

REDEVELOPMENT PLAN 189 THE PLAZA

BLOCK 5005, LOT 1.01 | TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY



Prepared for the Township of Teaneck Planning Board by

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC
Planning & Real Estate Consultants

September 2022

REDEVELOPMENT PLAN

189 THE PLAZA

(Block 5005, Lot 1.01)

Township of Teaneck, Bergen County, New Jersey

September 2022

Prepared for:

The Township of Teaneck Planning Board

Prepared by:

Phillips Preiss Grygiel Leheny Hughes LLC
Planning and Real Estate Consultants
70 Hudson Street, Suite 5B
Hoboken, NJ 07030

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



Keenan Hughes, AICP, PP
New Jersey Professional Planner License #6169



Spach Trahan, AICP, PP
New Jersey Professional Planner License #6435

TABLE OF CONTENTS

I. INTRODUCTION	4
A. Purpose and Statutory Basis.....	4
B. Redevelopment Plan Area Boundaries.....	4
C. Description of the Redevelopment Area.....	5
II. GOALS OF THE REDEVELOPMENT PLAN AND RELATIONSHIP TO LOCAL OBJECTIVES . 9	
A. Redevelopment Plan Goals and Objectives	9
B. Relationship to Local Objectives	9
III. LAND USE AND DEVELOPMENT STANDARDS	13
A. Definitions and Terminology.....	13
B. Illustrative Conceptual Development Plan.....	13
C. Use, Area, Yard, and Bulk Requirements	16
D. Site Design Standards.....	17
IV. REDEVELOPMENT ACTIONS	21
A. Outline of Proposed Actions.....	21
B. Properties to be Acquired	21
C. Easements.....	21
D. Relocation	21
E. Other Actions	21
V. RELATIONSHIP TO LOCAL, REGIONAL, AND STATEWIDE PLANNING POLICIES.....	23
A. Township of Teaneck Development Regulations	23
B. Relationship to Master Plans of Adjacent Municipalities	23
C. Bergen County Master Plan.....	23
D. State Development and Redevelopment Plan	24
VI. GENERAL PROVISIONS	25
A. Amendment to the Township Zoning Map.....	25
B. Subdivision and Site Plan Review	25
C. Adverse Influences	25
D. Deviation Requests.....	25
E. Non-Discrimination Provisions.....	26
F. Severability	26
G. Procedures for Amending the Plan.....	26
VII. OTHER PROVISIONS	27

FIGURES

Figure 1: Area Location	6
Figure 2: Tax Map.....	7
Figure 3: Aerial Context.....	8
Figure 4: Zoning Map	12
Figure 5: The Plaza Conceptual Elevation	14
Figure 6: Conceptual Ground Floor Plan.....	15

I. INTRODUCTION

A. Purpose and Statutory Basis

This Redevelopment Plan has been prepared for a portion of a Redevelopment Area that includes Block 5005, Lot 1.01 (formerly Lots 1, 2 and 11) at 189 The Plaza (the “Redevelopment Plan Area”) within the Township of Teaneck (“Township”), which was designated pursuant to N.J.S.A. 40A:12A-5.

The Council of the Township of Teaneck adopted Resolution #33-2022 on January 18, 2022 directing the Planning Board to study the area consisting of portions of Blocks 5001, 5002, 5004 and 5005 along State Street in order to determine whether it should be deemed a non-condemnation area in need of redevelopment in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Planning Board subsequently directed its consulting planners, Phillips Preiss Grygiel Leheny Hughes LLC, to conduct the study. The consultants submitted their report, titled Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street (“AINR report”) to the Planning Board and a public hearing was held on June 23, 2022 by the Planning Board to determine whether it should recommend that the area be designated a non-condemnation area in need of redevelopment pursuant to the LRHL at N.J.S.A. 40A:12A-6. The Planning Board recommended that the entire State Street Area be designated as a non-condemnation area in need of redevelopment.

The Township Council concurred with the Planning Board's recommendation and adopted Resolution #211-2022 on July 12, 2022, declaring the area a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5. The Township Council then directed Phillips Preiss Grygiel Leheny Hughes LLC to prepare a Redevelopment Plan for Block 5005, Lot 1.01 (the “Redevelopment Plan Area” or “Plan Area”) within the Redevelopment Area pursuant to the LRHL at N.J.S.A. 40A:12A-7, which provides that “no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or in both, as appropriate.”

B. Redevelopment Plan Area Boundaries

The Redevelopment Plan Area is located in the north-central portion of the Township. The Plan Area is bounded by State Street to the north, Queen Anne Road to the east, The Plaza roadway and parking spaces to the south, and Palisade Avenue to the west. The location of the Plan Area within the Township of Teaneck is shown on Figure 1. The Plan Area’s tax lot designations are identified in Figure 2 and an aerial photograph is provided in Figure 3.

C. Description of the Redevelopment Area

The Redevelopment Area consists of a single parcel, Block 5005, Lot 1.01, which was formerly designated as Lots 1, 2 and 11. It has an area of 0.58 acres. Lot 1.01 is improved with several structures and associated surface parking areas, including a multi-tenant single-story commercial building with frontage along State Street and a canopy structure with three drive-thru lanes and kiosks underneath near the frontage on The Plaza.

Lot 1.01 currently contains multi-tenant retail storefronts along State Street and a parking area with drive-thru lanes and a canopy structure near the frontage. The commercial buildings are 15% occupied and have had significant vacancies for more than two years. The canopy structure with drive-thru lanes and kiosks are unutilized.

The Zoning Board of Adjustment previously granted approval for a six-story multifamily residential building in 2020. However, the project was not constructed and there have been no other applications to develop the site since the 2020 approval.

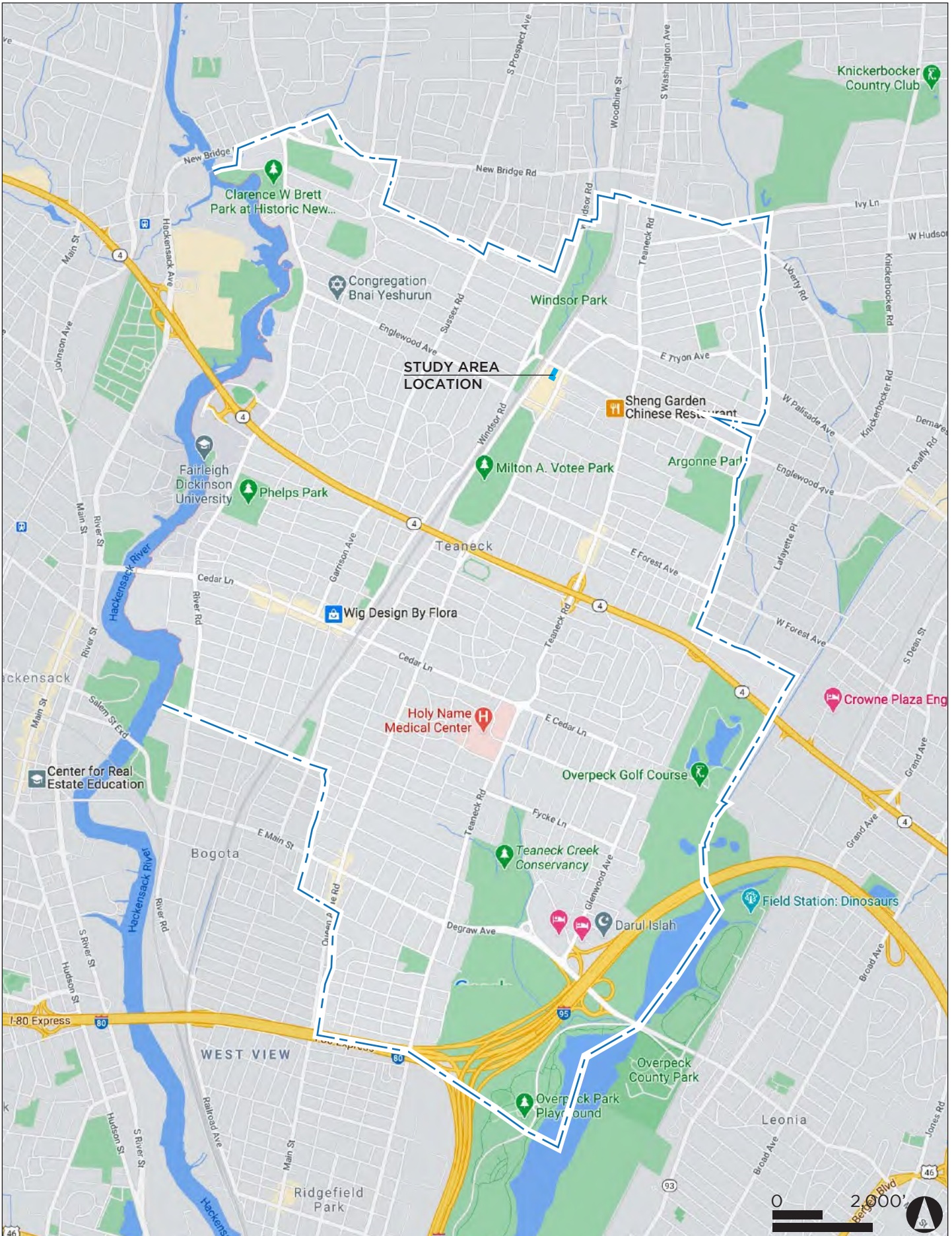


Figure 1: Location
 Redevelopment Plan for 189 The Plaza | Block 5005, Lot 1.01 - formerly Lots 1, 2 and 11 | Township of Teaneck, New Jersey
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES 2022

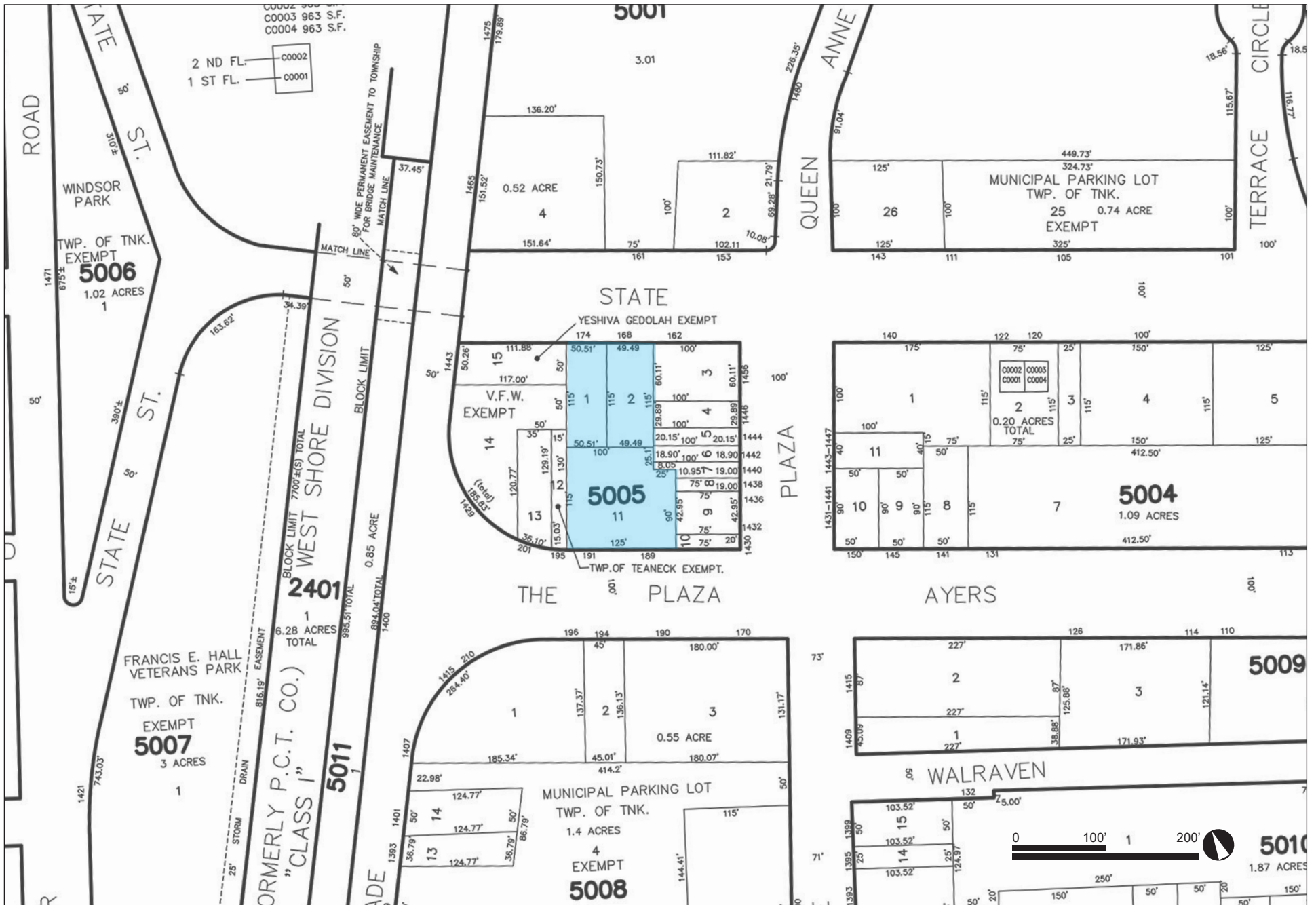


Figure 2: Tax Map

Redevelopment Plan for 189 The Plaza | Block 5005, Lot 1.01 - formerly Lots 1, 2 and 11 | Township of Teaneck, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY HUGHES 2022



Figure 3: Aerial Context

Redevelopment Plan for 189 The Plaza | Block 5005, Lot 1.01 – formerly Lots 1, 2 and 11 | Township of Teaneck, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY HUGHES 2022

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

A. Redevelopment Plan Goals and Objectives

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

- To make productive use of underutilized land in a mixed-use area.
- To diversify the housing supply to support the needs of a wider range of residents.
- To provide residences within walking distance of a major park.
- To provide for affordable housing.
- To improve the aesthetics of the State Street corridor.

The land use plan outlined in the following section is intended to implement the above goals and objectives.

B. Relationship to Local Objectives

1. Township of Teaneck Master Plan

The current, underutilized conditions of the Plan Area contradict the Master Plan's long-held vision to transform The Plaza area and allow for mixed-use development with retail/commercial development on the first floor, commercial non-retail space on the second floor, and residential on the upper floors.

The last comprehensive Master Plan for Teaneck was adopted in 2007 and has been reexamined a number of times since then. The 2007 Township of Teaneck Master Plan and subsequent reexamination reports have included focused discussions on the Plan Area, which is encompassed within "The Plaza" area. The Master Plan recommended zoning changes to allow an increase in the height of structures to four stories/45 feet, with 0-foot front yard setbacks. A fifth story no greater than 55 feet was also recommended, provided that the additional story include setbacks, fenestrations, or visual breaks along the building façade. The Master Plan recommended these changes in order to facilitate mixed-use development with retail/ commercial development on the first floor, commercial non-retail space on the second floor, and residential on the upper floors. The Master Plan also encouraged the construction of parking structures.

The 2007 Master Plan recognized that the portion of State Street between Teaneck Road and the CSX railroad, where the Plan Area is located, is an area of multifamily concentration. The 2017 Master Plan Reexamination also noted that Teaneck had granted variances for, and rezoned, several parcels for the development of higher density multifamily apartment projects along State Street, including at 140 and 100 State Street. In light of these trends, the 2017 Master Plan Reexamination highlighted a concern for the availability of parking to meet the needs of residents and guests if the supply is reliant on existing on-street parking or municipal parking lots in the area.

The 2017 Master Plan Reexamination indicated that the Township is intent on pursuing a more in-depth analysis of potential multifamily developments (and other mixed-use developments) along State Street. The report included the following statement:

The future feasibility of developing such uses rests primarily on the ability to provide sufficient off-street parking to support such uses, including potentially the erection of multilevel parking garages. Such garages are most likely to be developed over existing municipal parking lots, perhaps under the auspices of a new Teaneck Parking Authority, whose creation and mission would be to develop and operate such lots for the benefit of all of Teaneck, including existing businesses and residents, in addition to new development, with a sharing of costs for their construction, operation and maintenance.

The 2017 Report also noted that “a thriving retail center at Queen Anne Road/State Street is of paramount importance to the wellbeing of the Township.” This Redevelopment Plan is consistent with the vision and recommendations of the Township’s 2007 Master Plan and Reexamination Report for the Plan Area. This Plan provides the framework for multifamily development to be built with structured parking on an underutilized site, which will help revitalize The Plaza commercial area and the State Street corridor.

2. Adjacent Redevelopment Plans

The Plan Area is not located adjacent to any other redevelopment plans at this time.

3. Township of Teaneck Zoning Ordinance

The Redevelopment Plan Area is located within the B-1 Business-Retail District. permitted principal uses include:

- a. Retail sales of goods and services, except as specifically prohibited in Section 33-26.
- b. Offices, financial institutions, business schools, and medical and dental clinics, provided, however, that offices and business schools shall not be permitted on the first floor along Cedar Lane frontage between Elm Street and the railroad.
- c. Restaurants, including fast-food restaurants, but such fast-food restaurants shall be limited to the following areas:
 1. The B-1 District which fronts upon Cedar Lane, between Elm Avenue and the railroad right-of-way only.
 2. The B-1 District in the West Englewood Plaza, in its entirety.
 3. The B-1 District which fronts upon Queen Anne Road and/or DeGraw Avenue. In all other portions of the B-1 District, fast-food restaurants shall be conditional uses.
- d. Funeral homes.
- e. Theaters, assembly halls and bowling alleys.
- f. Apartments over commercial uses.
- g. Single-family dwellings, detached or attached, with frontage on Beverly Road.

The B-1 District additionally allows the following conditional uses, subject to additional standards at Section 33-25:

- a. Motor vehicle service stations and public garages
- b. Nursing homes
- c. Fast-food restaurants
- d. Car washes
- e. Tire distribution centers
- f. Wireless communications towers and antennas

The B-1 zone does not have lot area or dimension requirements. The front yard setback is required to be the average along the same side of the street, the side yard setback is 0 feet, and the rear yard is required to be 20 feet. Maximum requirements include 25 percent building coverage and 80 percent for lot coverage, unless off-street parking is not required, in which case building coverage shall be 80 percent and lot coverage shall be 100 percent; principal building height of 35 feet and accessory building height of 15 feet.



Figure 4: Zoning
Redevelopment Plan for 189 The Plaza | Block 5005, Lot 1.01 – formerly Lots 1, 2 and 11 | Township of Teaneck, New Jersey
PHILLIPS PREISS GRYGIEL LEHENY HUGHES 2022

III. LAND USE AND DEVELOPMENT STANDARDS

This Redevelopment Plan shall supersede all provisions of the Township of Teaneck Development Regulations, except where the provisions of the Development Regulations are indicated as being applicable. The Redevelopment Plan shall supersede the Township's Land Use and Development Ordinance, except where specific provisions of the Land Use and Development Ordinance are expressly indicated as being applicable.

A. Definitions and Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between "shall" and "should." "Shall," "must," or "is required to" means that a developer is required to comply with the specific regulation, without deviation. "Should" means that a developer is encouraged to comply with a specific regulation or guideline but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally. The words "may" or "is permitted to" indicate where the redeveloper has the option of a particular approach.

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with the "Definitions" section in the Township's Land Use and Development Ordinance as set forth in §245-8.

B. Illustrative Conceptual Development Plan

The conceptual development plans herein illustrate the anticipated redevelopment concept for the subject property (see Figures 5 and 6). It is the intent of the Redevelopment Plan that the site will be redeveloped in a manner similar to these conceptual plans, including the quality and degree of architectural detailing and transparency, building massing and articulation, and site landscaping.

C. Use, Area, Yard, and Bulk Requirements

1. Permitted Principal Uses

- Multifamily residential
- Retail sales and services

2. Permitted Accessory Uses and Structures

- Off-street parking and loading.
- Electric Vehicle Service Equipment (EVSE) and Make-Ready parking spaces.
- Residential lobby areas, common spaces and amenities.
- Any use or structure that is customarily incidental and subordinate to a permitted principal use.

3. Area, Yard, and Bulk Requirements

Bulk requirements for principal buildings within the Redevelopment Area shall be as set forth in the following table.

Standard	Requirement
Min. Lot Area	0.5 acres
Min. Lot Frontage	100 feet
Min. Front Yard Setback	
The Plaza	0 feet
State Street	0 feet
Max. Building Height	72 feet
Max. Impervious Coverage	100%

4. Affordable Housing

A minimum of 15 percent of all rental units or 20 percent of all ownership units within the Redevelopment Plan Area shall be set aside for low- and moderate-income residents. Income and bedroom distribution for the affordable units shall be provided in accordance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.), and the New Jersey Housing and the Mortgage Finance Agency’s Qualified Allocation Plan (N.J.A.C. 5:80-33.1 et. seq.).

5. Parking Requirements

Parking shall be subject to the standards set forth in the Residential Site Improvement Standards of New Jersey. For the site plan application, the Planning Board is empowered to grant de minimis

exceptions and may encourage the redeveloper to provide a minimum parking ratio of 1.1 parking spaces per dwelling unit.

Any retail space shall be exempt from any parking requirement.

Tandem parking may be permitted. However, each unit shall have at least one dedicated head-on parking space.

All projects shall comply with State law P.L. 2021, c. 171 (C.40:55D-66.18 through C.40:55D-66.20) regarding electric vehicle/service equipment (EVSE) and make ready parking spaces, as applicable.

Bicycle parking shall be provided within a secure, locked room inside the building or garage. A minimum ratio of one (1) bicycle parking space for every 6 apartment units shall be provided. At least 15 square feet of floor area shall be provided for each bicycle space to account for maneuvering room around handlebars and pedals. Bicycle parking must include securely anchored racks to which the bicycle frame and one wheel can be locked. One rack for visitor bicycle parking shall also be provided within 50 feet of the primary pedestrian building entry.

D. Site Design Standards

1. Access

Pedestrian Entry

The primary and most prominent pedestrian entry to the building shall be provided within The Plaza facade. The primary pedestrian entry shall open to a generous lobby and shall be highlighted with a large sheltering canopy or overhang.

Secondary pedestrian entries do not need to be as prominently featured within the facade, but should still be highlighted by means of a logical location within a bay, shelter from a projecting canopy or a recessed entry, and wall-mounted lighting.

Driveway Entry

One driveway entry with ingress and egress to the garage is permitted within the front facade along The Plaza. The frontage width of the garage entrance shall not exceed 30 feet. Roll-up doors or grates for the garage are permitted and shall be set back from the front facade by at least 25 feet. Any such doors or grates shall be visually-permeable, made of mesh or grille with a high void-to-solid ratio. The garage entryway should be further highlighted within the facade by wall-mounted lighting and attractive signage.

Service Alley

A service alley shall be provided from The Plaza along the east side of the building for access to utility rooms and trash and recycling areas. The alley shall include safety lighting. A gate may be provided at the entry.

2. Massing & Articulation

Vertical Articulation

Street-facing facades over 90 feet wide shall be divided into two major bays on all upper, residential levels in order to create variety along the street as well as shadow lines that lend a sense of depth. To qualify as two distinct major bays, a minimum 10-foot change in plane shall be provided between their primary facade planes. Differentiation based only on facade colors or materials is insufficient to define a bay; and similarly, a flat facade area distinguished only by projecting balconies is not sufficiently differentiated in plane to be considered a distinct bay.

Street-facing facades less than 90 feet wide may be designed as one major bay.

In turn, each street-facing major bay should be divided into a series of smaller bays through such means as piers, columns, framing members, balconies, box bays, etc.

Horizontal Articulation

On ground-floor street-facing frontages, a greater level of architectural detailing than on upper floors should be used to highlight the building base, such as: flat sheltering canopies over entryways and over large expanses of windows, wall-mounted sconce lighting, decorative tilework, and building signage.

The roofline should be defined with lightshelves or overhangs, parapets, copings, and/or cornices. Variation in roofline height and detailing that relate to the bays below is encouraged.

3. Transparency

Where the street-facing frontage includes active uses (including lobbies and other common areas with higher pedestrian activity, such as resident fitness centers, mail rooms, meeting rooms, offices, and lounges), the ground floor facade shall have a high degree of transparency in order to make a more open and inviting street presence, with glazed doors and windows occupying at least 50 percent of the facade area of the enframing bay.

Street-facing facade areas enclosing utility or mechanical rooms should have translucent or spandrel glazing to bring light and a feeling of connection to the street and/or create variation in the facade. If glazing is a security concern here, smaller clerestory windows (placed high on the facade) are encouraged.

On upper residential levels along all frontages, windows should occupy at least 25 percent of the facade area.

4. Screening of Structured Parking

No parking spaces are permitted to extend to the front facade at the ground floor along The Plaza. Parking spaces in this location shall be placed behind active uses (such as vestibules, lobbies,

lounges, residential gym, and/or other shared amenity spaces) or service rooms (such as mail rooms or mechanical rooms).

Along the second floor facing The Plaza frontage, at least 40 percent of parking spaces shall be located behind active uses; the remainder of parking spaces may extend to the facade.

Parking spaces may extend to the facade along State Street.

Where parking spaces extend to a street-facing facade, the garage should be enclosed either with a metal frame with mesh or screen grilles; or a solid wall interspersed with openings, in order to create a friendlier and more interesting facade. Openings may be fitted with metal privacy screening panels, grilles, or translucent or opaque glazing. Where mechanical ventilation of the garage precludes having openings, a high-quality cladding material with a visually-engaging texture or pattern should be used to enliven what would otherwise be a blank wall.

5. Building Materials

Primary permitted façade materials include, but are not limited to: brick, cultivated stone, or other masonry facing; fiber cement siding; metal panels; anodized aluminum cladding and storefront window framing, and glass. EIFS is prohibited.

No more than three different materials should be employed as primary materials within each bay's façade. Within the chosen primary materials, variation in color, texture, and/or pattern may be employed to create further distinctions. Changes in materials, colors, texture, or pattern that occur across a horizontal line should be marked by a change in plane, dimensional band or belt cornice, a recessed channel, or similar horizontal feature. Materials should be extended around corners and extensions to a logical vertical break in plane, in order to avoid a "pasted on" appearance.

Architectural elements used to create an overall pattern on each major bay (such as window and balcony patterns and materials) should be extended around corners to the side facades.

6. Building Open Spaces

Shared Roof Deck

A shared common roof deck outdoor space shall be provided at the third floor (above the second-floor of the garage), and shall be connected to an indoor resident amenity room. Planters shall be provided along the outer edge of the roof deck and should be planted with a mix of low plantings, trees, grass, and other landscaping to create an attractive buffer.

Private Balconies along Western Side Lot Line

Along the western side lot line and wrapping around to the south-facing frontage along The Plaza, the upper four residential floors shall have a continuous line of balconies projecting outward from the primary facade plane, fully covered in order to provide shade and reduce solar gain on the facades. The minimum depth of any balcony (i.e., perpendicular to the facade plane) along the west and south facades shall be nine (9) feet.

Private Terraces and Balconies along Eastern Side Lot Line

Along the east side lot line, terraces shall be provided on the lowest residential floor, and shall be open to the sky. On upper residential floors, fully-recessed balconies shall be provided for at least two units on each floor, in order to create variation in the facade plane. The minimum depth of balconies on the eastern facade is six (6) feet.

7. Service and Mechanical Areas

Mechanical Rooms

Where possible, mechanical, storage, and other utility rooms should be located at the interior of the building or along side lot lines of the building, rather than facing streets. Where they must be located along a street-facing wall, they should include dimensional articulation within the facade and glazed openings. Window and door glazing for mechanical and related rooms may be translucent (admitting light but not views) or opaque (such as spandrel glass).

Trash, Refuse, and Loading Areas

Building trash and recycling collection areas shall be fully contained within the building and accessed from a side lot line. No exterior dumpsters or similar containers are permitted.

No separate loading dock or loading door is permitted in a street-facing facade. Any vehicular loading should use the garage entry/exit.

Rooftop Mechanical Equipment

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

8. Landscaping within the Public Right-of-Way

The project shall provide new, or improve existing, public sidewalks along all bounding public streets. Minimum clear width for all sidewalks shall meet the standards of the Township of Teaneck. Street trees shall be planted in the public right-of-way between the sidewalk and curb, supplementing any existing street trees, so that trees are spaced on average no more than 25 to 35 feet on center. A suspended pavement system such as "StrataCells" or "SilvaCells" is encouraged within the public sidewalk as a means to permit healthy tree growth and maximize stormwater infiltration.

9. Signage

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

IV. REDEVELOPMENT ACTIONS

A. Outline of Proposed Actions

1. Demolition and Site Work

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

2. New Construction and Environmental Remediation

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

B. Properties to be Acquired

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

C. Easements

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

D. Relocation

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

E. Other Actions

In addition to the demolition and new construction described above, the Township of Teaneck Council may undertake other actions to further the goals of this plan. These actions may include,

but shall not be limited to, provisions for public infrastructure necessary to service and support new development and/or environmental remediation.

V. RELATIONSHIP TO LOCAL, REGIONAL, AND STATEWIDE PLANNING POLICIES

A. Township of Teaneck Development Regulations

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

No “d” variance from the requirements herein in accordance with N.J.S.A. 40:55D-70 shall be cognizable by the Zoning Board of Adjustment. Adoption of this Redevelopment Plan by the Township Council shall be further considered an amendment to the Township of Teaneck Zoning Map.

B. Relationship to Master Plans of Adjacent Municipalities

The Township of Teaneck is surrounded by eight municipalities, including Bergenfield Borough, the Borough of Bogota, the City of Englewood, the City of Hackensack, the Borough of Leonia, the Borough of New Milford, the Village of Ridgefield Park, and the Borough of River Edge. The Redevelopment Area is approximately 1/3-mile from the nearest municipality, the Borough of Bergenfield. Therefore, assessment of this Plan’s relationship to adjacent municipalities is not warranted.

C. Bergen County Master Plan

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

The Visioning Component notes that Teaneck is among the municipalities with the highest concentration of jobs in Bergen County. It further describes how downtowns in municipalities including Teaneck have walking environments featuring clusters of commercial uses along with housing. The Visioning Component encourages the redevelopment of vacant and underutilized land and identifies an existing trend whereby former industrial properties are redeveloped into residential and retail developments. The plan notes that new housing production should focus on the needs of growing populations in the county, including seniors, students, and immigrants, as well as the affordability of that housing. In addition, it is noted that redevelopment should involve “careful planning and sensitive design guidelines” to protect established residential neighborhoods adjacent to redevelopment areas.¹

¹ Vision Bergen: The Visioning Component of the Bergen County Master Plan 2011.

This Redevelopment Plan is largely consistent with the Bergen County Visioning Component of the Master Plan. This Redevelopment Plan envisions the redevelopment of a habitually underutilized property into an inclusionary multifamily residential development near a commercial area. The redevelopment project is also intended improve the State Street gateway into the east side of town. As such, this Redevelopment Plan is compatible with the Visioning Component of the Bergen County Master Plan.

D. State Development and Redevelopment Plan

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

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

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

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

The purpose of this Redevelopment Plan is to produce an inclusionary multifamily development and to make improvements to a habitually underutilized property. The improvements therefore further the goals, strategies, and policies of the SDRP and the proposed SSP. In particular, the redevelopment effort will focus on the production of much-needed affordable housing within the Metropolitan Planning Area consistent with the goals, strategies, and policies of the SDRP and the draft SSP.

VI. GENERAL PROVISIONS

A. Amendment to the Township Zoning Map

Adoption of the Redevelopment Plan shall constitute an amendment to the Township Zoning Map.

B. Subdivision and Site Plan Review

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

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

C. Adverse Influences

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

D. Deviation Requests

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

seq., shall require an amendment to the Redevelopment Plan by the Township Council. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in N.J.S.A. 40:55D-12a and b.

E. Non-Discrimination Provisions

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

F. Severability

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

G. Procedures for Amending the Plan

This Redevelopment Plan may be further amended from time to time upon compliance with the requirements of State law. Any party requesting a future amendment shall submit such request to the Council of the Township of Teaneck and, unless the request is issued by an agency of the Township, shall pay a fee of \$5,000. The Township Council and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (e.g., traffic engineer) as may be appropriate. In addition, the Township Council in its sole discretion may require that the party requesting the amendment establish an escrow account with the Township adequate to allow the Township and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare proposed further amendments that might be needed, together with any and all necessary documentation related thereto.

VII. OTHER PROVISIONS

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

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, population, off-street parking, the development of public electric vehicle charging infrastructure in appropriate locations, and other improvements. The Plan has laid out various requirements and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Plan Area.
- No involuntary displacement and/or relocation of residents in the Redevelopment Plan Area is anticipated on the part of the Township of Teaneck.
- No condemnation or use of eminent domain shall occur within the Redevelopment Area. No affordable housing units that are set aside for low- and moderate-income households are proposed to be removed from the Redevelopment Area.
- This Redevelopment Plan is consistent with the site's designation in the Master Plan for the Township of Teaneck. As indicated in Chapter V, this Redevelopment Plan is also consistent with the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.
- This Redevelopment Plan provides proposed locations for electric vehicle charging infrastructure within the Redevelopment Area in a manner that appropriately connects with an essential public charging network.
- If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.