



Township of Teaneck

Cedar Lane CBD Redevelopment Plan

Presented to the Township of Teaneck

TOPO
LOGY



AGENDA

1. Background + Process
2. Plan Overview and Public Benefits
3. Next Steps

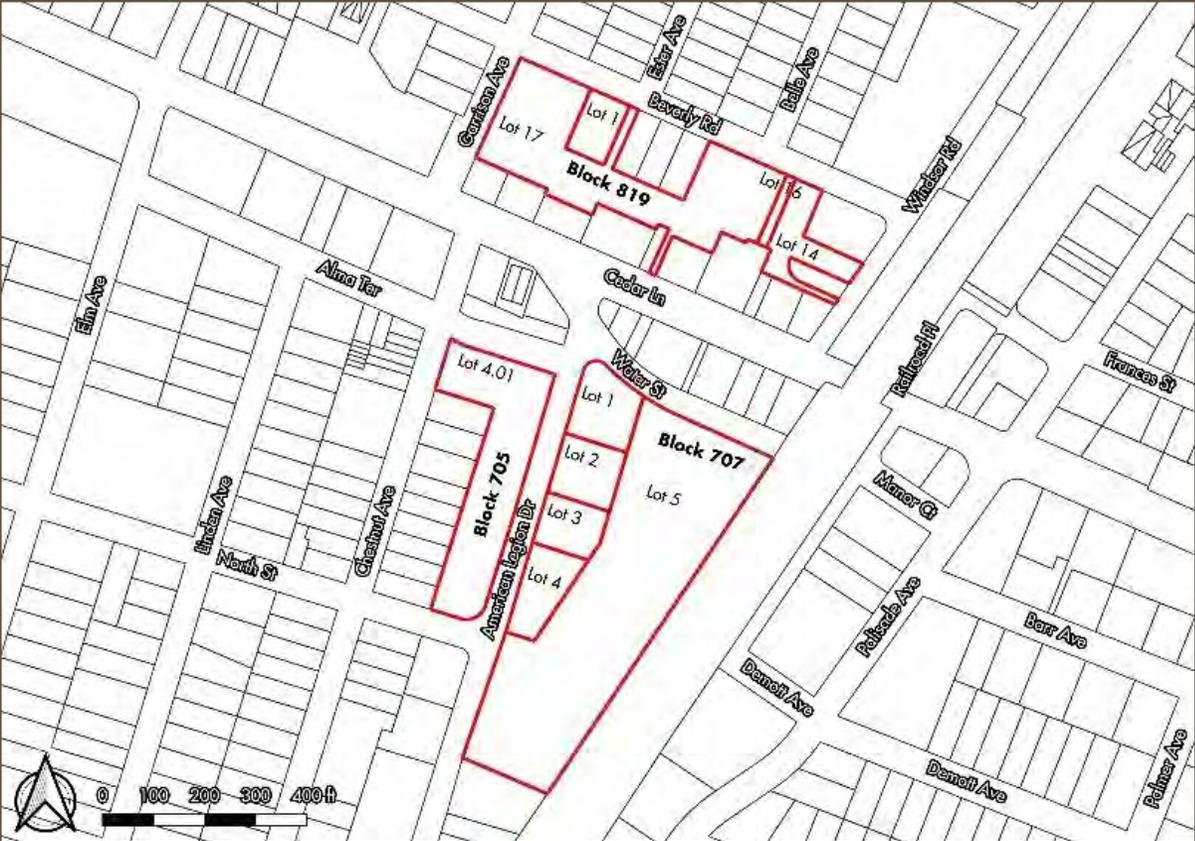
Background + Process

What is a Redevelopment Plan?

- A Redevelopment Plan **is** a detailed zoning ordinance that can include specific design standards and mandate public improvements. Renderings and images included in a Plan are illustrative, **not the final design.**
- A Redevelopment Plan **is not** a site plan or a building blueprint. After the adoption of a Redevelopment Plan, project details are finalized via **Redevelopment Agreement** and **Site Plan Approval.**

Background + Process

Which Properties Would Be Rezoned?



Background + Process

2020 - Present

September 2020: Council authorizes 1st Preliminary Investigation for American Legion Drive “East” and “West” (AINR).

March to April 2021: Planning Board recommends AINR designation. Council declares 1st AINR.

May 2021: Stop & Shop files litigation naming Township as a Defendant (*BER-L-3507-21*).

December 2021: Council authorizes 2nd Preliminary Investigation for Cedar Lane “North.”

April to May 2022: Planning Board recommends AINR designation. Council declares 2nd AINR.

September 2022: Crossroads conditionally designated as Redeveloper via Resolution 249-2022.

March 2023: Settlement Agreement with Stop & Shop reached (land swap & parking relocation).

Background + Process

- July 2023: Public community meeting of conceptual plan.
- November 2023: 2nd public community meeting.
- March 2024: 3rd public community meeting.
- 2024-2025: New Affordable Housing regulations issued. Prospective Developer submits request for inclusion in Housing Element and Fair Share Plan (HEFSP), adopted in June 2025.
- December 2025: 4th public community meeting, including upgrades to stormwater management.
- 2025-2026: Redevelopment Plan drafting process.
- January 2026: Settlement Agreement requiring adoption of implementing zoning by March 15, 2026, pursuant to N.J.S.A. 52:27D- 301(f)(2)(c) (BER-L-000776-25).
- March 2026: 5th public community meeting and planned Introduction of Redevelopment Plan

Plan Overview and Public Benefits

Stormwater Management + Drainage Upgrades

- Significant public stormwater infrastructure upgrades required with NJDEP oversight
- Off-site drainage improvements required
- Redeveloper responsible for:
 - All engineering studies
 - Design and construction of capacity improvements

Plan Overview and Public Benefits

Affordable Housing

- Site subject to two affordable housing settlement agreements
- 72 Credits in Fourth Round Obligation (58% of Settlement requirement)
 - 48 low- and moderate-income units
 - 24 “bonus credits” towards obligation

Plan Overview and Public Benefits

Public Parking Infrastructure

- Minimum 450 public parking spaces
- Supports commercial activity in the Cedar Lane Business District

Circulation & Mobility

- Redeveloper must prepare a Traffic Impact Study
 - Circulation improvements
 - Roadway upgrades
 - Pedestrian safety enhancements
- Required improvements implemented through Redevelopment Agreement

Plan Overview and Public Benefits

Public Open Space

- Plaza and Farmers Market
 - Farmers Market plaza along Garrison Avenue
 - Additional open space along Alma Terrace

Community Space

- Development must provide 1,000 SF+ public indoor community space
- Direct exterior access (no entry through main building required)
- Accessible for public/community use

Plan Overview and Public Benefits

Urban Design, Architecture + Streetscape Requirements

Plan establishes design standards including:

- High-quality building materials
- Architectural articulation
- Parking garage screening
- Fenestration requirements
- Sustainable design elements
- Street trees and landscaping
- Regulated lighting design
- Sidewalks and pedestrian crossings
- Underground or screened utilities

Plan Overview and Public Benefits

Commercial Connectivity

- Strengthens connection between:
 - Stop & Shop supermarket
 - Cedar Lane Business District

Mixed-Use Development Strategy

- Residential Density to Support Local Commerce
 - Increased foot traffic
 - Stronger local business activity
 - Creation of a vibrant mixed-use environment

Plan Overview

Conceptual Design: Site Plan



Plan Overview: Cedar Lane North

Bulk Standards

Lot Area (Min.)	2.5 AC
Front Setback (Min.)	10 FT (from Beverly Rd) 25 FT (Garrison Ave) 100 FT (Windsor Rd) 80 FT (Cedar Ln)
Side Setback (Min.)	3FT (yard may be reduced to 0FT along southern and/or eastern property line)
Rear Setback (Min.)	N/A
Coverage (Max.)	85% (Building) 95% (Improved)
Building Height (Max.)	Garage Structures: 3 Stories/40 FT (elevator/stair at Garrison Ave/Beverly Rd may extend additional 18 FT) All Other Structures: 4 Stories/50 FT
Density (Max.)	96 Units

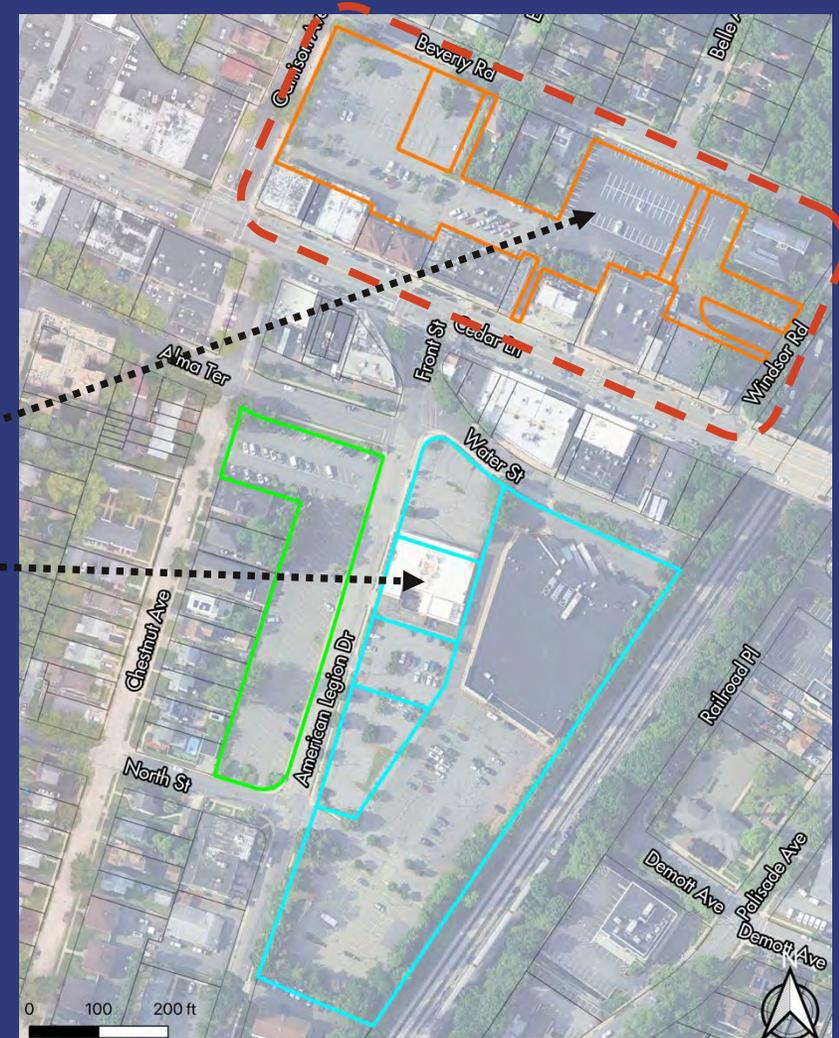
Conceptual Site Plan



Plan Overview: Cedar Lane North

Permitted Uses

- Dwelling, Multifamily
- Public Community Space
- Public Open Space
- Structured Garage Parking (*portion for Township purposes*)
- Ground floor space for the use currently located in the existing Block 707, Lot 2



Plan Overview: Cedar Lane North

Conceptual Design: Beverly Road Frontage



Plan Overview: American Legion East

Bulk Standards

Lot Area (Min.)	1 AC
Front Setback (Min.)	10 FT (any frontage)
Side Setback (Min.)	10 FT (existing supermarket exempt)
Rear Setback (Min.)	10 FT (existing supermarket exempt)
Coverage (Max.)	85% (Building) 95% (Improved)
Building Height (Max.)	6 Stories/72 FT
Density (Max.)	128 Units

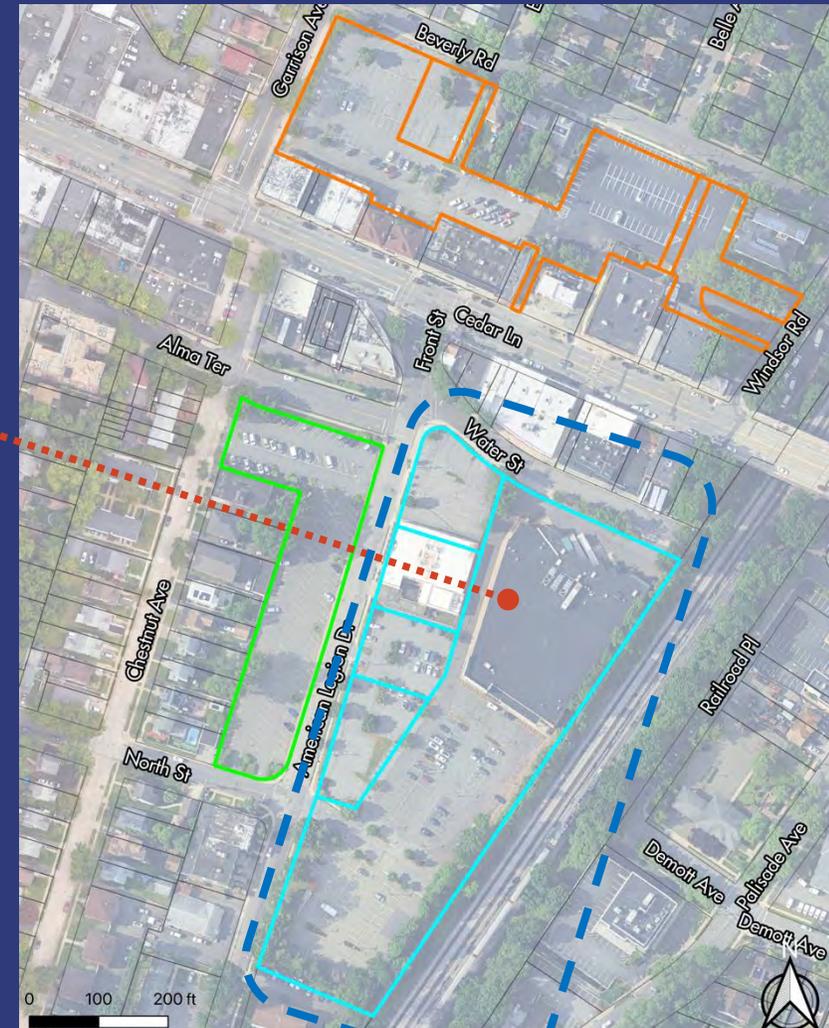
Conceptual Site Plan



Plan Overview: American Legion East

Permitted Uses

- Dwelling, Multifamily
- Public Open Space
- Retail Use, limited to the parcels associated with the existing supermarket
- Surface Parking



Plan Overview: American Legion West

Bulk Standards

Lot Area (Min.)	1.4 AC
Front Setback (Min.)	10 FT (American Legion Dr, 5 FT if sight lines are compliant) 10 FT (Alma Terr) 10 FT (Chestnut Ave) 10 FT (North St, 5 FT if sight lines are compliant)
Side Setback (Min.)	10 FT
Rear Setback (Min.)	10 FT
Coverage (Max.)	85% (Building) 95% (Improved)
Building Height (Max.)	4 Stories/50 FT
Density (Max.)	94 Units

Permitted Uses

- Dwelling, Multifamily
- Public Open Space

Conceptual Site Plan

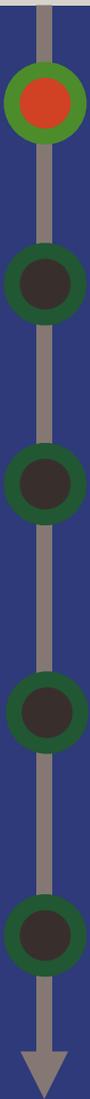


Plan Overview

Other Standards Regulated

- Parking, Driveway + Loading Requirements
- Building + Architectural Design Standards for Residential Development
- Signage
- Municipal Space Standards
- Public Open Space, Streetscape, Landscaping + Lighting Standards
- Utility + Stormwater Standards for New Development
- Access + Circulation Analysis

Next Steps

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- TONIGHT / Week of March 2nd**: Presentation and Introduction of Redevelopment Plan.
 - March 9**: **Planning Board Hearing for Master Plan consistency review.**
 - March 16**: Second reading, public hearing, and adoption of Redevelopment Plan by Council.
 - TBD**: Potential consideration of Redevelopment Agreement and other project documents.
 - TBD**: Potential Site Plan application(s).