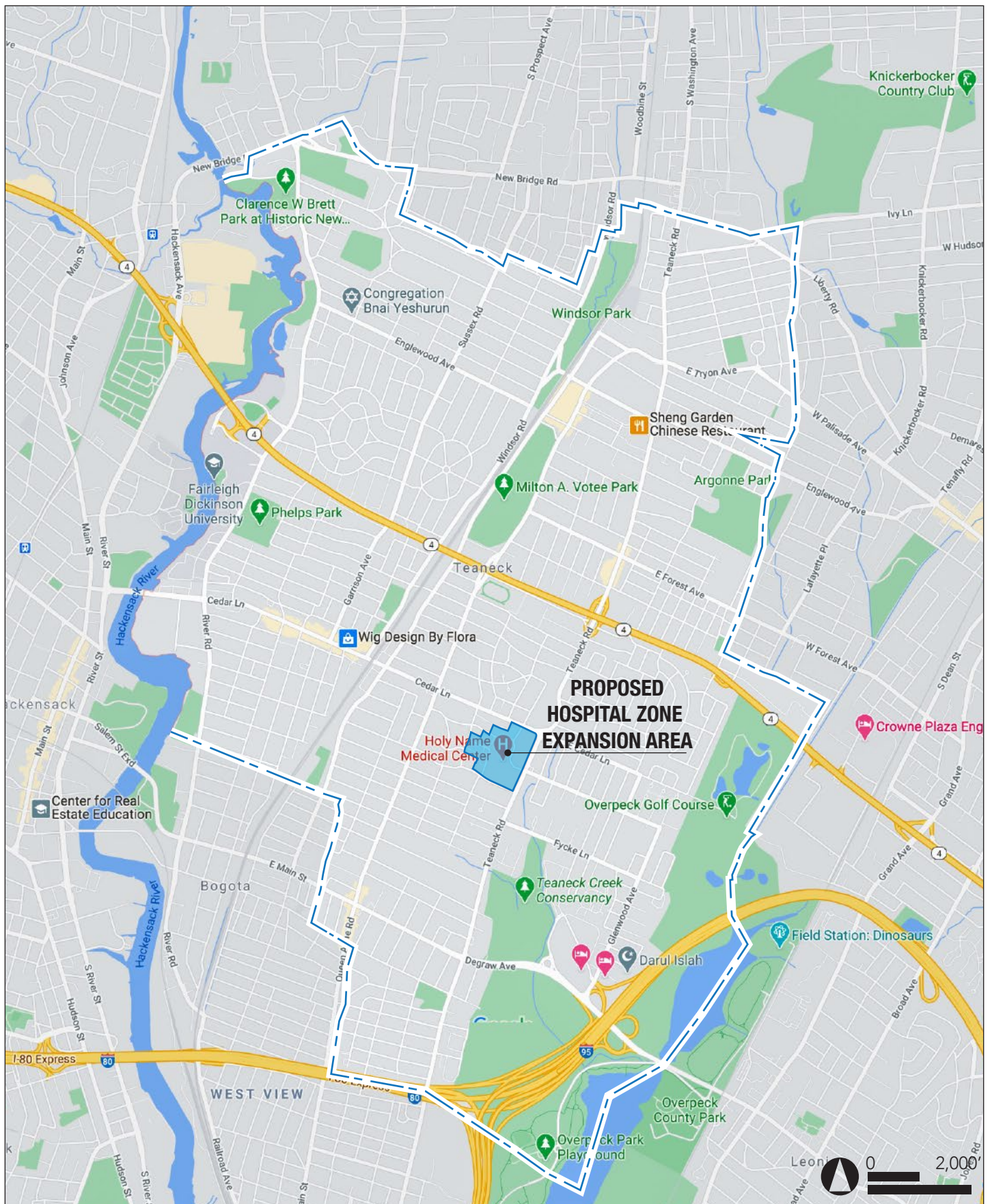


Figure 1: Location

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Phase Three is anticipated to include the construction of one of the two nine-story hospital buildings, which is to be located adjacent to the existing hospital building. Other improvements would include realignment of the Cedar Lane access drive, and coordination with Bergen County to address pedestrian and vehicular access. The construction of a northern portion of a loop road, which would connect the Cedar Lane entry with the rear of the Hospital, would also be undertaken in this phase.

Phase Four is anticipated to include the construction of three further medical office buildings: an eight-story medical office building with structured parking at the corner of Cedar Lane and Teaneck Road; a five-story medical office building along the Teaneck Road frontage to the south of the Teaneck Road entrance; and a five-story medical office building to the west of the Cedar Lane entrance. A second nine-story hospital building would be constructed close to the first such building, to be constructed in Phase Three. The Teaneck Road entry would be reconstructed or reconfigured as required.

It should be noted that the description of the phasing above is only a best estimate of the scale and sequence of future construction and improvements within the expanded H-Zone over the next 10 to 20 years. However, the scale, timing and sequence of such construction may change. The zoning amendments which are to follow this master plan amendment will allow for flexibility and for changes in the timing and phasing of such improvements. The key, however, will be that at each phase of construction, adequate infrastructure will be in place to accommodate such expansion and that potential negative impacts are ameliorated. This will be accomplished through the site plan approval process as all plans for future construction will require site plan approval from the Teaneck Planning Board.

2 NEED FOR AMENDING TEANECK’S MASTER PLAN

2.1 DESCRIPTION OF THE H-HOSPITAL ZONE AND EXPANSION AREA

The current site on which the Holy Name Medical Center (HNMC) is developed, Block 3003, Lot 4, is irregularly shaped and consists of a large hospital building centrally located on the property with several ancillary buildings located adjacent to it, a large parking deck along Teaneck Road in the front, and several surface parking lots around the perimeter of the property. (See Figure 2, Aerial Context) Several small additions and renovations have occurred over the past decade. However, as described in the Introduction to this report, these have not sufficiently alleviated the capacity and modernization needs of the Hospital. As a result, the Hospital is unable to accommodate future medical facilities or provide areas to expand parking or to improve access or internal circulation within the current boundaries of the H-Hospital Zone.

Block 3003, Lot 4 fronts on five streets: Cedar Lane, Teaneck Road, Chadwick Road, Vandelinda Avenue, and Grange Road. Primary vehicular access to the present Hospital campus is provided from Chadwick Road, Teaneck Road and Grange Road, with secondary access via Vandelinda Avenue. Block 3002 and Block 3003 form a large “superblock”. Chadwick Road cuts through the superblock from Cedar Lane to Grange Road and separates Block 3002 from Block 3003. A portion of Block 3003, Lot 4 is located within the H-Hospital Zone. Surrounding properties on Blocks 3002 and 3003 are located within the R-S Residential Single-Family Zone and the B-2 Business-Office Zone.

The HNMC has acquired a number of contiguous properties adjacent to the Hospital, as follows: Block 3002, Lots 2, 3, 4, 5, 6, 7 and 8; and Block 3003, Lots 2, 3, 8, 9, 10, 11, 12, 13, and 14. Existing residences are located on Block 3003, Lots 2, 3, 8, 9, 10, 11, 12, 13 and 14. The HNMC has utilized Block 3002, Lot 3 as a gravel parking lot. Lot 2 of Block 3002 contained a former church building, which has recently been demolished. Figure 3, Tax Map, shows all of the lots which are proposed to be included in the expanded H-Hospital Zone.

Table 1 provides a listing of the tax lots to be incorporated into the expanded H-Hospital Zone, including their postal addresses, lot size and current ownership. Figure 2, Aerial Context is an aerial photograph which shows the proposed new boundary line of the H-Hospital Zone.



Figure 2: Aerial Context

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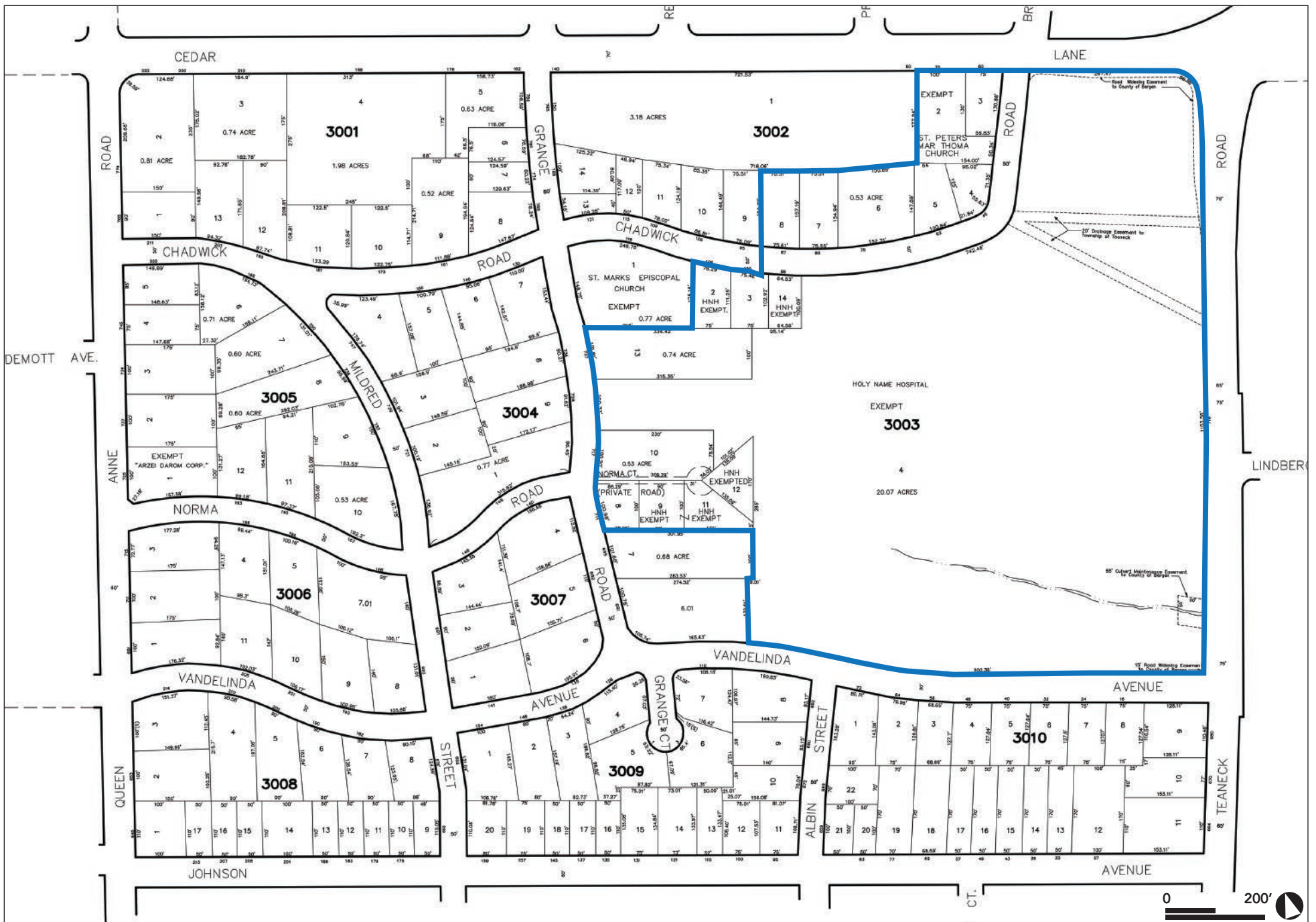


Figure 3: Tax Map
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Table 1: Properties in the H- Hospital Zone and Proposed H-Zone Expansion Area

Block	Lot	Address	Owner	Lot Area (acres)
Existing "H" Zone				
3003	4 ¹	718 TEANECK RD	HOLY NAME HOSPITAL, ATTN R. KENNEDY	20.3236
Recommended "H" Zone Expansion Area				
3002	2	70 CEDAR LANE	HOLY NAME REAL ESTATE CORP	0.4749
3002	3	60 CEDAR LANE	HOLY NAME REAL ESTATE CORP.	0.2012
3002	4	45 CHADWICK ROAD	45 CHADWICK ROAD LLC	0.1833
3002	5	53 CHADWICK ROAD	HOLY NAME REAL ESTATE CORP	0.2554
3002	6	75 CHADWICK ROAD	HOLY NAME REAL ESTATE CORP NJ	0.5277
3002	7	83 CHADWICK ROAD	HOLY NAME REAL ESTATE CORP.	0.2714
3002	8	87 CHADWICK ROAD	HOLY NAME REAL ESTATE CORP	0.2703
3003	2	106 CHADWICK RD	HOLY NAME REAL ESTATE CORP	0.2027
3003	3	100 CHADWICK RD	HOLY NAME REAL ESTATE CORP.	0.1836
3003	4 ¹	718 TEANECK RD	HOLY NAME HOSPITAL, ATTN R. KENNEDY	20.3236
3003	8	711 GRANGE RD	HOLY NAME REAL ESTATE CORP.	0.1927
3003	9	713 NORMA CT	HOLY NAME REAL ESTATE CORP.	0.2066
3003	10	717 GRANGE RD	HOLY NAME REAL ESTATE CORP.	0.5262
3003	11	715 NORMA CT	HOLY NAME REAL ESTATE CORP.	0.2038
3003	12	717 NORMA CT	HOLY NAME REAL ESTATE CORP.	0.2098
3003	13	737 GRANGE RD	HOLY NAME REAL ESTATE CORP.	0.7444
3003	14	88 CHADWICK RD	HOLY NAME REAL ESTATE CORP.	0.1499
-	-	Vacated portion of Chadwick Road	-	0.8045 ²
TOTAL				25.9331

¹ Holy Name Real Estate Corp. is under contract to purchase this property.

² This area reflects the right-of-way vacation and the right of way dedication from Lots 2 and 3 in Block 3003 (the area may change based upon the final cul-de-sac design).

Figure 4 shows the current zoning of the parcels to be included in the expanded H-Hospital Zone. Currently a portion of Block 3003, Lot 4 is located within the existing H-Zone, while the remainder is in the R-S zone. A portion of Lot 4 is located in the R-S Zone and is used as a driveway and ambulance entrance to the Hospital. Block 3002, Lots 2 and 3 are located in the B-2 Business-Office zone. The remainder of the parcels that are recommended to be incorporated in the H-Zone are presently located within the R-S Residential-Single Family zone, including a portion of the existing Hospital property on Block 3003, Lot 4. Permitted principal uses in the B-2 district include offices, financial institutions, business schools, medical and dental clinics, funeral homes, and municipal, county, state and federal buildings and uses. The minimum lot area for the B-2 district is 15,000 square feet and the minimum lot width is 100 feet. The B-2 district requires a minimum front yard setback of 15 feet, side yard setback of 10 feet, and rear yard setback of 20 feet. The maximum building coverage is 30 percent, and the maximum lot coverage is 65 percent. The maximum height of a principal building is 44 feet and 15 feet for an accessory building.

The R-S Residential-Single Family district permits single-family detached dwellings as principal permitted uses. Conditional uses permitted in the R-S district include home professional offices, public and private nursery, elementary and secondary schools, quasi-public buildings and recreation areas, houses of religious worship, and group housing. The minimum lot area for the R-S district is 7,500 square feet and the minimum lot width is 75 feet. The R-S district requires a minimum front yard setback of the greater of 25 feet or the average setback of adjacent properties. A minimum side yard setback of the greater of 10 feet or 15 percent of lot width is required on lots at least 60 feet wide, and a side yard setback of seven (7) feet for lots less than 60 feet wide. The minimum combined side yard setbacks are required to be 30 percent of lot width. The minimum rear yard setback is required to be 25 feet. The maximum building coverage is 25 percent, and the maximum lot coverage is 40 percent. The maximum height of a principal building is 35 feet and 15 feet for an accessory building.

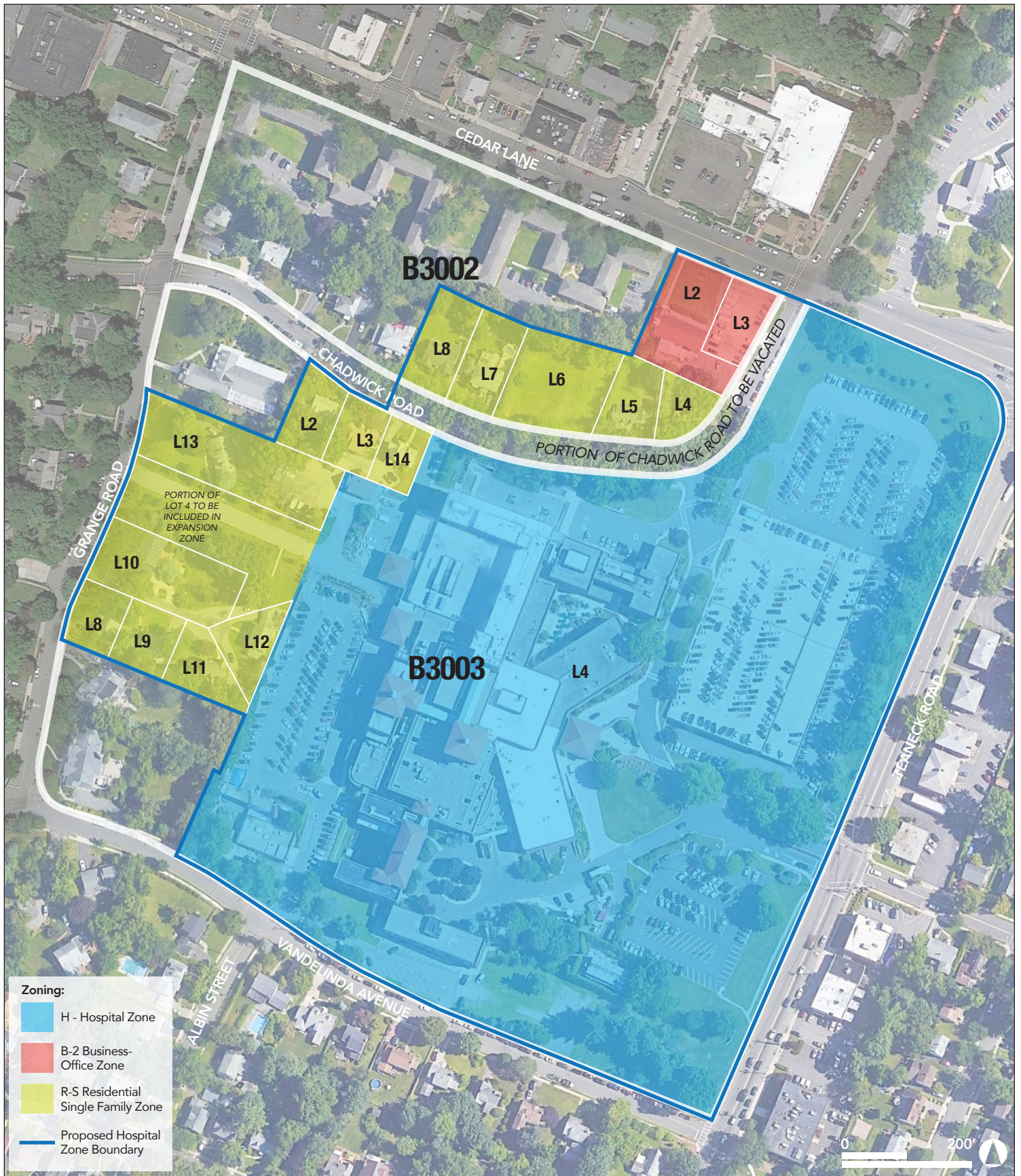


Figure 4: Current Zoning

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2.2 NEED TO REEVALUATE THE ZONING OF THE H-HOSPITAL ZONE AND THE EXPANSION AREA

There is a trend among major hospitals in the region to develop new, state-of-the-art facilities to meet the growing and changing healthcare needs of the population and to stay competitive with other major hospitals. Within the past decade, the University Medical Center of Princeton developed a new 11 story, 630,000-square foot hospital in Plainsboro.³ Hackensack University Medical Center is also developing a new facility that will rise nine stories in Hackensack.⁴ Saint Barnabas Medical Center in Livingston recently completed a five-story, 241,000-square foot addition and a three-story parking garage⁵. Valley Hospital in Ridgewood is constructing a new regional hospital building of over 500,000 square feet in neighboring Paramus. These and other major hospitals in the region have pursued these expansions either within or close to existing campuses, or by expanding on sites in neighboring communities.

HNMC has experienced facility capacity issues for many years. Previous Master Plans and subsequent Master Plan Reexaminations of the Township of Teaneck, dating back almost 15 years, have recognized and acknowledged the need to accommodate such an expansion. The 2007 Master Plan was the first to recognize this:

Holy Name Hospital is located on a relatively small piece of property, and major capital improvements in the past 20 years have utilized virtually all of the available open space... As is the case with virtually all of the major hospitals in Bergen County, the changing needs and technology in the medical field require such institutions to continuously expand and upgrade their facilities, an occurrence which seems to take place every 10 years or so. In Holy Name Hospital's case, exactly how it will cope with these demands in the future, beyond its current proposed expansions, is unclear. Options include splitting off certain of its functions, further intensifying its facilities on the present site, or seeking zoning changes that would allow it to purchase and raze neighboring homes, thereby allowing it to expand its physical boundaries.

These capacity and expansion issues were reiterated in the 2011, 2014 and 2017 Master Plan Reexaminations. Several small additions and renovations have occurred within the current hospital campus over the past decade. However, these have not sufficiently alleviated the capacity needs of the Hospital, nor have they been able to address the spatial and technological needs of modern medical practice. As a result, the Hospital has been unable to accommodate its need for additional medical facilities and offices, nor meet the parking needs of its growing staff, nor improve vehicular and pedestrian circulation within the current boundaries of the H-Hospital Zone.

The trend in affording expanded capacity and advanced treatment options in modern hospital facilities was well underway prior to the COVID-19 pandemic. However, this seminal medical emergency has further highlighted the need to meet these challenges. As described in the excerpt from the 2007 Master Plan above, the HNMC has reached capacity within the existing campus of the H-Hospital Zone. The surrounding residential uses and the underlying R-S zoning and adjacent B-2 Business Office Zone which do not permit hospital uses has constrained the ability of the HNMC to expand. With little space to expand within the

³ Augenstein, Seth. May 2012, updated Mar. 2019. "After decade of planning and construction, \$522M Plainsboro Hospital makes debut" https://www.nj.com/news/2012/05/after_decade_of_planning_and_c.html

⁴ "The Second Street Pavilion." Hackensack Meridian. <https://www.hackensackumc.org/locations/the-second-street-pavilion/>

⁵ Lagasse, Jeff. Sept. 2017. "Saint Barnabas Medical Center unveils new addition." Healthcare Finance. <https://www.healthcarefinancenews.com/news/saint-barnabas-medical-center-unveils-new-25-million-addition>

confines of the H-Zone, the hospital would have little choice other than to build a completely new hospital in a neighboring community – which would be a significant detriment to the health, safety, welfare and the economy of the Township – or expand in place within Teaneck. Rather than relocating to a neighboring community as was the case of Valley Hospital expanding in neighboring Paramus as opposed to Ridgewood, or Princeton University Medical Center relocating entirely to Plainsboro and abandoning its campus in Princeton, HNMC has chosen to purchase residential and commercial properties adjacent to the current campus in order to effectuate the expansion within the Township of Teaneck. Previous Master Plans have supported and affirmed the policy of retaining the whole hospital in Teaneck, but actual rezoning amendments to facilitate such an expansion have not been affirmatively pursued by the hospital, until now.

Presentations by HNMC at public meetings of the Township Council and the Teaneck Planning Board were made in the fall of 2020. HNMC's vision for expansion in place was supported in concept by both the Council and Planning Board after public comment was afforded to neighboring residents, leading to this amendment to the Land Use Element of the Master Plan.

Representatives of the Hospital and Township Council, as well as professional consultants to both parties have been hard at work, studying the hospital's proposals, refining the prospective plans for future expansions, not just in the immediate future, but for a phased build-out over the next 10 to 20 years. Consultation with the neighbors also occurred throughout this process. The Township's engineering and planning consultants are also engaged in studies to ensure that the hospital's plans are physically and environmentally feasible and sustainable, and to ensure that they will meet the future needs of both the hospital and the community it serves, and most importantly, be undertaken in a manner which protects and preserves the neighboring community.

This Master Plan Amendment is therefore the culmination of a lengthy and deliberative analysis, which also substantially involved residents in the adjacent neighborhood, and provides a blueprint and basis for the Zoning Amendment and expansion of the boundaries of the H-Hospital Zone, which will follow this Master Plan Amendment.

3 PROPOSED AMENDMENTS TO THE H-HOSPITAL ZONE EXPANSION AREA

3.1 PLANNING JUSTIFICATION FOR THE PROPOSED AMENDMENTS

Expanding the boundaries of the existing H-Hospital Zone and broadening the array permitted uses within the H-Hospital Zone would facilitate the expansion of hospital facilities by the HNMC. Hospitals have been recognized as uses which serve the health, welfare and safety of residents in New Jersey. As such hospitals have been afforded elevated status under the Municipal Land Use Law (MLUL) and case law. They have been specifically identified in the Municipal Land Use Law as *inherently beneficial uses*, along with other uses such as schools, childcare centers, group homes, and wind, solar, or photovoltaic energy facilities. The addition of new hospital facilities in an expanded H-Hospital Zone would provide clear benefits to the Township and wider region it serves in terms of affording better health care services to its residents. Furthermore, an expansion of hospital facilities would result in economic benefits including the creation of jobs for local area residents and businesses and expand economic opportunities to those in the community who provide goods and services to the hospital.

While there is a potential for negative impacts on the surrounding community, such adverse impacts can be substantially mitigated through zoning controls as outlined in Section 3.3. Areas of potential impact include but are not limited to traffic, particularly on local residential streets; a change in neighborhood character; and disturbances resulting from construction. The expanded H-Zone poses the greatest potential for impacts on the adjacent single-family residential neighborhood to the south and west of the existing HNMC campus. However, hospitals and residential areas are not necessarily incompatible. Provided that zoning regulations in an expanded H-Zone address the above concerns to minimize impacts on the surrounding community, there are sound planning reasons both to expand the boundaries of the H-Zone as well as to amend the H-Hospital Zone standards and requirements to facilitate its expansion.

3.2 ADVANCEMENT OF THE TOWNSHIP OF TEANECK MASTER PLAN'S GOALS AND OBJECTIVES

As discussed at length previously, due to the limited size of the existing hospital campus and the boundaries of the current H-Zone, HNMC has experienced facility capacity issues for many years. An excerpt from the 2007 Master Plan has already been provided in the previous section. This was the first time the need to amend the Township's Master Plan and Zoning to accommodate the Hospital's expansion was formally recognized by the Township.

These capacity and expansion issues were reiterated in the 2011 Master Plan Reexamination. In regard to the stated options, the Reexamination notes, "All of these options would require variances, rezoning and/or site plan approval." The 2011 Reexamination went on to describe a series of projects undertaken by the Hospital since the 2007 Master Plan had been adopted four years earlier:

In March 2010, Holy Name Hospital was renamed Holy Name Medical Center to reflect the institution's growth in services and technology, the doubling of medical staff, and increases in patient volume in recent years. Since the 2007 Master Plan, the new George P. Pitkin M.A. Emergency Care Center and Marian Hall Conference Center housed below the emergency department opened. The George P. Pitkin, MD Emergency Care Center is a 58,000 square foot, 3-story addition which features a 20,000 square foot sub-dividable Conference/Meeting Area, a 20,000 square foot 40-bed Emergency Department and an 18,000 square foot 2nd floor shell

space which will house four new operating rooms with needed support space, and approximately 7,000 square feet of renovated areas. In 2009, the State designated the hospital as a Medical Coordination Center (MCC) for Bergen County, one of only nine designated centers in New Jersey. With the addition of the ED, the hospital is equipped to handle large-scale medical emergencies.

The hospital has also split off some of its services and relocated them to off-site locations throughout Bergen County. Holy Name is currently working to establish the new Villa Marie Claire Hospice, a 20-bed inpatient facility to fulfill the growing and critical need for compassionate end-of-life care for terminally ill patients and their loved ones. The facility is located in Saddle River in Bergen County, about 10 miles north of Teaneck.

The 2014 Master Plan Reexamination further highlighted the tension between the constrained HNMC property and its need to expand and upgrade. It also stated:

While the national and regional economy has slowed Holy Name's expansion plans somewhat, the medical center wishes to continue to expand but has little land available within Teaneck to do so. Expansion has also not occurred, in part, due to the fact that the hospital, while in a hospital zoning district, is surrounded by the R-S Residential Single-Family District which does not permit medical office or other hospital uses.

The 2014 Reexamination also documented that the HNMC had, "undertaken minor interior renovations in order to add more departments within the existing building footprint. No expansions of note have occurred since the adoption of the 2011 Master Plan Reexamination Report."

2017 Master Plan Reexamination reiterated and reaffirmed the policies and statements from the 2014 Master Plan Reexamination report.

3.3 PROPOSED BOUNDARIES FOR THE EXPANDED H-HOSPITAL ZONE AND A DESCRIPTION OF THE SUBDISTRICTS

The boundaries and the expanded H-Hospital Zone in the Township Teaneck is illustrated in Figure 5, "Proposed Zoning". All of the properties, identified by block and lot as set forth in Table 1 of this report would be included in the expanded H-Hospital Zone, as would that portion of Chadwick Road to be vacated by the Township of Teaneck⁶. Furthermore, for the purposes of more clearly defining and allowing specific uses and bulk regulation for the proposed improvements within the expanded H-Hospital Zone, the Zone will be divided into four subdistricts as illustrated in Figure 5, and as described below.

Subdistrict 1 – Line A-A shall be set back 150 feet from Grange Road at its shortest distance, and shall continue straight, northward, until it perpendicularly meets the church property (Lot 1) line, and southward, until it meets the north edge of Norma Court, as generally depicted on Figure 5. At the north edge of Norma Court, Line A-A runs east through the middle of triangular Lot 12, and then south along the eastern boundary of Lot 12 up to its boundary with Lot 7. Subdistrict 1 will be between Line A-A and Grange Road to the west.

Subdistrict 2 – Line B-B runs south along the western boundary of Lot 8 on Block 3002 a distance of ± 120 feet, then extends 35 feet to the west of the northwest corner of the main hospital building, and

⁶ The vacation of public roads and rights-of-way is an action that must be undertaken by the Township Council, separate and apart from the proposed Amendment to the Zoning Code.

then runs south for a length of ± 250 feet, as generally depicted in Figures 5 and 6. Line B-B then moves east to meet the western wall of the hospital building and follows this wall south, in a straight line, to Vandelinda Avenue. Subdistrict 2 will lie between Line A-A and Line B-B.

Subdistrict 3 – Line C-C aligns with the western-most portion of the existing parking garage in front of the Hospital, running northward in a straight line to connect to Cedar Lane to the north, and running southward with a small diagonal hitch, to connect to Vandelinda Avenue to the south. Subdistrict 3 will lie between Line B-B and Line C-C.

Subdistrict 4 – Subdistrict 4 will lie between Line C-C and Teaneck Road.

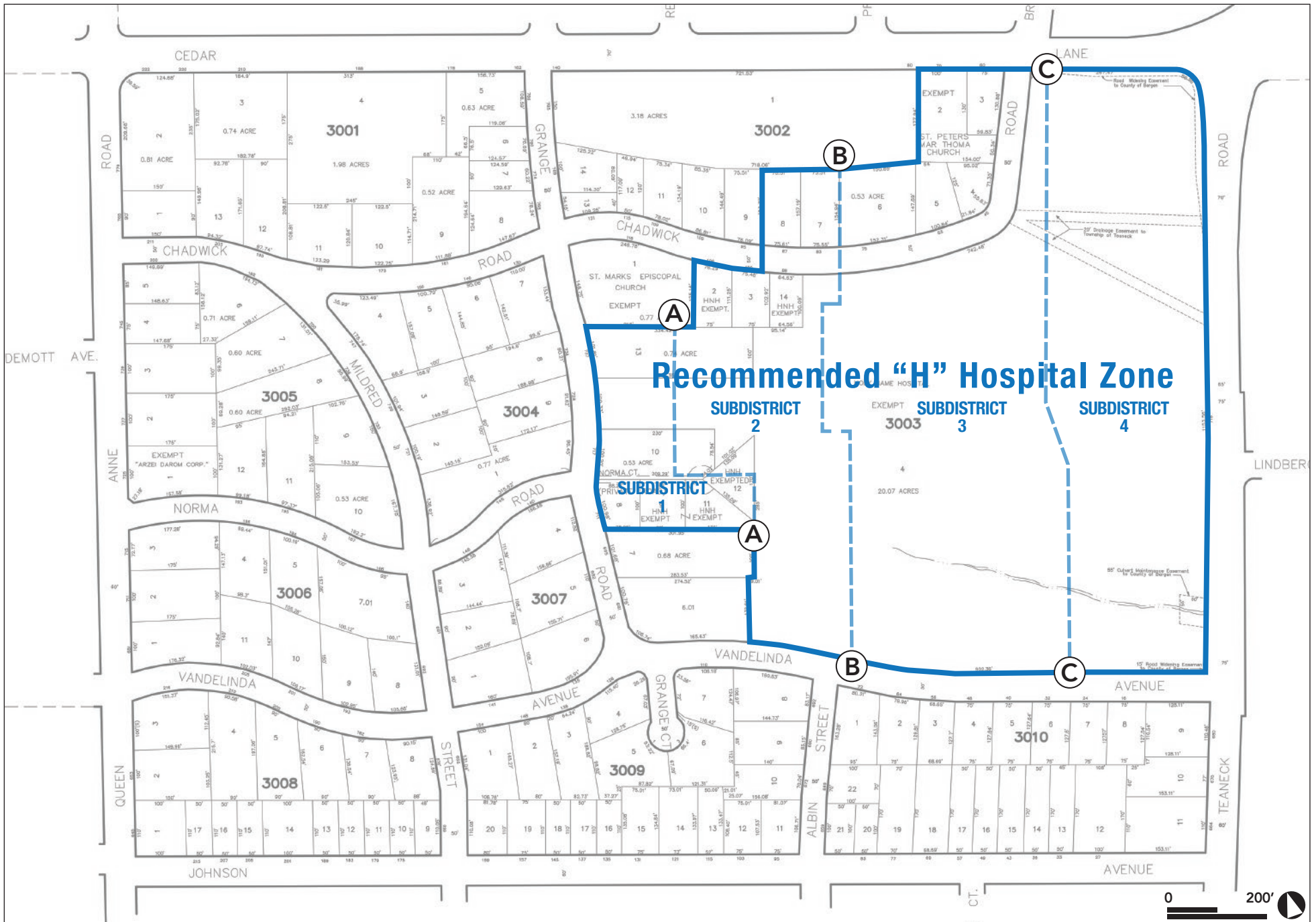


Figure 5: Proposed Zoning
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3.4 PERMITTED USES IN THE EXPANDED H-HOSPITAL ZONE

Currently the sole principal permitted uses in the H-Hospital Zone are hospitals. Permitted accessory uses include hospital-related facilities, including chapels, medical education facilities and training schools. The expanded H-Hospital Zone should also permit: single-family homes; child care centers (for Hospital and municipal employees); pharmacies; labs and testing facilities; outdoor healing gardens; medical and office buildings including ambulatory treatment of patients on an out-patient basis; research facilities; urgent care facilities; outpatient radiation therapy, outpatient surgery centers, and other specialty medical practices; and multi-level parking garages. Subsumed within the current hospital and medical office use would be a broad range of medically-related diagnostic, hospice, treatment, therapeutic, dementia and rehabilitation uses, as well as accessory uses which are customarily incidental to these principal uses, such as food, retail and linen services, and parking.

3.5 MAXIMUM ADDITIONAL GROSS FLOOR AREA TO BE PERMITTED

The maximum additional gross floor area of new development including the hospital, medical office, child care center, and related space shall not exceed one million (1,000,000) square feet. Areas devoted to structured parking will not count towards the maximum gross floor area.

3.6 USE, BULK, AREA AND YARD REQUIREMENTS FOR THE PROPOSED H-HOSPITAL ZONE SUBDISTRICTS

An illustrative and conceptual depiction of the expansion and modernization of the HNMC property is included as Figure 6. This concept plan shows the key buildings and other components described herein for each proposed subdistrict.

A. Subdistrict 1.

Only existing single-family homes on Block 3003, Lots 8, 9, 10, 11 and 13 are permitted here. The home on Lot 12 may be demolished and the home on Lot 13 may be demolished and relocated within Subarea 1 subject to additional locational, size and design requirements. No other buildings or surface parking lots are permitted. Areas around single-family homes shall be retained as open space with additional lawns, landscaping and buffering to be provided by the Hospital as part of site plan approval for the entire campus. The purpose of including these homes in Subdistrict 1 within the H-Zone is to permit it to be owned and maintained by the Hospital and to allow for site plan review and approval by the Teaneck Planning Board.

B. Subdistrict 2.

One child care building set back at least 200 feet from Grange Road, with a maximum height of two stories, a maximum footprint of 8,000 square feet and maximum gross floor area of 16,000 square feet, will be allowed. A portion of Chadwick Road will be vacated, so that it no longer connects to Cedar Lane, and a cul-de-sac bulb will be installed just to the east of line A-A. A building “bumpout,” additional of 35 feet in depth and no more than two (2) stories in height, will be permitted along the western side of the existing Hospital to accommodate a better entrance and circulation system within the Hospital. Surface parking expansion is permitted behind the existing hospital. Such parking will also serve the child care building. The northerly portion of a new loop

drive around the Hospital will be permitted in Subdistrict 1. No access via the Chadwick cul-de-sac to the loop drive will be permitted.

C. Subdistrict 3.

Two hospital buildings and two medical office buildings will be permitted in this subdistrict. The first hospital building may or may not be connected to and in front of (east of) the existing hospital, while the second will be located to the north and freestanding, and may or may not be connected to the existing hospital by a narrow aerial walkway. A maximum of nine stories for each hospital building will be permitted, with a maximum 15-foot height for each story. These hospital buildings will be located a substantial distance from the closest single-family homes and at least 50 feet from the garden apartments' property line to the north.

One medical office building will be located to the south of, and may or may not be connected to, the existing hospital. The height of that medical office building shall not exceed an elevation of 140.9 feet⁷, which is the height to the roof peak of the highest existing building or buildings it replaces, and five stories, inclusive of parking. The building may be all office or may be a combination of parking and offices. It will be setback at least 75 feet from Vandelinda Avenue. One other medical office building will be permitted to the west of the driveway from Cedar Lane and north of the new hospital buildings. It will be permitted a height of 5 stories and setback a minimum of 25 feet from Cedar Lane – the same setback as the existing garden apartments to the west -- and 40 feet from the property line to the west.

A southerly portion of a new loop road will be constructed in this area, connecting the rear of the Hospital to the main driveway in front of the Hospital and thereby with the Teaneck Road and Cedar Lane entrances. All driveways and internal roads and intersections are likely to be reconfigured and widened to accommodate additional traffic. The two driveways on Vandelinda Road will be closed to public/hospital traffic when the medical office building/southerly loop road is completed, and will be available for ambulance/police/fire emergency access only. A green space or healing garden will be required in Subdistrict 2 in front of the second new hospital building.

D. Subdistrict 4.

Two medical office buildings shall be permitted in Subdistrict 4. An 8-story building, inclusive of up to 4 stories of parking, will be permitted at the northeast corner of the campus (near the Cedar Lane/Teaneck Road intersection). A second medical office building in this subdistrict, will be permitted to the north of Vandelinda and south of the entry drive from Teaneck Road, and will be a maximum of 5 stories. This second building is anticipated to comprise offices over parking levels, but it could instead be a stand-alone parking garage. It shall be set back a minimum of 150 feet from Vandelinda Avenue. All buildings in Subdistrict 4 shall be setback a minimum of 50 feet from Teaneck Road and Cedar Lane.

The existing stand-alone parking deck may remain or be partially demolished to provide room for a medical office building. However, no further parking levels may be added to this deck, and no office or other uses shall be permitted on top of the existing deck.

The existing surface parking in Subdistrict 4 may remain, but if removed shall not be replaced by new surface parking lots. No additional surface parking shall be permitted between any building

⁷ NVGD 1929.

and Cedar Lane, nor between any building and Teaneck Road. No other new surface parking shall be located within 100 feet of Teaneck Road and Cedar Lane.

A continuous sidewalk shall be provided along the Hospital frontage along Cedar Lane, Teaneck Road and Vandelinda Avenue with a minimum of six feet in clear width. Along Teaneck Road, the sidewalk shall meander between a double row of trees within a grassy landscaped area designed as a linear park. The open space at the corner of Teaneck Road and Vandelinda Avenue shall be protected and enhanced with walking paths and seating areas.



Figure 6: Hospital Zone Expansion - Illustrative Concept Plan

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3.7 PROPOSED SITE DESIGN REQUIREMENTS FOR THE EXPANDED H-HOSPITAL ZONE

The amended and expanded H-Hospital Zone will, in addition to revised use and bulk requirements, also include design standards for pedestrian access, building design, parking design and screening, loading and mechanical areas, landscaping, lighting, and signage, along the lines described below.

A. Pedestrian Access

The site plan for the Hospital will need to provide direct and convenient pedestrian connections between all building entries, open spaces, and parking areas. All new and existing internal roadways will be required to have sidewalks on at least one side, and both sides wherever possible. While aerial walkways between buildings will be permitted, duplicate pathways at grade level will also be required.

Crosswalks will be required at important crossing points within the campus. The existing intersection of the entry drive at Cedar Lane will need to be improved with bulb-outs as may be permitted by Bergen County Planning and Engineering Departments and better-aligned crosswalks to enhance pedestrian safety.

B. Building Design

Specific building design requirements will be set forth to foster a relationship to the surroundings and an inviting walking environment. This will include: ground floors with active uses and/or prominent lobbies and entries along public streets and major walkways; varied massing and articulation that breaks down mass into smaller, more human-scaled elements, particularly at the ground level; a prohibition on large areas of blank walls; and careful use of materials and detailing. However, the specific architectural style of new buildings will be flexible.

C. Parking Design and Screening

Requirements for tree planting, stormwater management, and perimeter landscaping will be required to help soften surface parking lots and reduce the environmental impacts of high runoff and the urban heat island effect.

The siting of structured parking spaces within the lower levels and basement of a building will be encouraged in order to take advantage of sloping grades to partially-bury a level of parking. Parking located at the interior or rear of a building, away from view of public streets, will also be encouraged.

Stand-alone parking garages and exposed parking levels located below other uses will be held to a high design standard, and be required to use a facade design that references the massing and transparency of hospital or office buildings nearby or above. Examples of desired features include punched window openings and decorative mesh grilles, particularly on facades facing residential areas; glazed or textured screens or scrims across entire parking facades; using a visually-rich material and texture on the ground level, such as brick; breaking down the mass into a series of bays that downplay the length and width of the garage; and including in-ground landscaping to soften the perimeter.

D. Loading, Service, and Mechanical Areas

Loading docks, trash collection areas, and similar facilities located in an exterior wall of a building will be required to be sited away from public streets and away from the pedestrian walkways with the highest use. In addition, screening via fences and/or landscaping may be required to shield views of such areas from residential neighbors and from public streets and sidewalks.

All outdoor mechanical equipment and refuse and recycling facilities will be required to be screened from public view on all sides with solid fencing and/or evergreen landscaping. Rooftop mechanical equipment will have to be screened from view or set back from the building edge so that it is not visible from any adjacent public sidewalk.

E. Landscaping and Open Space

The new zoning will require that placement of new buildings, parking, and circulation creates intentional, well-sited open spaces near building entries and along busy pedestrian routes, rather than simply considering open space as the leftover spaces around buildings. Specific, measurable standards will spell out the minimum required amount and location of open space during each phase of construction. Design criteria for open spaces will include decorative hardscaping, a variety of landscape plants, areas of sun and shade, and fixed and moveable seating. Quieter open space areas will be encouraged, based on the concept of “healing gardens.” Rooftop gardens and patios will also be encouraged. The existing passive open space at the corner of Vandelinda Avenue and Teaneck Road will be required to be enhanced with a hardscaped area, seating, walkways, and other features.

General standards will govern landscaping and street trees along all internal and perimeter roads. Special attention will be paid to streetscape landscaping opportunities along Teaneck Road, Cedar Lane, and Vandelinda Avenue, particularly as they may help to soften any adjacent exposed parking garage levels.

Overall standards for plantings will be provided, including a requirement for native and drought-tolerant species. In some cases, species that thrive in the variable conditions of a rain garden may be required. Site planning will be encouraged to preserve existing vegetation, particularly mature trees, as much as possible.

All green spaces and other defined open spaces will be required to follow safety-through-design concepts such as convenient access to building entries, high visibility by means of placement next to sidewalks and building facades with a high degree of transparency, and visually-permeable landscaping.

F. Lighting

All new exterior site and building lighting on the Hospital campus will be required to be selected to minimize glare, light trespass, and light pollution, particularly with regards to adjoining residential neighborhoods. Fixtures will be required to be selected from the International Dark Sky Association’s *Fixture Seal of Approval Program*, which lists fixtures that are directionally-downcast, full-cutoff, and that have a warm color temperature.

G. Signage

The Hospital should provide a comprehensive on- and off-site sign package for review by the Township, which would include materials, colors, finishes and sizes to the Planning Board as part of a site plan application for each proposed project for review and approval.

4 CONCLUSION

The Amendment to the Land Use Element of the Township of Teaneck Master Plan proposes to expand the current boundaries of the H-Hospital Zone to now include the following: Block 3002, Lots 2, 3, 4, 5, 6, 7 and 8 Block 3003; Lots 2, 3, 8, 9, 10, 11, 12, 13, and 14; and a vacated portion of Chadwick Road. Expansion of the H-Hospital Zone will facilitate the Hospital's expansion, the need for which was documented in the Township's 2007 Master Plan and reaffirmed in the 2011, 2014 and 2017 Master Plan Reexaminations. This Amendment concludes that a phased buildout within the expanded H-Hospital Zone will further several Master Plan goals and objectives and expand and modernize a major health care facility to the benefit of residents in the region. It is recommended that the Township also adopt the use, bulk and design standards that are outlined in the preceding chapter to support the expansion of the HNMC.