

MASTER PLAN  
and  
SUMMARY OF BACKGROUND STUDIES

Township of Teaneck, Bergen County, New Jersey

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INTRODUCTION

The New Jersey Municipal Land Use Law, enacted in 1975, requires periodic reexamination of municipal planning documents and regulations to assure regular attention to changing conditions. As a part of Teaneck's response to this law, it decided to update the last Master Plan prepared for the township in 1963. That document, which was updated in 1969 with several amendments, served as a foundation for Teaneck's zoning regulations.

Since Teaneck is essentially a fully developed community, this update was prepared to focus on several broad areas of investigation. An existing land use analysis was necessary since land uses had not been studied since the early 1960's. In addition, considerable population and housing data have been published since 1963, including the detailed data contained in the 1970 U. S. Census. Community facilities and services were analyzed as part of the update in order to provide recommendations on the types of facilities which should be provided to serve Teaneck's population over the next 20 years.

Other traditional planning studies, such as physical characteristics and traffic, were prepared in sufficient detail in the 1963 Master Plan and, in the case of traffic, in a special study of the Federally Aided Urban Secondary system (FAUS), to serve as a foundation for planning conclusions without the need for additional detailed study.



Because of the density of commercial activity on Cedar Lane, it was necessary to survey each use on foot. All other sections of the survey were conducted by automobile.

The survey information was mapped in color on a base map 1" = 400 feet. This report includes that map at a smaller scale on Plate 1.

#### Conditions

There were three categories developed for conditions: Sound, Substandard, and Deteriorated. Only one and two family dwellings received condition ratings.

Sound: These buildings require a minimum of maintenance and are structurally sound. Repairs of a maintenance type that could be required were:

- a. Exterior painting.
- b. Caulking - minor type.
- c. Minor repairs to wood trim, shutters, etc.

Does not include any major type of reconstruction.

Substandard: Structure is sound but requires substantial maintenance, including two or more of the following or a combination of extensive minor repairs.

- a. New roof.
- b. New leaders and gutters.
- c. Severe deterioration of wood trim or windows.
- d. New siding.
- e. Steps - retaining walls of an expensive type.

Deteriorated: Structurally unsound, would require substantial repairs to make sound and conform to current standards. In some cases, the structure is not substantial enough to warrant rehabilitation to conform to other sound structures.

The Building Inspector would not necessarily condemn property, but costs to rehabilitate apparently not warranted.

Plate 2 reflects only 115 buildings were Substandard and 8 were Deteriorated, which is a relatively small percentage of the total.

The Substandard structures are scattered throughout the township. A more careful examination of these structures and their surroundings is included later in this report to determine their cause or adverse effect.

Public and Quasi Public: Public and quasi-public tax exempt parcels were located according to the summary of tax assessment inventory. There are 68 public and 68 quasi-public uses for a total of 1.2 percent.

The Public uses are described more carefully in the Community Facilities section of the Master Plan Study.

Tax exempt, public parking areas, of which there are 18 or .2 percent are scattered in town servicing the commercial areas and those areas with limited off-street parking.

There are no private parking lots per se in town. All parking is associated with a structure on the remaining vacant portion of the site or as an ancillary use on an adjacent vacant parcel. These parking areas were inventoried in the same manner as the use. If not improved with paving they are indicated as a vacant parcel.

Industrial: The industrial uses are generally more office in character with associated warehousing, not heavy manufacturing. This use, of which there are 37 or .3 percent, is depicted as a dual office/industrial use by the same triangulation used for mixed commercial/residential buildings.

Commercial: The commercial total of 237 uses or 2.1 percent was categorized into three sub activities: retail-automobile oriented commercial (43 uses), or retail (138 uses), and office (56 uses).

Included in the automobile retail were gas stations, auto parts and service, auto dealerships and body shops.

In the retail category are all neighborhood and regional stores, whether in service or sales.

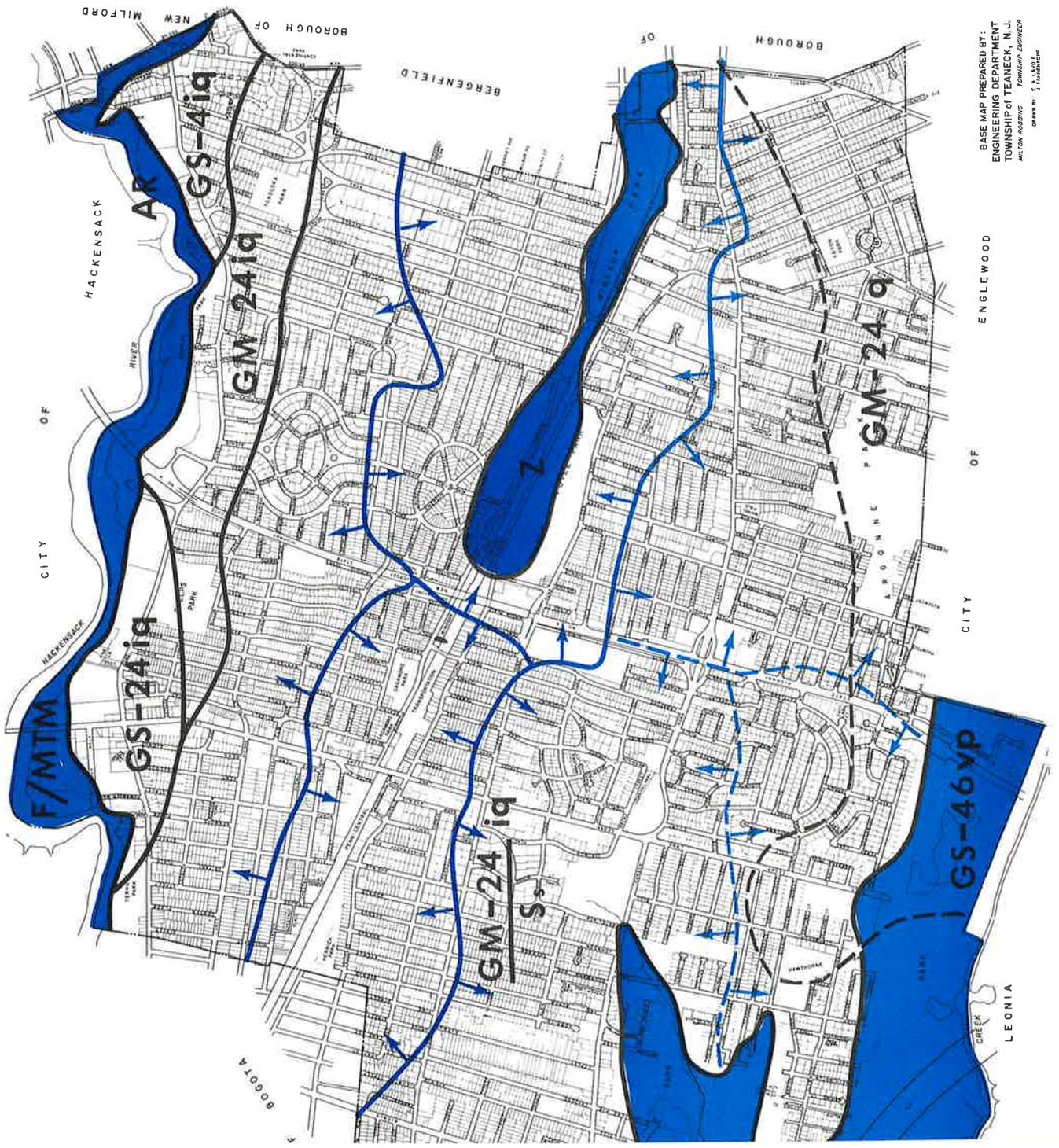
The office category takes into account all professional office uses as well as medical arts and corporate headquarter activities.

Vacant: The vacant municipal properties are generally not earmarked for a specific use. There are 291 parcels or 2.6 percent in this category. Many of these parcels are landlocked and can only be reached through adjacent residential properties.

Vacant privately owned parcels, totalling 105 or .9 percent, are usually vacant lots adjacent to housing units.

#### Observation by Quadrant

The larger residential lots are located in the Winthrop Road area of town, west of Sussex Road and "the Strand", both in the northwest quadrant, as well as in the area surrounding the hospital on Grange, Vandelinda, Carroll, etc. in the center of the southeast quadrant, and along the golf course in the same quadrant. These are the very mansion-like houses.



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CITY OF ENGLEWOOD

CITY OF APPOONNE

LEONIA

GENERAL POPULATION CHARACTERISTICS

	<u>Teaneck</u>	<u>Bergen County</u>	<u>New Jersey</u>
1950 Population <sup>1.</sup>	33,772	539,139	4,835,329
1960 Population <sup>1.</sup>	42,085	780,255	6,066,782
% Increase <sup>1.</sup>	24.6%	44.7%	25.5%
1970 Population <sup>1.</sup>	42,355	897,148	7,168,164
% Increase <sup>2.</sup>	0.6%	15.0%	18.2%
1976 Population <sup>2.</sup>	42,280	910,865	7,431,750
% Increase	-0.2%	1.5%	3.7%
Persons/Household-1970 <sup>3.</sup>	3.20	3.19	3.17
Median Age, 1970 (years) <sup>3.</sup>	35.1	33.0	30.1
Land Area (sq. miles)	6.2	234.57	7,489.2
1970 Population Density <sup>4.</sup>	6,831	3,824.6	957.1

1. U.S. Census corrected population figures.
2. Population estimates from N. J. Department of Labor and Industry.
3. Based on U. S. Census uncorrected population figures.
4. Based on U. S. Census corrected population figures.

Plate 6

GENERAL POPULATION CHARACTERISTICS  
BY CENSUS TRACT

	<u>541</u>	<u>542</u>	<u>543</u>	<u>544</u>	<u>545</u>	<u>546</u>	<u>Total</u>
1970 Population	8,855	4,959	7,422	7,413	5,703	8,003	42,355
% of Total	20.9	11.7	17.5	17.5	13.5	18.9	100.0
Household Population	8,835	4,867	7,345	6,917	5,474	7,942	41,380
Population per Household	3.41	2.86	3.37	2.95	3.20	3.30	3.20
Group Quarters Population	20	92	77	496	229	61	975
Median School Years Completed	12.5	12.4	13.9	12.6	12.8	12.3	12.6 (est.)
Median Family Income	\$14,621	\$12,286	\$23,134	\$14,089	\$18,994	\$14,309	\$15,794
Average Family Income	\$17,472	\$13,106	\$27,110	\$15,766	\$20,607	\$14,990	\$18,386
Number of Families	2,377	1,348	2,093	1,923	1,455	2,111	11,307
% Below Poverty Level	3.6%	3.0%	1.4%	2.2%	4.5%	2.0%	2.7%
Unrelated Individuals	431	358	283	1,167	506	352	3,097
% Below Poverty Level	29.9%	23.2%	27.4%	46.7%	53.4%	19.6%	36.5%
Race							
White	3,901	3,922	7,249	7,255	5,593	7,847	35,767
Black	4,883	997	106	79	67	100	6,232
% Black	55.1%	20.1%	1.4%	1.1%	1.2%	1.2%	14.7%

Source: U. S. Census

two of these three tracts also have the lowest percentage of preschool children, but since the data is now over nine years old, the impact of this differential has already been felt within the school system.

The highest percentage of persons in the 15 to 24 age group, which includes college-aged persons, is Tract 544 which is strongly influenced by Fairleigh-Dickinson University.

A considerable range exists in the 25 to 34 age group, which is the group which is still unable to afford many types of housing since it is becoming established in the work force. The tract which shows the lowest percentage in this age group is Tract 543, which also had the highest average family income. The highest percentage of persons in this age group is found in Tract 542 in the north central portion of the township which is the tract with the lowest average family income. The correlation between income and the percentage of persons in this age group holds throughout all six Census Tracts.

The only significant variation in the percentage of persons in the 35 to 44 age group exists in Tracts 541 and 542, with 541 having the highest percentage and 542 showing the lowest percentage. Similarly, Tract 542 has the lowest percentage of persons in the 45 to 54 and 55 to 64 age groups and the highest percentage in the 65 and over age group. The tract with the lowest percentage of persons aged 65 and over is Tract 541 which, along with Tract 543, has the highest percentage of persons falling in the 35 to 54 age groups.

Within the township, births exceeded deaths during the 1960's by a considerable margin, with an average birth rate of 12.1 per 1,000 and a death rate of 8.4. During the 1970's to date, the death rate has remained almost constant, increasing to an average of 8.5 for the period 1970 to 1976, while the birth rate has shown a steady decline since the mid 1960's, dropping to an average of 8.3 per 1,000 annually, or less than the death rate. This means there is no natural increase taking place within the population and that net in-migration is necessary in order to have a stable population.

At the county level, the same general trends are seen, although the birth rates are higher due to the younger age of the population in the county as compared to the township. This also accounts for the lower death rate, although a greater discrepancy would normally be expected than is shown when comparing the township and county figures on deaths. Birth rates in the county have been dropping steadily since 1960 with an almost continuous decline in the annual birth rate throughout the last 17 years.

that the unemployment rate for females in 1970 was not considerably different from that of the males within the township, while at both the county and state levels the unemployment rates for females were considerably higher than those for males.

Throughout the township, almost 72 percent of all workers take automobiles to get to work. Tract 543 has the highest percentage of persons using the automobile to get to work, while Tracts 544, 545 and 546 have the highest percentage of persons taking buses to work. The only significant percentages of persons taking the railroad to work are in Tracts 541, 542 and 543. Tracts 542, 543 and 545 have the highest percentage of workers who walk to work, while Tracts 543 and 545 have the highest percentage of persons who work at home.

Almost half the employed residents of Teaneck work in Bergen County. The only significant variation from the norm exists in Tracts 543 and 544, with 543 showing the lowest percentage of workers working within the county and Tract 544 showing the highest.

### Housing

A comparison of occupancy and tenure for the years 1960 and 1970 shows that over the decade there was an increase of 4.8 percent in the total number of housing units, for an increase of almost 600 units over that time with no significant change in population. The number of occupied units within the township increased by an even greater margin than the total number of housing units, which is reflected in the lower vacancy rates existing in 1970 as compared to 1960. As is typical of built up areas, the number of renter-occupied units increased more rapidly than the number of owner-occupied units over the decade. Within the township in both 1960 and 1970, owner-occupied units outnumbered renter-occupied units by a ratio to about 4 to 1, while at the county level the ratio of owner to renter-occupied units was much lower at about 2 to 1.

Significant drops took place between 1960 and 1970 in the number of vacant units as well as the vacancy rate in both the township and the county. This is reflective of a general tightening in the housing market which took place in New Jersey during the 1960's and apparently continues through the present. The vacancy rates in both the township and the county are considerably below optimum levels for maintaining an effectively functioning housing marketplace. In order to have adequate flexibility in housing choice and reasonably stable housing values, it is ideal to have a certain number of units on the market which are vacant and available either for rent or for sale. The generally accepted vacancy rate for this optimum condition is between 1 and 2 percent for sales housing and between 4 and 5 percent for rental housing. The high demand for housing in both the township and the county is reflected in the fact that the vacancy rates are far below these optimum figures.

Plate 7 shows the breakdown of general housing characteristics by Census Tract. Tract 543 shows the highest percentage of owner-occupied

units, followed by Tract 541 in the northeast section of the township. The highest ratio of renter-occupied housing is found in Tract 542 in the north central portion of the township, followed by Tract 544 in the southwest. As pointed out in the population section of this report, Tract 542 also had the highest percentage of younger adults and senior citizens, who are typically attracted to rental housing because of more limited incomes. The strong demand for rental housing is borne out by the fact that Tract 542 had only two vacant units out of the 941 units reported in the Census. All other Census Tracts showed a similarly low vacancy rate for both sales and rental housing, with no significant variations in vacancy rate.

In order to draw a comparison of housing values in 1970 as compared to more recent figures which are available, figures compiled by the Bergen County Planning Board indicate that in 1970, three-fourths of the residential sales within the township fell within the range of \$20,000 to \$40,000, while in 1975, three-fourths of the residential sales fell in the range of \$40,000 to \$75,000.

The pattern of housing values between the township and county for owner-occupied units shows a high degree of correlation, with no significant variations observed between the township and county figures. In the rental housing stock, the number of units falling between \$150 and \$200 was significantly higher in the township in 1970, while the number of units renting for less than \$100 was considerably lower in the township than in the county. These two differences are reflected in the higher median gross rent for Teaneck.

A comparison between the township and county figures shows that the median number of rooms in housing units in the township is higher than both the county and the state median. While about two-thirds of all the housing units in the township are 6 rooms or larger in size, only about half fall into that category in the county and a slightly lower ratio is found at the state level. Since there is generally a correlation between dwelling unit size and owner versus renter occupancy, this higher room count in the township bears out the earlier finding that the township has a higher percentage of owner-occupied units than the county.

A review of the number of persons per housing unit for the township, the county and the state shows that the overall median for all occupied units is about the same at all three levels, with only slight variations existing in the comparisons between the township, county and state in owner and renter-occupied units. The comparison of the distribution of persons per unit for the township and the county shows that no significant variations exist, except that the township has a somewhat lower percentage of one person households than the county. Again, this may be reflective of the fact that there is a lower percentage of renter households in the township than in the county since single person households are renters more often than owners.

Trends in residential construction, as reflected in the number of housing units authorized by building permits, are generally more reliable indicators of trends in construction activity than comparisons of 1960 and 1970 Census data since a very high percentage of persons who take out building permits actually construct the units for which permits are issued.

The figures shown indicate that about the same number of single family and multifamily dwellings were constructed in the township during the 1960's and that this relationship continued through the first seven years of the 1970's. However, the rate of single family construction is dropping markedly as the supply of vacant land decreases. The construction of housing in the county has also seen significant drops in recent years due in great part to the economy, but to a certain extent on the increased difficulty in finding suitable locations.

### Projections

The results of age group projections assuming a stable total population are shown in the comparison of age group composition set forth on Plate 8. The age group composition shown on Plate 8, which results from age group projections made in the background report, is reflective of the significant out-migration occurring in virtually all of the adult age groups, with the exception of the 35 to 44 group. The information on Plate 8, which shows the number of households involved if these trends continue, indicates that there is insufficient room within the township to accommodate this continued migration pattern. Obviously, the township does not have the flexibility to provide for an additional 100 households every year, which is the result if these past trends continue. In spite of the fact that large numbers of elderly are leaving the township, the elderly continue to represent a significantly greater proportion of the total number of persons within Teaneck. Since the elderly have smaller household sizes, if their net out-migration is reduced without significant increases in the housing stock, the total population in the township will experience a decline, possibly dropping below 40,000 within the foreseeable future. If the population of 42,000 is to be maintained, even higher rates of in-migration of families with younger children would have to be experienced in order to sustain this approximately 42,000 population. The background report indicates a trend which shows smaller sized households continuing to move out of the township and being replaced by families with children. However, declining birth rates have reduced the number of children to a point where it is unreasonable to expect that Teaneck could attract enough families with these age group distributions to sustain the population level of 42,000.

In conclusion, therefore, the information shown on Plate 8 should be viewed as indicating the pressures on the housing stock.

If it is assumed that the total number of households will level off at about 13,500 because of an inability to accommodate any more housing units than that, the resulting distribution of heads of household and age group composition are shown on Plate 9 for both 1980 and 1990.

Plate 9

HEADS OF HOUSEHOLD  
BY AGE GROUP  
BASED ON CAPACITY

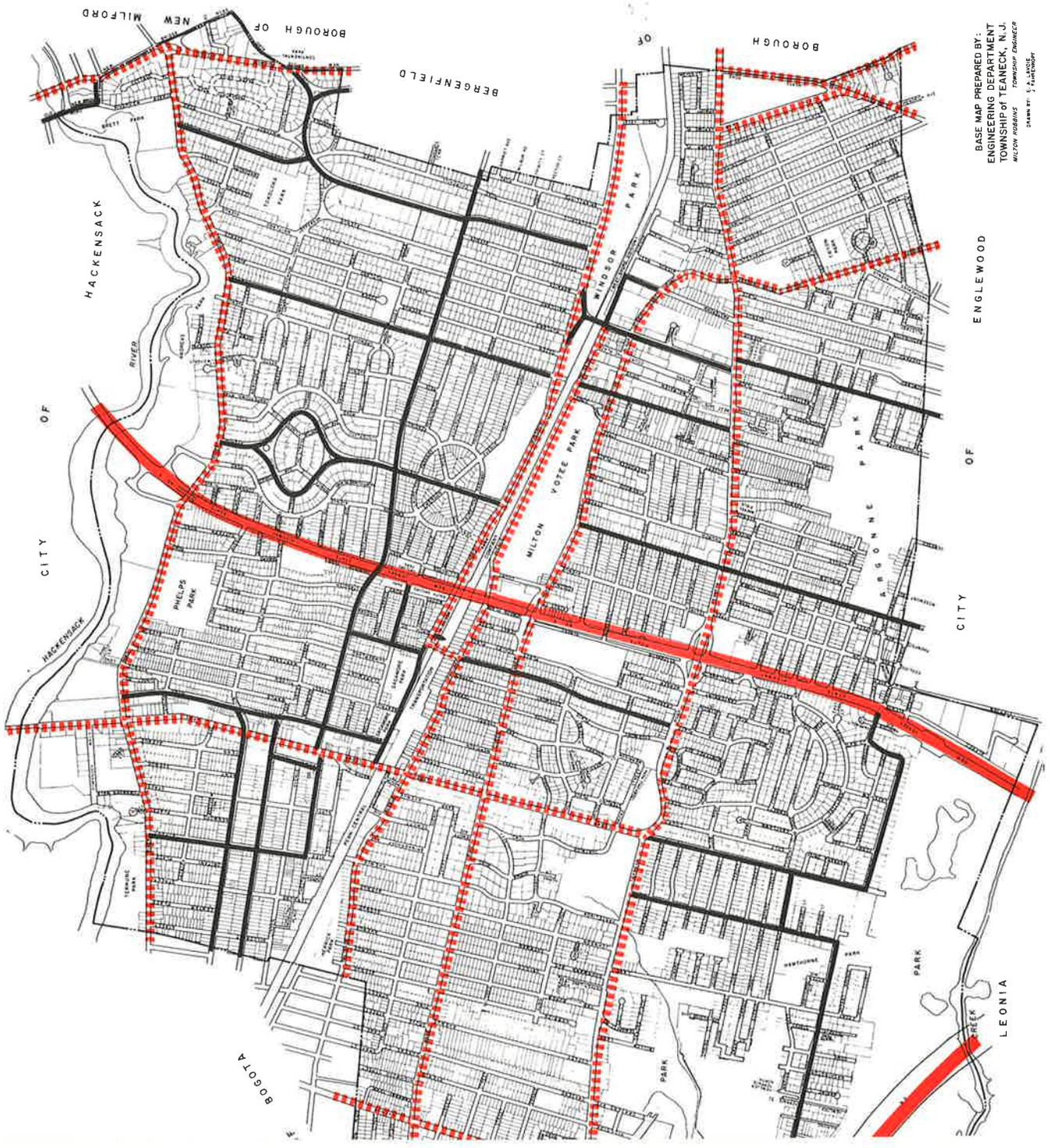
	<u>1980</u>		<u>1990</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
15-24	295	2.2	200	1.5
25-34	2,230	16.5	1,945	14.4
35-44	2,670	19.8	3,585	26.6
45-64	5,300	39.3	4,775	35.4
65 & Over	3,005	22.3	2,995	22.2
Total Households	13,500		13,500	
Total Population	41,175		37,935	
Population/Household	3.05		2.81	

Source: Queale & Lynch, Inc.

AGE GROUP COMPOSITION  
1980 & 1990  
BASED ON CAPACITY

	<u>1980</u>		<u>1990</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Under 5	2,050	5.0	1,860	4.9
5-14	5,430	13.2	4,400	11.6
15-24	6,420	15.6	4,325	11.4
25-34	6,090	14.8	5,310	14.0
35-44	5,720	13.9	7,700	20.3
45-54	5,185	12.6	5,120	13.5
55-64	4,770	11.6	3,755	9.9
65 & Over	<u>5,510</u>	13.4	<u>5,465</u>	14.4
Total	41,175		37,935	

Source: Queale & Lynch, Inc.



BASE MAP PREPARED BY:  
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CITY OF HACKENSACK  
CITY OF ENGLEWOOD

LEONIA

Hackensack Meadowlands Development Commission for solid waste collection and disposal; Holy Name Hospital; and the Teaneck campus of Fairleigh Dickinson University have been investigated.

## Schools

### Existing Facilities

Teaneck has 11 public schools: 2 with only kindergarten and first grade classes, 6 with grades 2-6, 2 junior high schools (grades 7-9) and one senior high school (grades 10-12). Special education classes are held at 7 of these schools and the Town House, a former school which also houses the Board of Education and Department of Recreation. In addition, there is an "alternative school" which is a program for high school students away from the regular high school setting that combines academic subjects and community work.

Eight of Teaneck's schools were built before World War II, with the oldest (Longfellow) dating back to 1909. The other 3 (the 2 junior high schools and one elementary) were built in the 1950's. Five of the older schools have had at least one addition and 5 elementary schools have portable classrooms. At present there are no plans to expand or discontinue any of these facilities. Enrollment as of September 30, 1977 totalled 6,416 pupils. The average class size in the 1977-78 school year is reported to be about 26-27 pupils in the elementary grades, 25-26 in junior high school, and about 24 in senior high school.

In recent years, a program of renovating and remodeling the schools has been undertaken.

All schools have recreation areas and 10 of them (excluding Emerson) have permanent recreation equipment. In addition, 4 elementary schools and the junior and senior high schools have parking areas on the site. The recreation areas are used after school hours by neighborhood children, townspeople and the township recreation department. The department also uses some of the school gymnasiums.

A brief description of each school follows. The locations of the schools are shown on Plate 12.

Longfellow is on Oakdene Avenue and Morningside Terrace, and has grades 2-6 plus special education. It was built in 1909 and added to in 1920, 1921 and 1956. It also has 3 portables. At present there are 19 classrooms including the portables, a multi-purpose room, library, art room, resource room and teachers' room. The site covers 2.152 acres, about 10 percent of which is taken up by the school, 3 percent by the portables, and 53 percent by the recreation area, which has basketball backboards. There are no off-street parking spaces.

As of February, 1978, Longfellow had 443 pupils in grades 2-6, plus 19 in 2 special education classes. The staff consists of 2 administrators, 17 teachers and 3 maintenance and other personnel.

Washington Irving has kindergarten and first grade classes and is located on Teaneck Road between West Forest Avenue and Church Street. It was built in 1941 and has 12 classrooms, a multi-purpose room, library, gymnasium, art and music room, administrative office, nurse's room and teachers' room. The site covers 1.624 acres, with about 21 percent for the building and 38 percent for the recreation area. Permanent recreation equipment includes basketball backboards, a climbing apparatus, balance beam and chinning bar. In addition, there is one off-street parking space.

In February, 1978, Washington Irving had 221 pupils. The staff numbers one administrator, 8 teachers and 3 maintenance and other personnel.

Emerson was built in 1916 and has classes for grades 2-6. It is located at North Street and Elm Avenue on a site of 1.549 acres. The building covers about 9 percent of the site and the recreation area about 63 percent. There is no permanent recreation equipment or off-street parking. The school has 11 classrooms (including one rated as substandard), a multi-purpose room, library, reading room, supplemental room, special services room and teachers' room.

Enrollment at Emerson in February, 1978 totalled 254 pupils. The staff consists of one administrator, 12 teachers and 3 maintenance and other personnel.

Whittier is located in the northwestern section of the township on West Englewood Avenue at Essex Road. It has classes for grades 2-6 and special education, and was built in 1921 with additions in 1926, 1937, 1950 and 1952. There are now 26 classrooms, a library, a combination auditorium/cafeteria/gymnasium, 5 offices and a teachers' room. The site covers 3.274 acres. Of this, about 21 percent is taken up by the building and 53 percent by the recreation area, which has basketball backboards. There are also 31 off-street parking spaces.

Whittier had 487 pupils in grades 2-6 in February, 1978 and 33 pupils in 3 special education classes. The staff has 2 administrators, 23 teachers and 6 maintenance and other personnel.

Hawthorne, with grades 2-6 plus special education, is located on Hawthorne Avenue at Fycke Lane. It was built in 1925 and added to in 1952. In all, the school has 20 classrooms as well as a multi-purpose room, library, teachers' room, nurse's room and speech room. The site covers 3.94 acres, with the building occupying about 19 percent, the portable 2 percent and the recreation area, with a baseball backstop and 2 basketball backboards, 61 percent. There are also 27 off-street parking spaces.

In February, 1978, Hawthorne had 319 pupils in grades 2-6 and 36 pupils in 3 special education classes. On the staff, there is one administrator,

In February, 1978, Benjamin Franklin had 748 students in grades 7-9 and 14 students in one special education class. The staff has 2 administrators, 51 teachers and 13 maintenance and other personnel.

Thomas Jefferson Junior High School is at Fycke Lane and Teaneck Road. It was constructed in 1958 and has grades 7-9 as well as a special education class. There are 39 classrooms, 2 shops, 2 home economics rooms, 3 science labs, math labs, reading labs, a media center, gymnasium, auditorium, cafeteria and teachers' room in the building. The site has 13.41 acres with about 12 percent for the building and 56 percent for the recreation area, which includes baseball fields and basketball backboards.

Thomas Jefferson had 900 students in grades 7-9 in February, 1978, as well as 14 students in the special education class. The staff has 2 administrators, 59 teachers, as well as maintenance and other personnel.

Teaneck High School, with grades 10-12, is located on Elizabeth Street. Special education classes for high school students meet in the Town House on West Forest Avenue and Teaneck Road. The school, which was built in 1929 and added to in 1936, 1955, and 1976, has 69 classrooms, 8 science labs, 4 shops, 4 teachers' rooms, 2 gymnasiums, 2 cafeterias, a multi-purpose room, home economics room, library and auditorium. The site has 14.13 acres, with the building occupying about 13 percent and the recreation area another 52 percent. The outdoor recreation equipment includes track facilities, a baseball diamond and football field. The site also has 165 parking spaces.

Enrollment in the high school in February, 1978 was 1,659 students. In addition, there were 46 special education students in 4 classes at the Town House. The high school staff consists of 4 administrators, 114 teachers and 44 maintenance and other personnel.

#### Site Standards

The New Jersey Department of Education has published the following standards for size of school sites:

<u>School</u>	<u>Site Size</u>
Elementary	10 acres + 1 acre per each 100 pupils
Middle	20 acres + 1 acre per each 100 pupils
High School	30 acres + 1 acre per each 100 pupils

None of the Teaneck school sites meets these standards. As noted in the preceding descriptions, the largest elementary site is about 6 acres,

enrollment through graduation. For example, in 1976, 583 pupils were graduated from high school and the next year there were only 272 new pupils entering the system in kindergarten to take their place.

Teaneck's smaller kindergarten enrollments parallel the nation-wide trend of smaller kindergarten classes due to a declining birth rate. The Population and Housing Study reported that the birth rate for township residents dropped from an average of 512 births annually in the 1960-69 years to 352 in the 1970-76 years. A comparison of kindergarten enrollment from 1973 to 1977 with births 5 years earlier demonstrates that decreases in kindergarten enrollment have followed decreases in the number of births to township residents. It also shows that the number of children born to Teaneck residents does not equal enrollment in public school kindergarten 5 years later. Over the last four years, enrollment has been an average of 88.9 percent of births. Enrollment in non-public schools rather than net out-migration, seems to account for the difference. (In support of this, the Population and Housing Study showed net in-migration for the under 5 age group in the 1960-70 decade.)

All the above enrollment trends for the past 5 years were used in projecting enrollments in future years. The ratios for public school kindergarten enrollment to births 5 years earlier and for children remaining from one grade to the next within the system were projected forward. This assumes that migration patterns and the proportions of non-public students and special education students will remain the same in future years.

Using these assumptions, as well as births reported to Teaneck residents for the 1973-77 years, public school enrollment (not including special education classes) was first projected to 1982. These projections, given on Plate 13, show that over the next 5 years enrollment in grades K-12 will decrease by about 1,418 students, or 23 percent. The greatest decreases will occur in grades 4-6, which will have about one-third fewer students in 1982 than in 1977. Projecting enrollment beyond 1982 is more speculative because the birth rate, which has the greatest influence of all variables, must be estimated for the 1978-85 period. Also, the farther into the future that projections go, the greater the possibility for changes in other factors such as migration patterns and non-public school enrollment. For these reasons, long-term projections should be updated regularly. In the projections for 1985 and 1990 shown on Plate 13, the estimates for births have been taken from population projections in the Population and Housing Study. Plate 13 shows that by 1990 grades K-12 will lose another 900 students, with the greatest loss occurring in the upper grades. In 1990, junior and senior high school enrollments will be only a little more than half what they are today, and elementary enrollments will be about three-quarters their present size. The Board of Education has already started to plan for the enrollment decreases they see ahead, and a committee has been appointed to assist in deciding the future use of facilities. Any planning will probably take into account the fact that the portables are costly to operate and are therefore likely to be discontinued first. The age of the individual schools and sizes of the sites should be a consideration in deciding any further cutbacks.

## Recreation

### Existing Facilities

The Teaneck recreation department, which was started in 1944, operates as a branch of government under the township manager. A 24-member citizens advisory board on parks, playgrounds and recreation recommends policies to the township council to be carried out by the department. The department has 6 full-time personnel: a superintendent, assistant superintendent, program supervisor, recreation center director, senior clerk typist and clerk typist, as well as about 200 part-time personnel, such as referees, umpires, lifeguards and playground directors, who assist with the various programs. The department is located in the Town House on Teaneck Road, where it has 4 rooms and an auditorium, all of which are also used for senior citizens programs. In addition, there is a small recreation center at 1425 Teaneck Road that is used for pre-school, pre-teen and teen programs.

The department operates programs year-round which are held at the Town House, recreation center, municipal parks and public schools. There are no charges for heat or light used at the schools; however, there are charges when it is necessary to recall custodial personnel. The department's 1978 spring-summer program includes a summer playground program for children 6 and older to be held at 13 different locations from June 26 to August 11; meetings of a barbershop quartet, camera club, chess club, retired men's club, and stamp club, all at the Town House, a table tennis club at Benjamin Franklin Junior High School, and a shuffleboard club at Votee Park. There are also band concerts, a basketball league, bowling leagues, jazz workshop, softball leagues, soccer league, summer theatre, volleyball, weight training, dance classes, golf lessons, pre-school gymnastics, swimming lessons, tennis lessons and tennis tournaments. In addition, the department issues identification tags for the use of the portable pools located in 4 different parks, and tennis badges for the 19 municipal tennis courts.

At the recreation center, the pre-teen program includes arts and crafts, trips and table games on weekday afternoons, and the programs for teens includes pool, ping pong, trips, films, tournaments, sports clinics and basketball held 3 evenings a week. A day camp for children in grades K-3 is held at the center during the summer.

There are 18 parks in the township, all of which were acquired from the 1930's on. They cover a total of 223 acres and are described below, with the locations shown on Plate 12. The park facilities are used for department and high school programs as well as by Fairleigh Dickinson University for its intramural baseball program.

Argonne Park, covering 51.72 acres in the northeastern section of the township, is the largest park. It is mostly undeveloped but the 5.5 developed acres have playground equipment, 4 tennis courts, a Little League ball field, basketball court and portable pool.

Continental Park, on the northwestern border, is a natural area of 2.59 acres.

Town Hall Park is located behind the municipal complex. It covers 1.23 acres and has playground equipment.

Mackel Field, an area of 1.06 acres in the northeastern section, has playground equipment, a basketball court, volleyball courts and a horseshoe pit.

Coolidge Park, on the eastern boundary, has playground equipment and a basketball court on its 0.91-acre site.

Harte Park is the smallest municipal park. Located in the southeastern section of the township, it has playground equipment on 0.49 acres.

Other recreation land in the township includes the playground at the Town House and the playgrounds and playfields at the schools. The size of the recreation area at each school is as follows:

Longfellow	1.1 acres
Washington Irving	0.62
Emerson	0.97
Whittier	1.74
Hawthorne	2.40
Bryant	3.16
Lowell	1.66
Eugene Field	0.94
Benjamin Franklin	5.47
Thomas Jefferson	7.46
High School	<u>7.40</u>

Total 32.96 acres

There are also several other municipally-owned areas in the township that provide open space. These include the buffer strips along Rt. 4 (16.69 acres), North and South Gaylord Park (4.42 acres), and the stretch of Windsor Park south of West Englewood Avenue (5.70 acres).

In addition to the above municipal land, 471.9 acres of Overpeck County Park, part of the Bergen County park system, is located in Teaneck. Although at present largely undeveloped, it now includes an 18-hole golf course and is expected to eventually contain other recreational facilities.

#### Future Facilities

A general rule-of-thumb for recreational land is 10 acres for each 1,000 persons in the municipality, broken down into 1 acre per 1,000 for playgrounds, 1 acre for playfields and 8 acres for parks, open space and natural areas. According to this, in 1990 Teaneck should have a total

report writing and interviews; offices for the chief and captain; crime prevention unit; detective bureau, which is a large room with 3 separate offices and a waiting area; traffic bureau, where all traffic accident reports and traffic records are kept; youth bureau, which is a main office with 3 separate offices; conference room; supply and storage room; vault; armory; locker room for the superior officers; locker room and shower for patrolmen; evidence cage; generator room; janitor's room; and 3 detention cells.

The radio system is self-contained. There are 2 police frequencies, one shared with the ambulance corps and the other shared with the fire department. In addition, the frequency for the department of public works is monitored by the police who can receive and transmit over it. The department can also receive and transmit on the radio system for the Bergen County Police Department. There is no radio contact with the State Police. Messages from the State Police are received by telephone or through REIN (Regional Enforcement Informational Network, with printout). The State Police will call when requiring assistance for Routes 80 and 95.

The department is a member of the Bergen County mutual aid system and calls or responds to calls in Englewood, Hackensack, South Hackensack, Ridgefield Park, Bergenfield and New Milford.

#### Fire Department

Teaneck's first paid firemen date back to 1920. The department now has 103 members: a chief, 5 deputy chiefs, 4 captains, 17 lieutenants, 72 firefighters (including fire inspectors), a civilian clerk, civilian part-time clerk and 2 alarm bureau members. An average of 22 personnel are on duty at all times and an average of 12 answer a first alarm. The department also has about 25 active auxiliary firefighters, with about 6 responding to multiple alarms in the daytime, and 13 during the nighttime. For additional assistance if needed, the department has a mutual aid system with Bogota, Ridgefield Park, Bergenfield, Little Ferry, South Hackensack and Moonachie. During the 1976 calendar year, the department responded to 1,855 alarms.

There are 4 firehouses in the township (shown on Plate 12). The headquarters, which was completed in 1949, is on Teaneck Road across from Church Street. It contains 9,252 square feet and has a dormitory with about 18 beds, 4 officers' rooms, 6 lavatories, a kitchen, general day room, and the chief's offices. Station #2 is on Cedar Lane across from Catalpa Avenue and contains 2,297 square feet; Station #3 is on Morningside Terrace and has 1,500 square feet of space; and Station #4, at Windsor Road and West Englewood Avenue, which was completed in 1968 and is the newest station, has 4,204 square feet. The department's alarm system consists of coded bells and tape registers in all stations, a coded air horn at headquarters, and 214 street alarms.

The department's vehicles are as follows: 5 pumpers, 2 ladder trucks, a rescue truck, a field unit truck, and 4 staff cars. The pumpers are: a 1972 American LaFrance, with a pumping capacity of 1,250 gpm (gallons per minute) and 2,600 feet of hose; 2 1968 American LaFrances; and

## Water

The Hackensack Water Company, a privately owned utility, supplies water to Teaneck. The two major lines transporting water to the township are a 30-inch line running down River Road, across Cedar Lane, down Queen Anne Road, across Walnut Street and down Teaneck Road and turning east on Park, and a 52-inch main running down Teaneck Road and turning east on Cedar Lane.

The Hackensack Water Company gets most of its water from three reservoirs on the Hackensack River as well as a fourth on a tributary at Woodcliff. Some additional water comes from the Saddle River or is purchased from the Jersey City Water Department. After the fourth reservoir was built at Lake Tappan in 1966, the Hackensack River was considered fully developed as a source of water supply. The company now has an application pending before the New Jersey Water Policy and Supply Council to tap water from another river system in a project with the North Jersey District Water Supply Commission, a company that serves parts of Essex and Hudson Counties. This project would take water from the Passaic River Basin at Two Bridges and pipe it to Hackensack's Oradell Reservoir and North Jersey's Wanaque Reservoir. If in future years even more water is needed, the company might look to the Raritan River Basin.

## Sanitary Sewers

Except for 15 septic systems, all developed areas in Teaneck are connected to sanitary sewers. The township's sanitary sewers date back to the 1920's and there are now about 108 miles of lines. Teaneck originally had its own treatment plants; however, in 1947 the Bergen County Utility Authority was established and took over sewage treatment and disposal in the eastern portion of the county. The authority's treatment plant is located in Little Ferry. In 1976 the authority received a grant from the Federal Environmental Protection Agency to expand the plant's capacity to 75 mgd, and an expansion to 100 mgd is planned for sometime in the future. As a condition of the 1976 federal funding, all sewer lines in the service area are being investigated for problems of possible infiltration and inflow. In Teaneck, Phase I, involving physical inspection, and Phase II, smoke testing of lines, have been completed. The next phase of the study will include recommendations for rehabilitating specific lines.

## Solid Waste Collection and Disposal

Sixty-eight communities in Bergen County including Teaneck, as well as communities in four other counties now use the landfill site in Lyndhurst. In 1975, in order to extend its life, commercial and industrial waste was banned from the site, thus reducing the volume of refuse being dumped there from 2,000 to 1,200 tons a day. The site is now approaching capacity; however, an adjacent site in North Arlington has been pledged by the Hackensack Meadowlands Development Commission which would provide another 10-12 years of landfill operation.

## MASTER PLAN

### BACKGROUND

On January 14, 1976 a new statute was enacted in New Jersey called the Municipal Land Use Law. It sets forth guidelines for the preparation of municipal land use controls, including an outline of the purposes of planning and the scope of a Master Plan.

Throughout the various sections of this Master Plan, goals and objectives will be set forth, references will be included to proposals contained in the 1963 Master Plan, and planning recommendations will be outlined addressing the identified problems and updating the 1963 Plan. The Master Plan includes a Land Use and Housing Plan, a Circulation Plan, a Community Facilities Plan, a Conservation and Recreation Plan, and a Utility Services Plan.

The planning board adopted a Master Plan on November 14, 1963 covering a wide range of proposals. Amendments were made to the Plan in 1964 and 1973 concerning the Glenwood Park redevelopment area. Other amendments were adopted in 1969 and 1970 concerning public use and recreation areas.

The Master Plan, and more particularly the Land Use and Housing Plan elements, are required by statute to serve as the basis for zoning controls adopted by the governing body. The Municipal Land Use Law also requires periodic updating of all development regulations, including the Master Plan, zoning, subdivision and site plan controls. Updating is to be carried out no less frequently than every six years.

In 1977, the township decided to re-examine the Master Plan in light of today's circumstances to see if changes were warranted. This update of the Master Plan is the result of reviewing the characteristics of the township as of 1977 and 1978, including detailed analyses of existing land use, natural features, community facilities, population, housing and traffic circulation. The findings and conclusions set forth in the background studies are contained in the summary section in the preceding pages of this report.

### STATUTORY PURPOSES

The Municipal Land Use Law sets forth the purposes of planning and zoning as follows:

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man made disasters;



areas. Unrelated traffic will be considered in the Circulation Plan, including recommendations on discouraging it from passing through low density residential areas.

The Low Density Residential areas should be limited to single family dwellings to reflect the predominant character of the area.

#### Medium Density Residential

The extent of areas proposed for medium density residential development is largely dictated by the existing land use pattern. Included in this land use category are garden apartments with heights up to 2½ stories.

For the most part, the Land Use Plan shows medium density residential in areas where this type of development is already found. Opportunities for the construction of new medium density residential units are in the southeastern section of the township in the redevelopment area and south of DeGraw Avenue overlooking Overpeck County Park. The remaining areas for new medium density residential development are found along the existing heavily travelled roads as shown on the Land Use and Housing Plan Map, where they would be permitted along with office and similar non-retail business uses. Multi-family development taking place in these areas would be scattered, providing an opportunity to replace existing single family dwellings with these higher density uses.

Proper precautions should be taken in reviewing proposals for development of multi-family housing along these major arteries to insure that in the sections where they abut single family residential areas, buffers are provided to shield low density residential areas from impact. Locating medium density residential development primarily along heavily travelled roads would prevent many of the problems which could develop if higher density housing is allowed on internal streets in primarily single family residential neighborhoods.

#### Senior Citizen Housing

As pointed out in the Population and Housing Study, there is an increasing need for housing for the senior citizens of the township. While the medium density residential areas can meet a good part of this need, as can much of the existing housing stock of one and two-family dwellings, a need exists for 500-600 units of subsidized senior citizen housing. Congregate housing, wherein small groups of elderly live together with common dining facilities, offers an additional way to meet some of the housing needs of the elderly. These approaches would provide an opportunity for housing choice among those people who have resided in Teaneck over the years and who may find themselves unable to continue living in single family dwellings or apartments, for physical or financial reasons.

It is suggested that specific locations not be zoned for senior citizen housing, but that each application be entertained on its own merits. This would be done either through the zoning variance process or the

Elm Avenue and the railroad. One of the concerns to be dealt with in creating a new commercial focal point in the business district is that it may have an adverse effect on stores located farthest from the new center. However, it is felt that the added business possible from this kind of expansion would bring additional people to the area, who would be attracted to the many well established stores located along Cedar Lane.

Several access and traffic flow problems exist if this kind of business district expansion is carried out. These are considered in greater detail in the Circulation Plan.

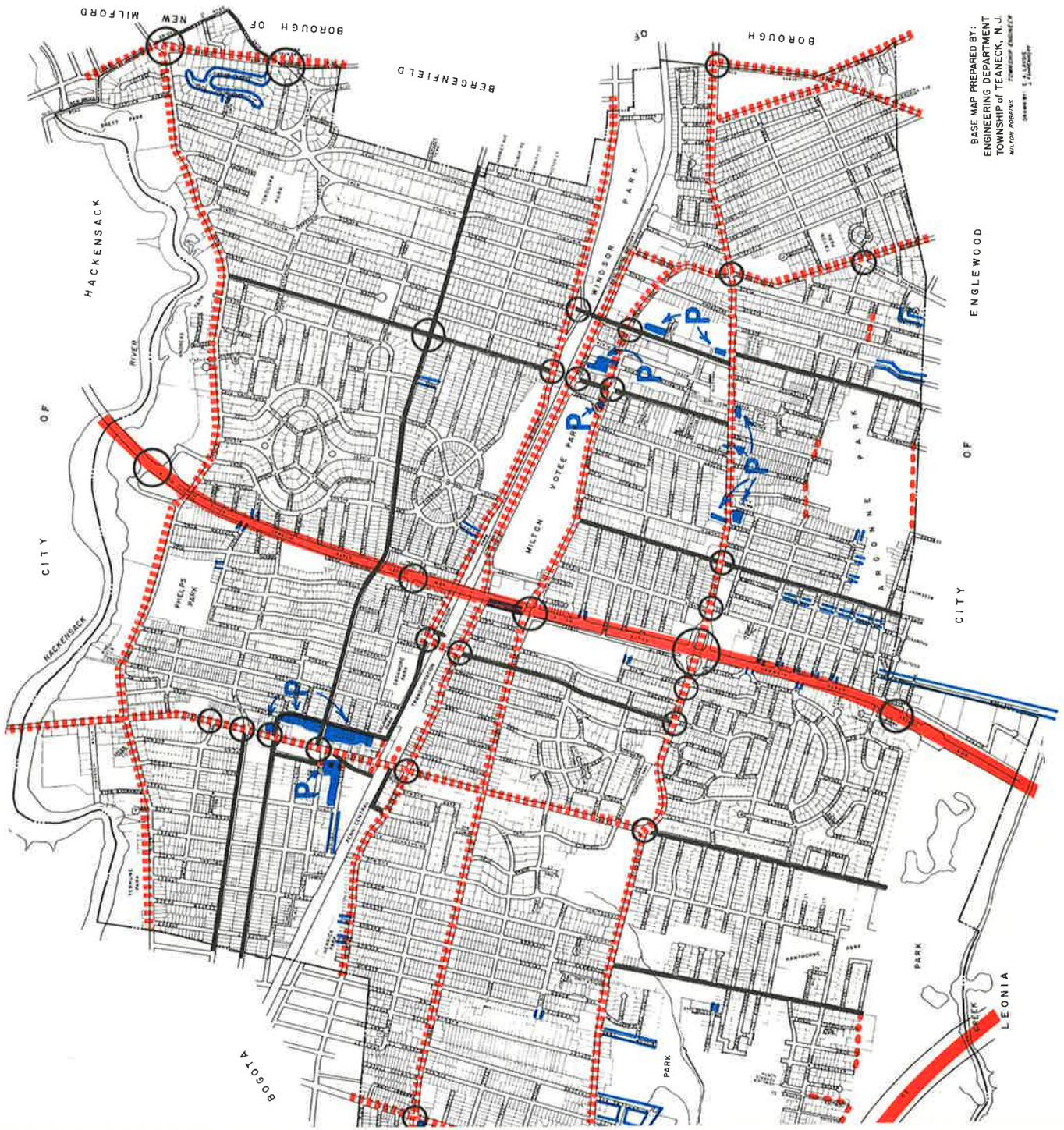
As a general land use guide, the commercial frontage between Elm and the railroad should be interrupted as little as possible by driveways to parking lots, making it important to provide public parking, and to waive the responsibility of individual merchants to provide parking for their stores. Office uses at the ground floor level in this area should be discouraged since these provide not only interruptions in retail shopping, but increased competition for parking which should be reserved for the retail uses.

In all other business areas in the township, including those extending east and west from the main portion of the Cedar Lane Business District as described above, parking should be provided by the merchants, on-site or at least within 150 feet of the business. One exception to this general rule could be in the Plaza Shopping Area, where the extent of existing development makes the on-site provision of parking quite difficult.

The commercial area along Teaneck Road north of Rt. 4 presents some unique problems. The commercial uses are scattered along the road frontage between Tryon Avenue and Rt. 4. Many of them are having difficulties because of heavy traffic volumes on Teaneck Road coupled with inconvenient or inadequate parking and a lack of support between one commercial activity and another.

The 1963 Master Plan made several modifications in the extent of commercial zoning along Teaneck Road and in other areas of the township in order to reduce the possibility that commercial uses would continue to string out along these roads. The existing zoning ordinance of the township reflects this concern by showing limited areas for retail commercial activity in this section of Teaneck Road while providing opportunities for office and garden apartment construction. It is felt that the general measures adopted in the 1963 Master Plan are valid today. It is recommended that retail commercial activities continue to be limited to certain areas along Teaneck Road. The overall street pattern in this section of Teaneck Road, with its many side street interruptions, makes it difficult to project long-term large-scale commercial retail activity along this street, except for those types of retail uses which are more specialized in nature or for which a special clientele is developed over the years.

One of the possible strengths of this area is that it is accessible on foot from adjoining low density and medium density residential areas. This means that some convenience commercial uses could be expected to



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 REVISION: 08/2011  
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BOROUGH OF  
 ENGLEWOOD

CITY OF  
 HACKENSACK

CITY OF  
 LEONIA

CITY OF  
 HACKENSACK

HACKENSACK  
 RIVER

BOROUGH OF  
 NEW MILFORD

BOROUGH OF  
 BERGENFIELD

BOROUGH OF  
 ENGLEWOOD

BOGTA

PARK

PARK

LEONIA

HACKENSACK  
 RIVER

PHILLIPS  
 PARK

MILTON  
 VOTEEY  
 PARK

WILSON  
 PARK

ARGONNE  
 PARK

Ivy Lane  
New Bridge Road (west of River Road)  
Roemer Avenue

The Collectors distribute traffic from the local streets into the arterial network. They are fairly heavily travelled roads at times, but the traffic they carry is generally oriented to Teaneck itself.

#### North-South

Park Avenue  
Windsor Road (south of Grayson Place Bridge)  
Garrison Avenue-Sussex Road  
Elm Avenue  
Larch Avenue  
Railroad Plaza

#### East-West

Alma Terrace-Water Street  
Fycke Lane  
Cedar Lane (east of Teaneck Road)  
Beverly Road (east of Elm Avenue)  
Grayson Place (east of Palisade Avenue)  
Forest Avenue (east of Queen Anne Road)  
West Englewood Avenue (both sections)  
State Street  
Englewood Avenue

All other streets are Local.

#### Proposals

The proposals for improvement to the street system and traffic flows in Teaneck are set forth below. They are presented in several general categories including intersection improvements, future right-of-way widths, street pattern changes, off-street parking, and public transportation.

There have been many changes since the adoption of a Master Plan in Teaneck in 1963. Routes 80 and 95 have been built, and the construction of a golf course in the Overpeck County Park has virtually eliminated the possibility of constructing a major north-south connector between Route 4 and the Route 80-95-DeGraw Avenue area. Other major proposals contained in the 1963 Plan which are considered obsolete and have been dropped from this updated plan include the Kipp-Vandelinda Bridge, and the extension of Windsor Road to Kipp Street.

Intersection Improvements: Sixteen intersections have been included in a study undertaken by the New Jersey Department of Transportation. This Master Plan endorses 15 of the 16 intersection improvements, and reserves

On primary arterials, the township has little if any voice in road width. No widening of these rights-of-way is anticipated throughout their lengths in Teaneck, although the Route 4 roadway is being widened to handle three lanes of traffic in each direction.

On secondary arterials which are not County roads, the goal of this Master Plan is to encourage the free flow of traffic. Since most of these roadways pass through fully developed areas, it is unreasonable to anticipate large scale road widening programs although widening is proposed on Roemer Avenue to relieve traffic congestion. However, narrow right-of-way sections can be treated by removing on-street parking to avoid restrictions in areas where widening is impractical, the objective of which is to maintain as much consistency as possible in the width of paved areas devoted to the movement of traffic.

Collector roads should have a paved area of about 40 feet if parking is provided on two sides, and 32 to 40 feet with one-side parking. Anything less than 32 feet in paved width should have no parking permitted.

In areas where there is significant turnover of on-street parking, such as in the business districts, additional pavement width is needed to allow traffic to flow while vehicles enter parking spaces. If this extra width is not achievable, a re-design of the on-street parking system or removal of it entirely may be called for. One tested re-design of on-street parallel parking spaces, which has less effect on traffic flows than conventional arrangements, calls for the placement of parking spaces in pairs along the curb, with a blank maneuvering space separating each pair of spaces from the next pair. This allows cars to pull directly into a maneuvering space and then enter the parking space without having to back in from a moving traffic lane. The maneuvering spaces can be coordinated with fire hydrant locations.

Street Pattern Changes: The following specific changes in the street pattern are recommended:

1. Glenwood Avenue: This road has served as a short cut from the 80/95 area at DeGraw Avenue to Teaneck Road and Route 4. In recent years, it has also been used as a part of a bus route. With the proposed upgrading of the Teaneck Road-DeGraw Avenue intersection, the development of a major commercial and residential complex in the redevelopment area at 80/95 and DeGraw Avenue, and the ultimate closing of Route 4 access ramps east of Teaneck Road, it is necessary to reconsider the role of this street. The neighborhood through which it passes is all residential, except for schools and parks. In an effort to stabilize the residential neighborhood, all through traffic should be discouraged. It is recommended that Glenwood Avenue be terminated just north of East Oakdene near the redevelopment area. Access for emergency vehicles can be retained, but it is very important to the well-being of the Glenwood Avenue neighborhood to eliminate the heavy flows of unrelated traffic. If possible, this change should take place after the upgrading of the Teaneck Road-DeGraw Avenue intersection, and before development takes place in the redevelopment area.

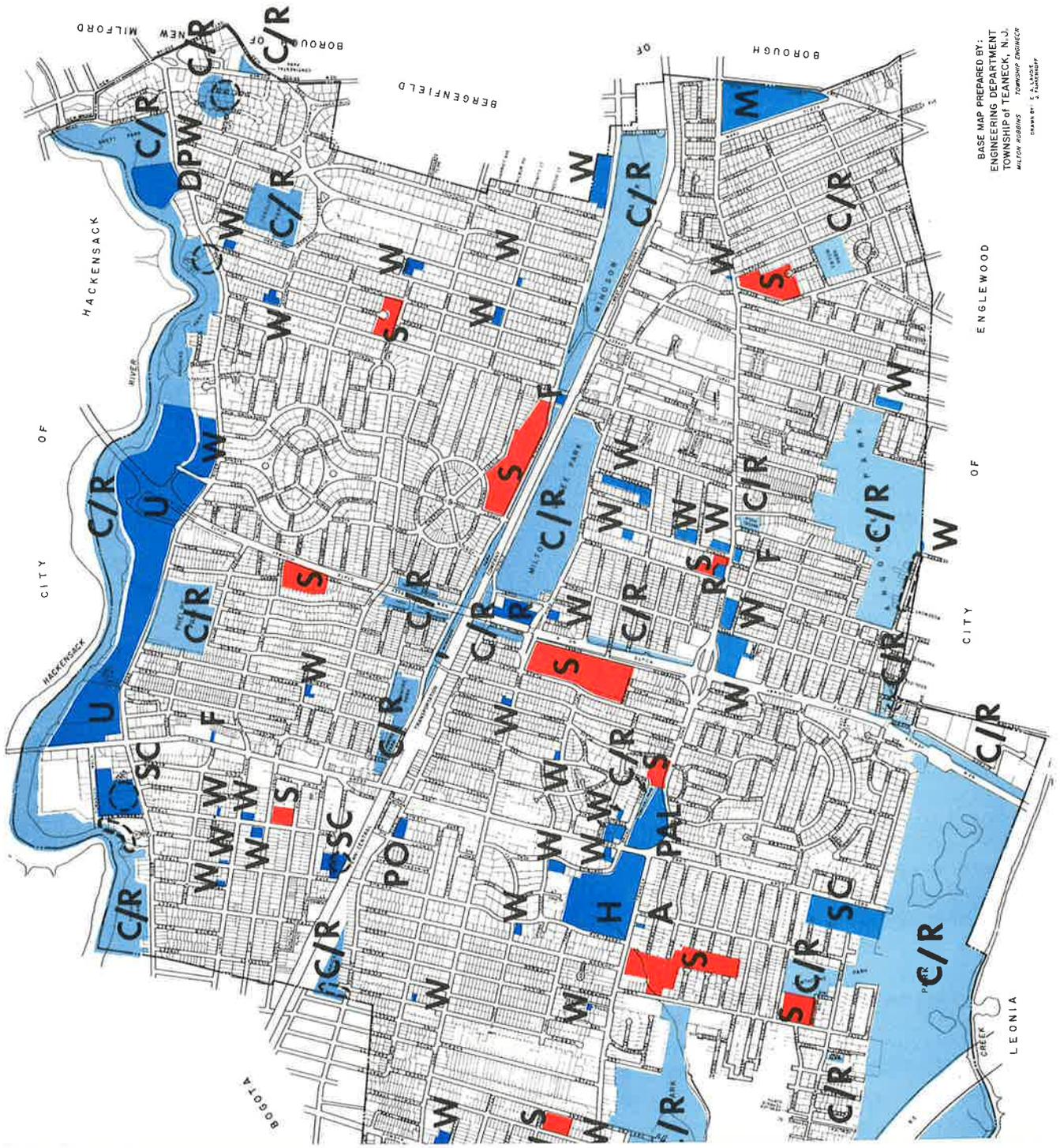
in the form of a mall. Depending on the nature of detailed planning for the area, this section of Front Street may also be vacated to become part of a comprehensive commercial addition to the Cedar Lane business area. If this portion is vacated, the Front Street-Water Street access to Cedar Lane for motor vehicles becomes considerably less important, allowing this area to serve as an attractively landscaped pedestrian access way to the added commercial development, or to the parking areas if new commercial development does not occur.

Off-Street Parking: Consumer or visitor parking is generally found on-site with a business, government or quasi-public use. The zoning ordinance should require the on-site provision of parking in most instances. The exceptions are found in the pedestrian oriented commercial areas where there are large volumes of shoppers. To use Cedar Lane as the prime example, the success of this business area depends to a large extent on a smooth flow of pedestrian traffic from store to store. On-site parking could disrupt this flow if driveways to parking lots cross normal pedestrian traffic. Public parking areas with access from the loop road proposed around Cedar Lane would minimize pedestrian difficulties. Additional parking should be provided in the Cedar Lane area between Beverly Road and Cedar Lane, from Elm Avenue to Windsor Road. Eventually, the residential uses in this area should be replaced by parking areas. South of Cedar Lane, additional off-street parking should be provided, particularly if the expansion of retail commercial activities into the Front Street area is accomplished.

Employee parking needs should be met on-site wherever practical, but similar problems to those outlined above are faced in the Cedar Lane, Plaza and some Teaneck Road commercial areas. Employee parking located off-site in these areas should not be located where they would occupy parking spaces for potential shoppers. Employees should be instructed to park in more remote areas, with many municipalities offering incentive or penalty approaches to encourage employees to use the appropriate parking areas.

Parking for rail service, if it is restored, should be given a high priority to encourage the use of public transportation.

Mass Transportation: Increased use of bus and rail facilities is encouraged. If rail service is restored, careful consideration should be given to the location of the station. Preferably, it should be in an area where adequate parking can be provided and which is convenient to reach from both sides of the tracks. This would mean a location north of Cedar Lane accessible from both Windsor Road and Palisade Avenue, in a location near an accessible crossing of the railroad. It is unnecessary to deal with specific locations in this Plan, but if rail service appears to be returning, specific studies should be undertaken to encourage the most appropriate location for a station.



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ENGLEWOOD

CITY OF

LEONIA

perhaps much larger than needed for effective fire coverage. This needs study should be undertaken soon since it would affect some of the conclusions being drawn about the new facilities proposed for Teaneck Road and DeGraw Avenue.

The library is undergoing expansion and renovation at its present location, and should serve the needs of the township for many years to come. Its location in the municipal complex is convenient to all parts of the township.

The Town House on Teaneck Road at Forest Avenue is used by the Board of Education for administrative offices and by the Department of Recreation. Senior citizen programs are offered at this facility. It is recommended that the recreation programs be relocated to an expanded community center at the southern end of Votee Park. It is also recommended that the Board of Education relocate from the Town House, allowing this facility to be used more as a community center with less space devoted to administrative use.

Holy Name Hospital is a major institutional facility located at Cedar Lane and Teaneck Road. A building program is underway which is expected to be completed in the early 1980's. No expansion of the hospital site is involved in the current building program, and no future site expansion is proposed by the hospital.

Fairleigh Dickinson University has a campus located along River Road. It is a major facility in the township, providing educational opportunities for almost 10,000 students. Declining birth rates since the mid-1960's have not yet been felt at the university level, but by the early 1980's college enrollments should be declining throughout the country. With this prospect developing, the university has no plans for changes in its programs or facilities which would call for expansion.

#### CONSERVATION AND RECREATION PLAN

The Conservation and Recreation Plan, on Plate 16, sets forth areas to be preserved in their natural state as open space as well as areas for active and passive recreation.

The goals and objectives of the Conservation and Recreation Plan are as follows:

1. To provide a variety of park, recreation and open space areas to serve the needs of all Teaneck residents.
2. To encourage the appropriate location of parks to assure maximum accessibility from all sections of the township.

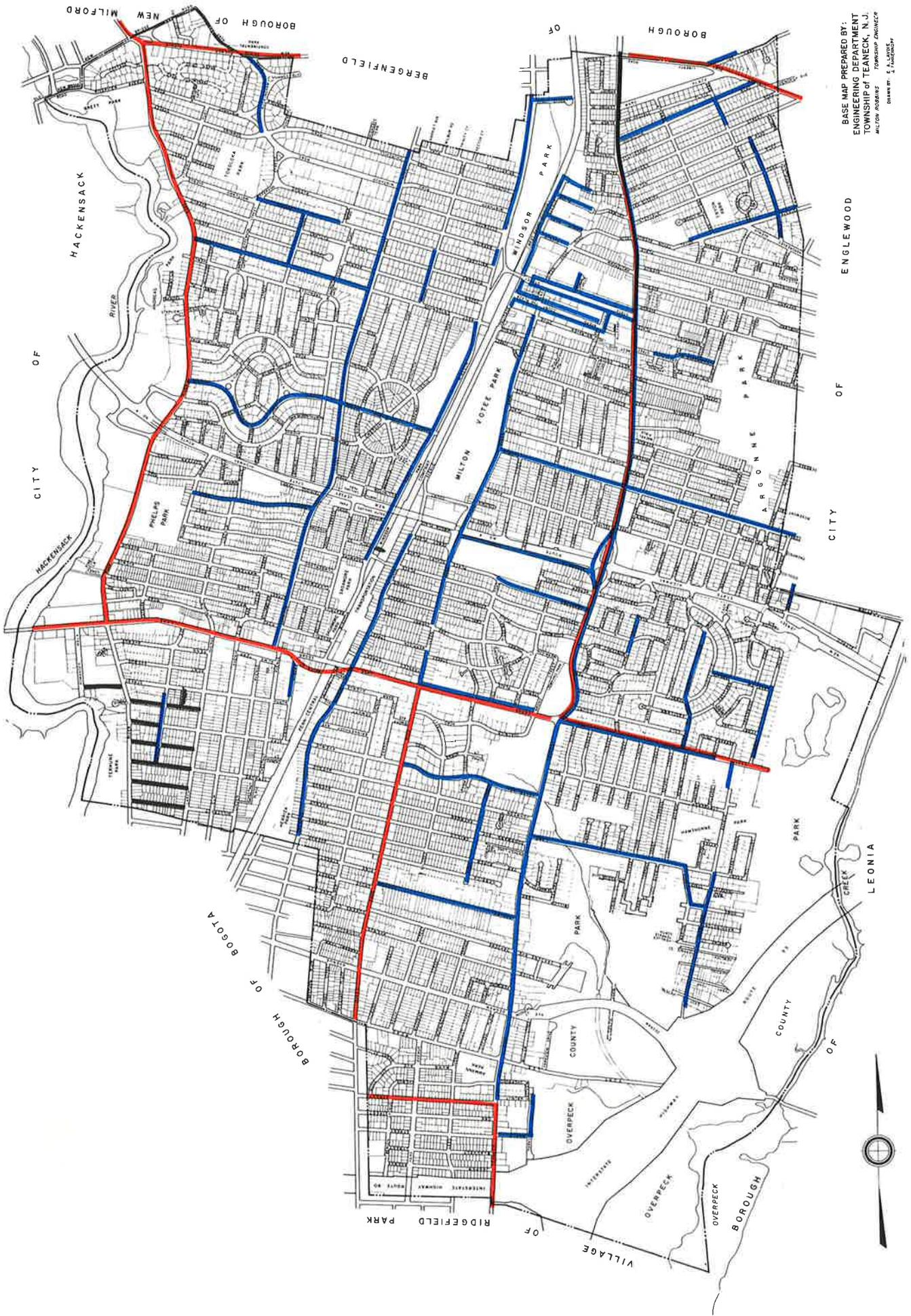
6. The proposal in the Recreation Plan for the acquisition of residential properties located between River Road and the Hackensack River should be deferred for further consideration at a future date since it does not appear at this time as though such acquisitions are necessary to carry out the objectives of the Lake Hackensack Plan.
7. Care should be exercised in implementing the recommendation for lighting tennis courts to assure minimal impact on nearby residential properties.
8. Two swimming facilities should be provided through the municipality on a membership or daily fee basis. The township has an option to buy the swimming facilities at Pomander Walk in 1985 and should exercise that option. Consideration should be given to locating additional facilities in the undeveloped County Park lands in the southeastern section of the township. If no acceptable site can be worked out with the County, consideration should be given to locating the swimming pool facilities in the largest of the municipally owned parks-Argonne Park, which would result in municipally operated facilities in the eastern and western sections of Teaneck.
9. As a part of the conservation and open space aspects of this Plan, the township reaffirms the preservation of open space along Route 4, recognizing the important role this open space plays in protecting the residential character of Teaneck, and continuing to recognize the far-sighted actions of early Teaneck planners in establishing this open space.
10. Existing major trees in the township should be preserved where possible within street rights-of-way, publicly owned lands, and lands in private ownership.

#### UTILITY SERVICES PLAN

The Utility Services Plan shows the location of water, sanitary sewer and storm drainage systems, and outlines the handling of solid waste disposal at the regional level.

The goals and objectives of the Utility Services Plan Element are as follows:

1. To assure the provision of adequate water supplies for residential, commercial and industrial use and for providing effective capacity for fire fighting.
2. To provide a system of sanitary sewers which will assure the protection of public health.
3. To provide a storm drainage system which will minimize the hazards of flooding and erosion.



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CITY OF ENGLEWOOD

CITY OF

LEONIA

CITY OF

HACKENSACK

BOROUGH OF NEW MILFORD

BERGENFIELD

BOROUGH OF

BOGOTA

PARK

PARK

GREEN

PARK

WILSON

DIKE

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SOR

PARK

PARK

AVENUE

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PARK

GREEN

LEONIA