



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 10/25/22 08:00 PM
Department: Township Clerk
Category: Authorization
DOC ID: 7494

RESOLUTION 261-2022

**AUTHORIZING PHILLIPS, PREISS, GRYGIEL, LEHENY, HUGHES LLC TO
UNDERTAKE THE PREPARATION OF A PROPOSED REDEVELOPMENT PLAN
WITH RESPECT TO THE REDEVELOPMENT OF BLOCK 705, LOT 4.01 AND
BLOCK 707, LOTS 1-5 AND BLOCK 819, LOTS 1, 14, 16 AND 17 AS SHOWN ON
THE TAX MAP OF THE TOWNSHIP OF TEANECK PURSUANT TO N.J.S.A.
40A:12A-7**

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

261-2022

**AUTHORIZING PHILLIPS, PREISS, GRYGIEL, LEHENY, HUGHES
LLC TO UNDERTAKE THE PREPARATION OF A PROPOSED
REDEVELOPMENT PLAN WITH RESPECT TO THE
REDEVELOPMENT OF BLOCK 705, LOT 4.01 AND BLOCK 707, LOTS
1-5 AND BLOCK 819, LOTS 1, 14, 16 AND 17 AS SHOWN ON THE TAX
MAP OF THE TOWNSHIP OF TEANECK PURSUANT TO N.J.S.A.
40A:12A-7**

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.*, as amended and supplemented (the "Act"), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, by Resolution No. 203-2020, adopted on September 22, 2020, the Township Council authorized Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, having their offices at 33-41 Newark Street, Third Floor, Suite D, Hoboken, N.J. 07030, to undertake professional planning services in connection with the potential redevelopment of properties located along American Legion Drive within the Township of Teaneck, including assisting the Planning Board in an investigation of whether the area is an area in need of redevelopment, the preparation of a redevelopment plan, and the review of various studies respecting traffic, parking, geotechnical factors, environmental impact, fiscal impact, infrastructure impact and other planning considerations in connection with said proposed redevelopment; and

WHEREAS, pursuant to said Resolution 203-2020 the Township and Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants entered into a contract whereby Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants prepared an Area in Need of Redevelopment Report for a cost not to exceed \$20,000.00, the cost of which was funded through an escrow provided by the proposed redeveloper; and

WHEREAS, the Planning Board of the Township of Teaneck undertook a preliminary investigation as to whether the areas commonly known as the American Legion Drive Parking Lot and 719, 713, 699, 689 and 665 American Legion Drive, Teaneck N.J., being also known and designated as Block 705, Lot 4.01 and Block 707, Lots 1-5 as shown on the Tax Map of the Township of Teaneck, bordered by Water Street, Alma Terrace, American Legion Drive and North Street, should be designated as a non-condemnation area in need of redevelopment in accordance with the criteria set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, a public hearing thereon was held by the Planning Board on March 25, 2021, 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 map, showing the boundaries of the proposed redevelopment area and location of the parcels included therein, along with a statement setting forth the basis for the investigation, as well as any supporting documentation, in accordance with N.J.S.A. 40A:12A-6(b)(1), 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 Area in Need of Redevelopment Investigation Report for Block 705, Lot 4.01 and Block 707, Lots 1-5, dated February 2, 2021, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants; and

WHEREAS, following such hearing, the Planning Board voted to recommend to the Township Council the designation of premises commonly known as the American Legion Drive Parking Lot and 719, 713, 699, 689 and 665 American Legion Drive, Teaneck N.J., being also known and designated as Block 705, Lot 4.01 and Block 707, Lots 1-5 as shown on the Tax Map of the Township of Teaneck, bordered by Water Street, Alma Terrace, American Legion Drive and North Street as a non-condemnation area in need of redevelopment; and

WHEREAS, the Township Council adopted a resolution on April 13, 2021 declaring and determining that the American Legion Drive Parking Lot and 719, 713, 699, 689 and 665 American Legion Drive, Teaneck N.J., being also known and designated as Block 705, Lot 4.01 and Block 707, Lots 1-5 as shown on the Tax Map of the Township of Teaneck are a Non-Condemnation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6 (collectively the "American Legion Drive Redevelopment Area");

WHEREAS, by Resolution No. 312-2021, adopted on December 14, 2021, 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 areas identified as Block 819, Lots 1 (408 Beverly Road), 14 (824 Windsor Road), 16 (Beverly Road), 17 (821 Garrison Ave) each in 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 and 40A:12A-6, 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, a public hearing thereon was held by the Planning Board on April 14, 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 an Area In Need of Redevelopment Investigation ("Area in Need Study") prepared by Keenan Hughes, AICP, PP from Phillips Preiss Grygiel Leheny Hughes LLC. dated March, 2022 and accompanying map, showing the boundaries of the proposed

redevelopment area and location of the parcels 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 Area in Need Study following which the Planning Board voted on April 14, 2022 to recommend to the Township Council the designation of areas identified as Block 819, Lots 1 (408 Beverly Road), 14 (824 Windsor Road), 16 (Beverly Road), 17 (821 Garrison Ave) , Teaneck, N.J., as non-condemnation areas in need of redevelopment; and

WHEREAS, the Township Council adopted Resolution 148-2022 on May 31, 2022 declaring and determining the areas identified as Block 819, Lots 1 (408 Beverly Road), 14 (824 Windsor Road), 16 (Beverly Road), 17 (821 Garrison Ave), Teaneck, N.J., are a Non-Condensation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6 (collectively the "Beverly Road Redevelopment Area");

WHEREAS, by Resolution No. 88-2021 adopted April 13, 2021, the Township Council authorized Phillips Preiss Grygiel Leheny Hughes LLC, to undertake the preparation of a proposed redevelopment plan with respect to the American Legion Drive Redevelopment Area;

WHEREAS, the Township Council desires to amend the prior authorization to include the Beverly Road Redevelopment Area within a proposed redevelopment plan;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, that Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, are hereby authorized to undertake the preparation of a proposed redevelopment plan with respect to the redevelopment of the properties commonly known as the American Legion Drive Parking Lot and 719, 713, 699, 689 and 665 American Legion Drive, Teaneck N.J., being also known and designated as Block 705, Lot 4.01 and Block 707, Lots 1-5, and Block 819, Lots 1, 14, 16 and 17 as shown on the Tax Map of the Township of Teaneck pursuant to N.J.S.A. 40A:12A-7, and the review of various studies respecting traffic, parking, geotechnical factors, environmental impact, fiscal impact, infrastructure impact and other planning considerations in connection with said proposed redevelopment, for an additional cost not to exceed \$20,000.00, subject to the proposed developer posting an additional cash escrow in an amount to cover the cost thereof.