



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 12/22/25 06:00 PM

Department: Township Clerk

Category: Authorization

DOC ID: 9392

RESOLUTION 347-2025

DE-DESIGNATING BLOCK 4905, LOTS 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 17, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF TEANECK, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

347-2025

**DE-DESIGNATING BLOCK 4905, LOTS 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15 AND 17, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF
TEANECK, AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Act"), provides a process for municipalities to participate in the redevelopment and improvement of areas designated as areas in need of redevelopment or as areas in need of rehabilitation; and

WHEREAS, by resolution No. 129-2022, adopted on May 17, 2022, the Township Council of the Township of Teaneck authorized Phillips, Preiss, Grygiel, Leheny, Hughs LLC to undertake professional planning services in connection with the potential redevelopment of Block 4905, Lots 1-22.01 as shown and designated on the Tax Map of the Township of Teaneck, including assisting the Planning Board in an investigation of whether the area is an area in need of redevelopment.

WHEREAS, by Resolution No. 127-2022, adopted on May 17, 2022, the Township Council of the Township of Teaneck authorized and directed the Planning Board of the Township of Teaneck to undertake a preliminary investigation to determine whether the area known and designated as Block 4905, Lots 1-22.01 as shown on the Tax Map of the Township of Teaneck, may be determined to be an non-condemnation area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5, which shall not authorize the Township of Teaneck to exercise the power of eminent domain to acquire any property within the delineated area; and

WHEREAS, Phillips, Preiss, Grygiel, Leheny, Hughs LLC submitted to the Planning Board a report dated August 2022 entitled "Area in Need of Redevelopment Investigation Block 4905, Lots 1-22.01 | Township of Teaneck, New Jersey;" and

WHEREAS, a public hearing was held by the Planning Board on August 11, 2022, following the publication of a notice, once each week for two consecutive weeks (July 24, 2022, and August 1, 2022), the last publication being not less than 10 days prior to the date set for the hearing, in The Record, of the time, date and place of the hearing before the Planning Board, setting forth the general boundaries of the area to be investigated, and stating that an "Area in Need of Redevelopment Investigation for Blocks 4905, Lots 1-22.01 | Township of Teaneck, New Jersey" prepared by Keenan Highes, P.P., from Phillips, Preiss, Grygiel, Leheny, Hughs LLC and accompanying map, showing the boundaries of the proposed redevelopment area and location of the parcels included therein, along with a statement setting forth the basis for the investigation in accordance with N.J.S.A. 40A:12A-6(b)(1), and supporting documentation, are

on file and available for public inspection at the Office of the Township Clerk, during regular business hours; and

WHEREAS, a copy of the notice of such hearing was mailed at least 10 days prior to the date set for the hearing to the last owners of each parcel of property within the area according to the assessment records of the Township of Teaneck and to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcels; and

WHEREAS, at said hearing the Planning Board heard and considered the testimony of Keenan Hughes and the “Area in Need of Redevelopment Investigation for Blocks 4905, Lots 1-22.01 | Township of Teaneck, New Jersey”, dated August, 2022, prepared by Keenan Hughes, P.P., from Phillips, Preiss, Grygiel, Leheny, Hughs LLC, Planning and Real Estate Consultants, as well as both questions and comments from the public; and

WHEREAS, following such hearing, the Planning Board voted on August 11, 2022, to recommend to the Township Council the designation of Block 4905, Lots 1-15 and 17 as shown on the Tax Map of the Township of Teaneck, as a non-condemnation area in need of redevelopment, as memorialized in the letter dated August 16, 2022, from the Planning Board’s attorney, Brian E. Eyerman, Esq.; and

WHEREAS, the Township Council has considered the recommendations of the Planning Board, the “Area in Need of Redevelopment Investigation for Blocks 4905, Lots 1-22.01 | Township of Teaneck, New Jersey”, dated August, 2022, prepared by Keenan Hughes, P.P., from Phillips, Preiss, Grygiel, Leheny, Hughs LLC, Planning and Real Estate Consultants, comments from the public at the aforesaid hearing before the Planning Board and any written objections received;

WHEREAS, the 2022 designation resolution included certain properties pursuant to N.J.S.A. 40A:12A-3, which permits the inclusion of properties "which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part"; and

WHEREAS, the New Jersey Supreme Court established the Mount Laurel Doctrine through decisions in Southern Burlington County NAACP v. Mount Laurel as a civil rights remedy to address exclusionary zoning and residential segregation; and

WHEREAS, Fair Share Housing Center has recognized that the Mount Laurel Doctrine "creates pathways for racial and economic integration" and represents "one of the strongest frameworks in the country to prevent and address residential segregation"; and

WHEREAS, P.L.2024, c.2 provides that "the provision of housing in urban areas must be balanced with the need to provide housing throughout the State for the free mobility of citizens"; and

WHEREAS, the Township has undertaken Fourth Round Affordable Housing compliance planning pursuant to P.L.2024, c.2; and **WHEREAS**, the Township adopted a Housing Element and Fair Share Plan on June 17, 2025, which identified Block 4905, Lot 3 (54 West Englewood Avenue) as a site for affordable housing development providing 11 low- and moderate-income units; and

WHEREAS, the Township is simultaneously considering Fourth Round Affordable Housing settlement terms dated December 22, 2025, which include Block 4905, Lot 3 for rezoning or redevelopment to provide affordable housing; and

WHEREAS, Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 are not included in the Township's Fourth Round Housing Element and Fair Share Plan or in the proposed settlement terms; and

WHEREAS, given that Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 are not included in any redevelopment plan or Fourth Round affordable housing compliance strategy, their continued designation is no longer necessary for the effective redevelopment of the area pursuant to N.J.S.A. 40A:12A-3; and

WHEREAS, the Township Council is committed to ensuring that its Fourth Round affordable housing compliance advances the Mount Laurel Doctrine's integration objectives and promotes geographically balanced affordable housing development throughout the Township; and

WHEREAS, the Township Council recognizes that stable, established residential neighborhoods should be preserved and protected, and that redevelopment designations should be used to address genuine blight and deterioration rather than to facilitate displacement of existing residents and the fabric of established communities; and

WHEREAS, the Township Council no longer believes it is in the best interests of the residents of the Township to redevelop Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 that were previously designated as an Area in Need of Redevelopment; and

WHEREAS, rather, the Township Council believes that it is in the best interests of the residents of the Township that said parcels be de-designated as an Area in Need of Redevelopment and that conditions within this portion of Block 4905 have stabilized such that these properties no longer require the extraordinary intervention of redevelopment designation; and

WHEREAS, this de-designation protects the established residential character of the neighborhood and ensures that residents are not subject to displacement through unnecessary redevelopment activity; and

WHEREAS, upon re-evaluation of the statutory criteria set forth in N.J.S.A. 40A:12A-5, the Township has determined that Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 no longer meet the criteria for designation as a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, this action is taken in connection with the Township's Fourth Round Affordable Housing compliance matters, which are the subject of this special meeting;

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Teaneck, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-6 that the Township Council hereby declares and determines that Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11 (C0001, C0002, C0003), 12, 13, 14, 15, and 17, as shown on the Tax Map of the Township of Teaneck, generally bounded on the west by Mersereau Terrace, on the north by West Englewood Avenue, on the east by Teaneck Road, and on the south by Orchard Street, as **no longer** being recognized as a Non-Condensation Area in Need of Redevelopment, AND BE IT FURTHER

RESOLVED, pursuant to N.J.S.A. 40A:12A-6 that the Township Council hereby **de-designates** Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11 (C0001, C0002, C0003), 12, 13, 14, 15, and 17, as shown on the Tax Map of the Township of Teaneck, as no longer meeting the criteria of N.J.S.A. 40A:12A-6, AND BE IT FURTHER

RESOLVED, by the Township Council of the Township of Teaneck, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-6 that the Township Council hereby declares and determines that Block 4905, Lots 1, 2 & 3, as shown on the Tax Map of the Township of Teaneck, SHALL REMAIN as a Non-Condensation Area in Need of Redevelopment, AND BE IT FURTHER

RESOLVED, that the Township Clerk shall forthwith transmit a copy of the within resolution to the Commissioner of Community Affairs for review; and BE IT FURTHER

RESOLVED, that a copy of this resolution shall be placed on file in the Office of the Township Clerk and that the Township Clerk, within 10 days after the adoption hereof, shall serve a copy thereof upon the owner of each parcel of property within the area so designated according to the assessment records of the Township of Teaneck and to all persons, at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcels and to each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent, or who appeared at the Planning Board hearing on August 11, 2022 and voiced an objection and provided an address to which notice of determination may be sent