



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 03/10/26 06:30 PM

Department: Township Clerk

Category: Amend

DOC ID: 9602

ORDINANCE (ID # 9602)

Ordinance No. 22-2026 AMENDING AND SUPPLEMENTING CHAPTER 33 (DEVELOPMENT REGULATIONS) OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF TEANECK TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE TOWN'S AFFORDABLE HOUSING OBLIGATIONS BY ESTABLISHING AN AFFORDABLE HOUSING OVERLAY ZONE DESIGNATED AS THE INCLUSIONARY HOUSING 1 (IH-1) OVERLAY DISTRICT AND MODIFYING THE ZONING MAP" BE IT RESOLVED by the Township of Teaneck that Ordinance #22-2026, passed on first reading and that said Ordinance will be further considered for a public hearing and final adoption thereon at a meeting of the Township Council to be held on March 24, 2026 at 330PM on ZOOM, with login info available at teanecknj.gov under "Agendas & Minutes", on the website calendar, and within the agenda; at which time and place all persons interested therein will be given an opportunity to be heard concerning the same, and that the Township Clerk is hereby authorized to advertise same according to law and to provide the appropriate notices in accordance with law.

AMENDING AND SUPPLEMENTING CHAPTER 33 (DEVELOPMENT REGULATIONS) OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF TEANECK TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE TOWN'S AFFORDABLE HOUSING OBLIGATIONS BY ESTABLISHING AN AFFORDABLE HOUSING OVERLAY ZONE DESIGNATED AS THE INCLUSIONARY HOUSING 1 (IH-1) OVERLAY DISTRICT AND MODIFYING THE ZONING MAP"

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RESULT:	INTRODUCED [5 TO 2]
MOVER:	Mark J. Schwartz, Councilman
SECONDER:	Karen Orgen, Councilwoman
AYES:	Katz, Schwartz, Orgen, Belcher, Gee
NAYS:	Michael S Pagan, Hillary Goldberg

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

ORDINANCE NO. 22-2026 AMENDING AND SUPPLEMENTING CHAPTER 33 (DEVELOPMENT REGULATIONS) OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF TEANECK TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE TOWN'S AFFORDABLE HOUSING OBLIGATIONS BY ESTABLISHING AN AFFORDABLE HOUSING OVERLAY ZONE DESIGNATED AS THE INCLUSIONARY HOUSING 1 (IH-1) OVERLAY DISTRICT AND MODIFYING THE ZONING MAP"
BE IT RESOLVED BY THE TOWNSHIP OF TEANECK THAT ORDINANCE #22-2026, PASSED ON FIRST READING AND THAT SAID ORDINANCE WILL BE FURTHER CONSIDERED FOR A PUBLIC HEARING AND FINAL ADOPTION THEREON AT A MEETING OF THE TOWNSHIP COUNCIL TO BE HELD ON MARCH 24, 2026 AT 330PM ON ZOOM, WITH LOGIN INFO AVAILABLE AT TEANECKNJ.GOV UNDER "AGENDAS & MINUTES", ON THE WEBSITE CALENDAR, AND WITHIN THE AGENDA; AT WHICH TIME AND PLACE ALL PERSONS INTERESTED THEREIN WILL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING THE SAME, AND THAT THE TOWNSHIP CLERK IS HEREBY AUTHORIZED TO ADVERTISE SAME ACCORDING TO LAW AND TO PROVIDE THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.

WHEREAS, the Municipal Land Use Law ("MLUL"), N.J.S.A. 40:55D-1 et seq., authorizes municipalities to adopt and amend zoning ordinances to promote the public health, safety, morals, and general welfare; and

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and the MLUL, the Teaneck Township Planning Board adopted a Housing Element and Fair Share Plan ("HEFSP") on June 16, 2025, to address the Township's Fourth Round constitutional obligation to provide a realistic opportunity for the development of housing affordable to low- and moderate-income families and individuals; and

WHEREAS, page 27 of the HEFSP identifies 827 Teaneck Road as a site which, through rezoning, may contribute toward meeting the Township's Fourth Round prospective need; and

WHEREAS, page 39 of the HEFSP states: "*The Township will make all necessary modifications to this ordinance to comply with any forthcoming Fourth Round requirements as updated regulations and rules are released*"; and

WHEREAS, owner of 827 Teaneck Road (Vision 23, LLC) filed a challenge pursuant to a N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the 4th Round HEFSP on or about August 27, 2025; and

WHEREAS, the Township and Vision 23, LLC have agreed to amicably resolve the issues set forth in FSHC's challenge through a settlement agreement pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24; and

WHEREAS, in order to implement the settlement agreement, the Code of the Township of Teaneck must be amended to allow for overlay zone districts to address the prospective need obligation in accordance with N.J.S.A. 52:27D-304.1(f)(2)(c);

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

SECTION I. The Zoning Map shall be and is hereby amended and supplemented by the addition of the Inclusionary Housing 1 Overlay (IH-1) District, incorporating the following property as shown on the Official Tax Map of the Township of Teaneck into said overlay zone:

827 Teaneck Road (Block 3902, Lot 2.01)

SECTION II. [Attachment 1 <https://ecode360.com/attachment/TE0774/TE0774-033a%20Table%20of%20Zoning%20Map%20Amendments.pdf>](https://ecode360.com/attachment/TE0774/TE0774-033a%20Table%20of%20Zoning%20Map%20Amendments.pdf), “Table of Article V, “Zoning,” of Chapter 33, “Development Regulations” of the Land Use Ordinance of the Township of Teaneck is hereby amended to incorporate the following:

Ord. No.	Adoption Date	Change
22-2026	XX-XX-XXXX	The following block and lots are hereby included within the IH-1 Overlay District Block 3902, Lot 2.01

SECTION III. Section 33-24.32, “Inclusionary Housing 1 Overlay (IH-1) District” of Article V, “Zoning,” of Chapter 33, “Development Regulations” of the Land Use Ordinance of the Township of Teaneck is hereby created to read in its entirety as follows:

- a) **Intent.** The intent of the overlay zone is to permit the development of an inclusionary multifamily residential development in which a certain proportion of the dwelling units are set aside for occupancy by low- and moderate-income households.
- b) **Permitted principal uses.**
 - 1. **Multifamily dwellings.**
 - 2. **The following uses are permitted only on the ground floor of a mixed-use multifamily development:**
 - a. **Art Galleries**
 - b. **Artisan Workshops**
 - c. **Banks**
 - d. **Cafes and Restaurants, excluding drive-through establishments.**
 - e. **Convenience Stores**
 - f. **Health Clubs**
 - g. **Medical Offices**

2. **No accessory structure (e.g. wall, utility structure) shall be permitted within any front yard area.**
3. **All accessory structures shall maintain a minimum setback of 5 FT from all side property lines and not exceed 6 FT in height.**

f) Affordable housing requirements.

1. **Any multi-family residential development shall be subject to the Affordable Housing Ordinance in [Article VI: Affordable Housing unless otherwise stated in this section <https://ecode360.com/13629467>](https://ecode360.com/13629467) except whereas otherwise required in this Section.**
2. **A minimum set-aside of 6 units or 23% shall be provided, whichever is greater, consistent with the Low- and Moderate-Income requirement of the June 16, 2025 Housing Element and Fair Share Plan.**

g) Off-street parking and loading requirements.

1. **Any development shall be subject to § 33-28 <https://ecode360.com/13629335> except otherwise permitted in this Section relating to multifamily.**
2. **A minimum parking ratio of 1.3 spaces per residential unit shall be provided.**
3. **Residential parking spaces may be reduced to a minimum of 9 feet in width and 18 feet in depth. Accessible parking spaces shall comply with the dimensional standards of the Americans with Disabilities Act (ADA).**
4. **Tandem parking spaces may be provided for residential uses, subject to the following conditions:**
 - a. **No more than 25% of total parking spaces shall be tandem (i.e. spaces that are blocked by another car); and**
 - b. **Tandem spaces must be assigned to the same dwelling unit.**
5. **A minimum drive aisle width of 24 feet shall be provided.**
6. **Electric vehicle charging infrastructure shall be provided in accordance with the requirements of P.L. 2021, c.171 and the Electric Vehicle Infrastructure Ordinance in [Chapter 33, Article VII <https://ecode360.com/45535488>](https://ecode360.com/45535488).**

h) Bicycle Parking.

1. **A minimum ratio of one (1) bicycle parking space per two (2) residential units shall be provided.**

i) Design Standards.

1. **Building exteriors should use high-quality materials. The following materials are discouraged: vinyl siding or PVC cladding; plastic panels or glossy composite laminates; exterior insulation finishing systems (EIFS); and faux materials intended to imitate higher-grade finishes.**

2. **The building's ground level should be visually distinguished from upper floors through material changes or other architectural treatments that enhance street-level interest. The top story should also be architecturally differentiated through a mansard roof technique (or something similar) to make it appear less like an additional floor.**
3. **All rooftop mechanical equipment must be screened from public view with architectural enclosures, parapets or screening walls.**
4. **Residential floors must provide a minimum floor-to-floor height of 9 feet.**
5. **Windows viewing into a residential unit is not permitted on the ground level facing Teaneck Road.**
6. **Architectural projections and features are encouraged to add visual interest.**
7. **All new utilities must install electrical conduits and wiring underground.**

j) Signs.

1. **Any development shall be subject to § 33-18(c) except otherwise permitted in this Section.**
2. **Two sign maximum is permitted (one per façade elevation), and may not exceed 25 square feet.**

k) Landscaping Standards.

1. **All front yard parking areas must be screened with landscaping at least four (4) feet in height.**
2. **A planted strip of at least seven (7) feet deep must be installed along the eastern property line as a buffer between any improvements and rear (Golf Court lot line). This area shall include appropriate vegetation of at least 6FT in height at planting.**
3. **Frontage must incorporate greenery and features that enhance the public realm. Acceptable strategies include, but are not limited to: green walls or vertical planting systems; planters or raised beds integrated into the sidewalk zone; landscape beds or climbing vines at the building base.**
4. **Unless otherwise specified below, [Chapter 37: Trees and Shrubs](https://ecode360.com/13627122) <<https://ecode360.com/13627122>> shall apply.**
 - a. **A minimum of one pollution-resistant shade tree shall be planted for every thirty (30) feet of street frontage. Each tree must have a minimum trunk diameter of 2.5 inches at breast height.**

- b. Brick or Belgian block pavers around the perimeter of tree pits are encouraged.**
 - c. Tree irrigation bags must be installed and maintained for a minimum of six (6) months following planting.**
 - d. Incorporating raingardens and/or bioswales within tree pits is encouraged to support stormwater management.**
- l) Lighting Standards.**
- 1. Lighting shall be between 1-3 fc at all sidewalks, parking area and driveways. Lighting shall not exceed .5 fc at any property line.**
 - 2. No exterior light source, including fixtures not mounted on the primary structure, shall be mounted higher than 12 FT measured from the actual grade immediately beneath the light source.**
 - 3. No flashing, laser, searchlight, strobe, tracing, pulsating, or neon exterior lighting is permitted.**
 - 4. All new exterior site and building lighting shall be selected to minimize glare, light trespass, and light pollution, particularly with regards to adjoining residential neighborhoods.**
 - 5. Lighting fixtures shall be selected from the International Dark Sky Association's Fixture Seal of Approval Program, which specifies fixtures that are directionally downcast, full-cutoff, and that have a warm color temperature.**

SECTION IV. All ordinances or parts of ordinances in conflict or inconsistent with any part of this Ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

SECTION V. If any section, provision, or part of provision of this Ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this Ordinance, or any part thereof, other than the part so held unenforceable or invalid.

SECTION VI. This Ordinance shall take effect after passage and publication in the manner provided by law.