



**Township Council**

c/o Township Clerk  
Teaneck, NJ 07666

Meeting: 12/13/22 08:00 PM  
Department: Township Clerk  
Category: Authorize  
DOC ID: 7467

**ORDINANCE (ID # 7467)**

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**Ordinance No. 49-2022 ADOPTING A REDEVELOPMENT PLAN FOR 140 STATE STREET (BLOCK 5004, LOT 1), TOWNSHIP OF TEANECK, NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12A-7 BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #49-2022 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.**

ADOPTING A REDEVELOPMENT PLAN FOR 140 STATE STREET (BLOCK 5004, LOT 1), TOWNSHIP OF TEANECK, NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12A-7

BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #49-2022 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

**HISTORY:**

09/20/22	Township Council	NO ACTION TAKEN	Next: 10/25/22
10/25/22	Township Council	TABLED	Next: 11/22/22
11/22/22	Township Council	INTRODUCED	

TOWNSHIP OF TEANECK  
BERGEN COUNTY, NJ

**ORDINANCE NO. 49-2022 ADOPTING A REDEVELOPMENT PLAN FOR 140 STATE STREET (BLOCK 5004, LOT 1), TOWNSHIP OF TEANECK, NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12A-7 BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TEANECK THAT ORDINANCE #49-2022 PASS UPON SECOND AND FINAL READING AND THAT THE TOWNSHIP CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ADVERTISE THE SAME ACCORDING TO LAW AND TO PROVIDE THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.**

**WHEREAS**, by Resolution No. 33-2022, adopted on January 18, 2022, the Township Council of the Township of Teaneck authorized and directed the Planning Board of the Township of Teaneck to undertake a preliminary investigation to determine whether the area along State Street consisting of portions of Blocks 5001, 3002, 5004 and 5005, as shown on the Tax Map of the Township of Teaneck, may be determined to be non-condemnation areas in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5, which shall not authorize the Township of Teaneck to exercise the power of eminent domain to acquire any property within the delineated area; and

**WHEREAS**, the Planning Board subsequently directed its consulting planners, Phillips Preiss Grygiel Leheny Hughes LLC, to conduct the study; and

**WHEREAS**, said consultants submitted their report, titled *Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street* to the Planning Board; and

**WHEREAS**, a public hearing to determine whether the aforesaid area be designated a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-6 was held by the

Planning Board on June 23, 2022, following the publication of a notice, once each week for two consecutive weeks, the last publication being not less than 10 days prior to the date set for the hearing, in The Record, of the time, date and place of the hearing before the Planning Board, setting forth the general boundaries of the area to be investigated, and stating that a study entitled "*Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street*" prepared by Phillips, Preiss, Grygiel, Leheny, Hughes, LLC and accompanying map, showing the boundaries of the proposed redevelopment area and location of the parcel included therein, along with a statement setting forth the basis for the investigation in accordance with N.J.S.A. 40A:12A-6(b)(1), and supporting documentation, are on file and available for public inspection at the Office of the Township Clerk, during regular business hours; and

**WHEREAS**, at said hearing the Planning Board heard and considered the testimony and the report entitled "*Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street*" prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants; and

**WHEREAS**, following such hearing, the Planning Board voted on June 23, 2022, to recommend to the Township Council the designation of the entire State Street Area as a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Township Council adopted Resolution 211-2022 on July 12, 2022 declaring and determining that entire State Street area., consisting of portions of Blocks 5001, 5002, 5004 & 5005, as shown on the Tax Map of the Township of Teaneck, is a Non-Condensation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Township Council thereafter authorized and directed Phillips Preiss Grygiel Leheny Hughes LLC to prepare a Redevelopment Plan for a portion of the area in question, consisting of Block 5004, Lot 1, as shown on the Tax Map of the Township of Teaneck, and commonly known as 140 State Street, 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.”; and

**WHEREAS**, Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, submitted a proposed Redevelopment Plan for 140 State Street (Block 5004, Lot 1) Township of Teaneck, New Jersey, dated September 2022; and

**WHEREAS**, subject to the review and recommendation of the Planning Board of the Township of Teaneck, the Township Council is desirous of implementing such Proposed Redevelopment Plan for 140 State Street through the adoption of a Redevelopment Plan Ordinance pursuant to N.J.S.A. 40A:12A-7;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Teaneck, Bergen County, New Jersey, as follows:

**SECTION 1.** Findings. The findings set forth in the preamble to this ordinance are hereby incorporated as if fully restated herein.

**SECTION 2.** Adoption of Redevelopment Plan. The Proposed Redevelopment Plan for 140 State Street (Block 5004, Lot 1) Township of Teaneck, New Jersey, prepared on behalf of the Township of Teaneck Planning Board by Phillips Preiss Grygiel Leheny Hughes LLC, Planning & Real Estate Consultants, dated September,

2022, a copy of which is on file in the Office of the Township Clerk and is available for public inspection, is hereby incorporated herein by reference, and the same is hereby adopted as the Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7, for the planning, development, redevelopment, or rehabilitation of the following parcel determined to be in a non-condemnation area in need for redevelopment: 140 State Street (Block 5004, Lot 1) in the Township of Teaneck, Bergen County, New Jersey.

**SECTION 3.** Inconsistency. This Redevelopment Plan shall supersede all applicable provisions of the Development Regulations of the Township of Teaneck regulating development within the redevelopment area addressed by this Redevelopment Plan. In the event of a conflict between the provisions of the Redevelopment Plan and the Development Regulations of the Township of Teaneck, the provisions of the Redevelopment Plan shall govern. In all situations where zoning issues are not specifically addressed in the Redevelopment Plan, the Teaneck Development Regulations shall, however, remain in effect. Final adoption of this Plan by the Township Council of the Township of Teaneck shall constitute an amendment of the Township of Teaneck Zoning Map to designate Block 5004, Lot 1 as being within the redevelopment area governed by the provisions of the Redevelopment Plan.

**SECTION 4.** 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.

**SECTION 5.** Effective date. This ordinance shall take effect immediately following passage and publication as required by law and upon filing with the Planning Board of the County of Bergen.