

143 State Street Redevelopment Plan
Block 5002, Lot 26

Prepared For:



Township of Teaneck
818 Teaneck Rd.
Teaneck NJ, 07666

Prepared By:



Topology, LLC
60 Union Street, 1st Floor
Newark, NJ 07105

Adoption Date: January 6, 2026
Ordinance Number 42-2025

Acknowledgements

Mayor

Mark J. Schwartz

Township Administrator

Jaclyn Hashmat

Township Council

Denise Belcher, Deputy Mayor
Danielle Gee
Hillary Goldberg
Elie Y. Katz
Karen Orgen, Deputy Mayor
Michael Pagan

Township Clerk

Doug Ruccione

Planning Board

Mayor's Representative, Darryl Greene
Deputy Police Chief Seth Kriegel
Deputy Mayor Denise Belcher
Lucria Ortiz
Yitz Stern
Joseph Bodner
Howard Thompson
Duane Harley
Christopher Brown, Chair
Yehuda Kohn
Alan Sohn
Shaun Evans

Township Attorney

Scott Salmon, Esq.

Planning Board Secretary

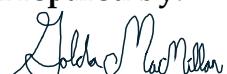
Rosiland Mclean

Planning Board Attorney

Nylema Nabbie, Esq.

Redevelopment Counsel

Michael Ash, Esq.

Prepared by:

Golda MacMillan, AICP/PP
Planner License No. 639400

Julian Wexer, Planner

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12

Table of Contents

Section 1: Introduction and Plan Requirements	3
Section 2: Relationship to Other Plans.....	6
Section 3: Existing Conditions	9
Section 4: Land Use, Building and Design Requirements	12
A. Concept Plan	12
B. Permitted Principal Uses	13
C. Accessory Uses	13
D. Area, Bulk + Density Requirements	14
E. Affordable Housing Requirements	14
F. Parking and Loading Requirements	15
G. Signage Requirements	16
H. Building Design Standards	16
I. Street Tree and Landscaping Standards	19
J. Lighting Standards.	20
K. Sidewalks Standards	21
L. Utilities Standards	21
Section 5: Administration	22
Appendix A: Council Resolution Adopting “Area in Need” Study	
Appendix B: Definitions	

Section 1: Introduction and Plan Requirements

A. Plan Goal

The goal of this Redevelopment Plan is to provide a planning and policy framework for the redevelopment of 143 State Street in the Township of Teaneck through the adoption of a potential program for development according to the provisions of the Local Redevelopment and Housing Law ("LRHL"). Furthermore, this Redevelopment Plan permits the Mayor and Council to engage with property owners and/or prospective redevelopers of the properties in a manner which encourages and promotes the economic well-being and overall health, safety, and welfare of the Township of Teaneck.

B. Key Plan Outcomes

Key outcomes of this redevelopment plan include:

- Transform a key intersection, where the current land use is a blighted gas station, mixed-use site for multifamily and retail.
- Support housing diversity by the inclusion of affordable housing.
- Activate the streetscape with retail spaces and street trees for a more engaging pedestrian experience.
- Improve traffic circulation and pedestrian safety by relocating curb cuts near the Queen Anne Road and State Street intersection to.
- Upgrade existing sidewalks to enhance walkability and accessibility.
- Design a visually appealing building that complements the surrounding State Street neighborhood.

C. Plan Authorization

The Township of Teaneck has determined that the use of redevelopment powers granted to municipalities under the LRHL (N.J.S.A. 40A-12A-1, et seq.) would be the most effective to revitalize the parcel contained in the Redevelopment Area. The property within the Redevelopment Area was designated as a non-condemnation "Area In Need of Redevelopment" under Resolution #211-2022, adopted on June 23, 2022 (see [Appendix A](#)). Municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions.

Pursuant to the Area in Need of Redevelopment Study, the redevelopment designation does not allow the use of condemnation powers under redevelopment but does allow for long-term tax incentives.

D. Required Plan Components and Relationship to Municipal Ordinance

The LRHL identifies required components to be included in a redevelopment plan. In accordance with [N.J.S.A 40A:12A-7a](#), the redevelopment plan must include an outline for the planning, development, redevelopment or rehabilitation of a project area which is sufficient to indicate:

1. *Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.*
2. *Proposed land uses and building requirements in the project area.*
3. *Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.*
4. *An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.*
5. *Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).*
6. *As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.*
7. *A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the*

"Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

8. *Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.*

In accordance with N.J.S.A. 40A:12A-7c, the Redevelopment Plan shall describe its relationship to pertinent municipal development regulations. This Redevelopment Plan shall supersede the existing zoning district to the existing standards set forth in the Land Development Ordinance and/or Zoning Ordinance of the Municipal Code. Any standard, definition, or regulation in the Municipal Code that is not specifically addressed by a standard, definition, or regulation in this Redevelopment Plan shall apply as part of this Redevelopment Plan.

Section 2: Relationship to Other Plans

Pursuant to the LRHL, *“all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan”* (N.J.S.A 40A:12A-7(d)). As well, the redevelopment plan must address *“any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan”* (N.J.S.A 40A:12A-7(a)(5)). This Plan is also consistent with the following plans:

1. **Housing Element and Fair Share Plan Round Four ([June 17, 2025](#))**

The Township of Teaneck has adopted its Fourth Round Housing Element (“Housing Plan”) on June 16, 2025. Relevant sections of the Housing Plan pertaining to the Redevelopment Area include citing the project as producing 9 Low- and Moderate-Income units with 4.5 “bonus credits” (Page 29). As such, the project shall produce at least 13.5 credits towards the Township’s Fourth Round obligation. Furthermore, the HEFSP states *“The Township commits to a Redevelopment Plan and/or rezoning to permit the residential affordable housing”* (Page 35).

2. **Master Plan for the Township of Teaneck ([January 2025](#))**

The Township of Teaneck adopted a new Master Plan in 2025. Relevant sections of the Master Plan pertaining to the Redevelopment Area are as follows:

“Multi-unit development has occurred at the periphery of existing neighborhoods... and along other major corridors such as Teaneck Road and Queen Anne Road in the State Street area.” (Page 31).

“The State Street Impact Study was prepared in 2019 and presented to the public regarding several approved and potential developments along State Street at the time, including some land within the State Street redevelopment area. The report found that development as specified along State Street would have minimal or no adverse impacts. The Township Engineer had reported that there would be sufficient water supply to meet demand, that stormwater runoff would be managed through adherence to regulations, that there were no capacity issues for electricity and gas, and that solid waste for new developments should be handled by private haulers. The Department of Public Works anticipated additional wear and tear on public roads, but with no significant impacts. No sensitive environmental features were identified for the corridor, most sites were previously disturbed, and any contaminated land would be remediated. The fiscal impact of the specified developments was net positive for both schools and

the municipal budget. In terms of public safety, the Fire Department recommends providing access along the rear for new projects and meeting higher safety standards for new buildings. Despite the potential for increases in ambulance calls, no problems were anticipated. There was concern related to increasing police staffing. Visual impacts were left unaddressed in the State Street Impact Study. Much of the State Street redevelopment area remains without an adopted redevelopment plan.” (Page 41-42).

“Any revitalization efforts should encourage development and revitalization that fits into the following broad identities: Mix of commercial, office, medical, and residential...State Street redevelopment area.” (Page 64).

“Allow for development within the State Street redevelopment area to be similar to the uses and overall bulk that is recommended to be permitted in the adjacent business districts of Teaneck Road and/or West Englewood/The Plaza.” (Page 74).

“Pedestrian/bicycle priority areas: State Street (Township), between Queen Anne Road (Township) and Teaneck Road (County). Queen Anne Road (Township), between State Street (Township) and Englewood Avenue (Township).” (Page 107).

This Redevelopment Plan is a direct response to the specific goals and requirements as outlined in the 2025 Master Plan. As such, this Plan is consistent with the Township Master Plan.

3. Bergen County Master Plan ([2023](#))

The County Master Plan discusses land use, housing, economic vitality, transportation/mobility, and other relevant goals and objectives. This Redevelopment Plan aims to create housing, economic development, streetscape improvements, and future growth within the County. The following goals are advanced within the County’s Master Plan:

- Land Use + Housing Goal 4: Encourage a wide variety of housing types, range of densities, and price points
 - *Objective 4.1: Encourage municipalities to welcome more mixed-use projects*
- Economic Vitality Goal 2: Encourage redevelopment and revitalization of underutilized sites
 - *Objective 2.1: Incentivize redevelopment*

This Redevelopment Plan envisions new quality housing products with the intention of incorporating inclusionary housing, as well as

incentivizes redevelopment of underutilized property in favor of new development with public incentive giveback. As such, this Plan is consistent with the Bergen County Master Plan.

4. Adjacent Municipalities

There are 7 contiguous municipalities to the Township of Teaneck: Hackensack, Bogota, Ridgefield Park, Leonia, Englewood, Bergenfield, and Tenafly. The Redevelopment Area is approximately 2,000 feet away from any municipal border. No significant relationship was identified between the Redevelopment Plan and the Master Plan of these contiguous municipalities.

5. State Development and Redevelopment Plan ([2001](#) – New Plan Underway)

The Redevelopment Area is located within Planning Area 1 (PA-1), which is envisioned for much of the State's future redevelopment. This Redevelopment Plan will advance encouragement of redevelopment. (Page 182, 187-194).

Section 3: Existing Conditions

A. Map of Redevelopment Area Context

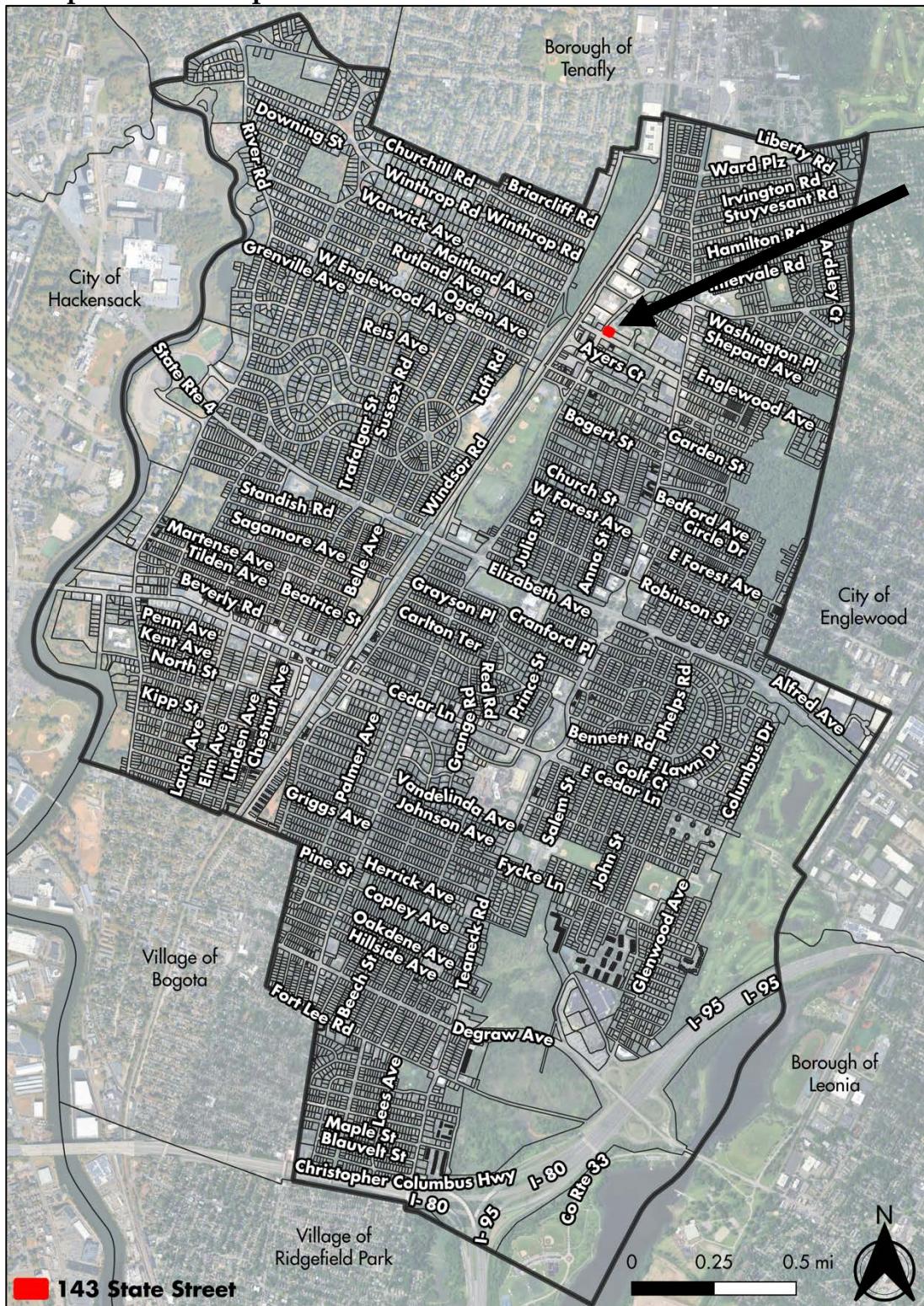


Figure 1: Study Map of Teaneck and the Redevelopment Area

B. Redevelopment Background and History

The subject property is currently occupied by Auto Kraft & Glass, with frontage at the corner of Queen Anne Road and State Street. The single-story commercial building was previously occupied by Novus Windshield Repair & Replacement, accompanied by haphazardly organized surface parking without any buffer from the sidewalk. There is no interior landscaping, curbs, striping, or lighting on the property. This auto-oriented design appears to have changed little since at least the 1950s, as suggested by historical aerial images.

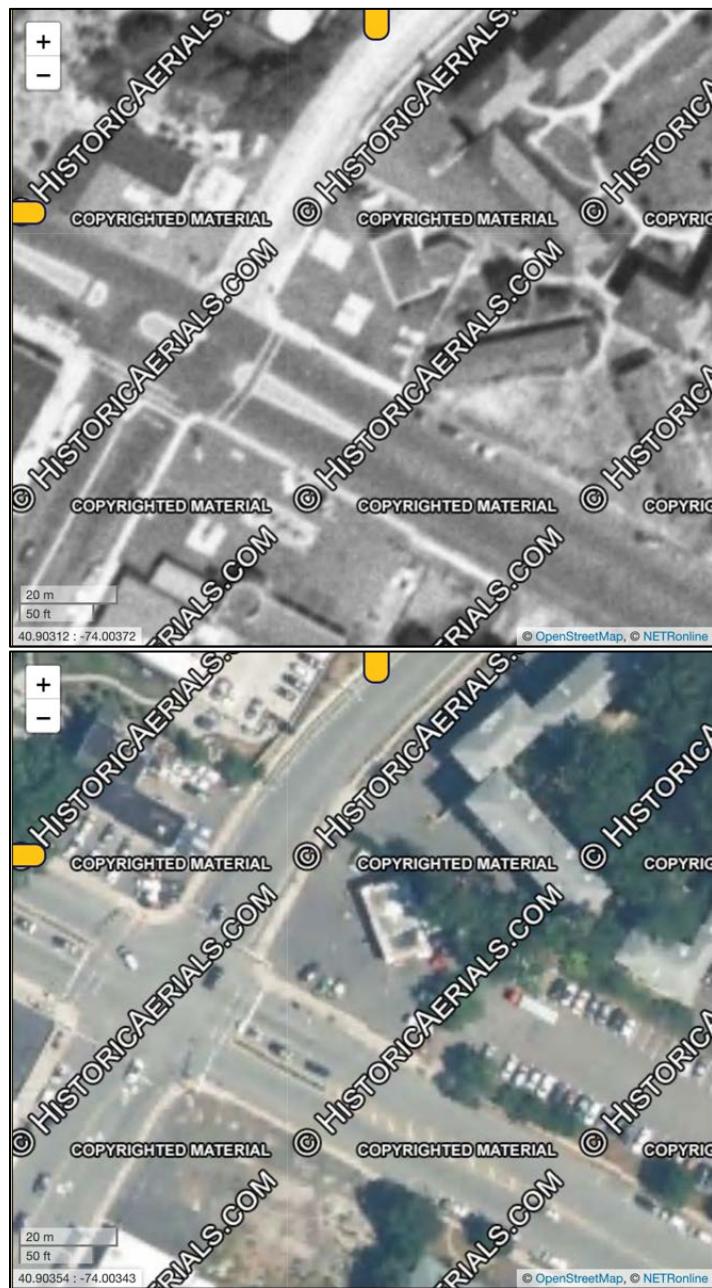


Figure 2: Aerial Imagery of Site from 1953 (Top) and 2022 (Bottom)

C. Existing Zoning

The property within the Redevelopment Area is in the B-1 Business - Retail District. Permitted uses include retail sales of goods and services, offices, financial institutions and business schools, cabarets and restaurants, including fast-food restaurants. A link to the Zoning Ordinance can be found online: <https://ecode360.com/13628370>

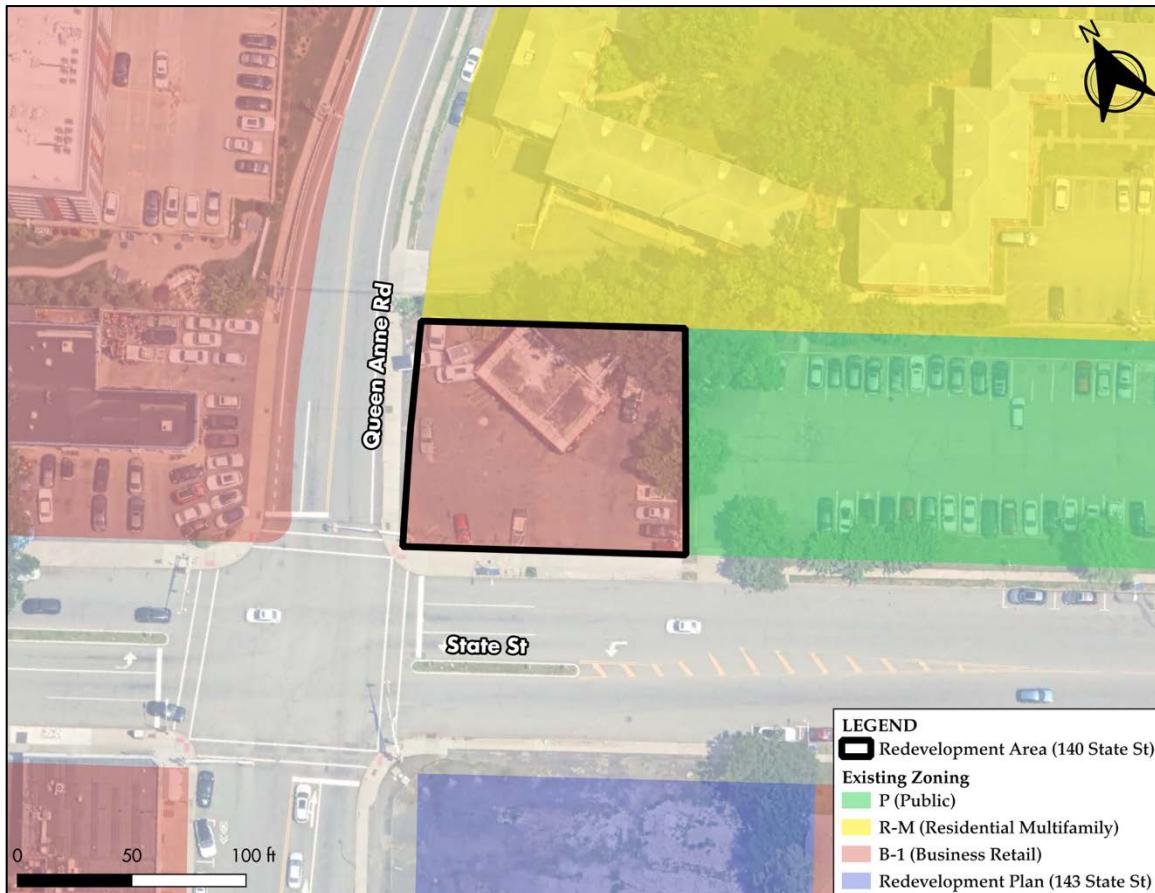


Figure 3: Map of Redevelopment Plan Area and Existing Zoning

D. Property Restrictions - Easements

The Redeveloper(s) will be responsible for identifying, maintaining, and relocating, if necessary, any existing easements.

E. Property Restrictions - Contamination

At this time, the Township of Teaneck makes no representations as to the presence of environmental contamination on any parcel within the Redevelopment Area. The Redeveloper(s) will be responsible for investigating and remediating any possible contaminations on parcels they seek to redevelop.

Section 4: Land Use, Building and Design Requirements

A. Concept Plan

(Illustration below are conceptual in nature only):



Figure 4: Rendering of Site from corner of Queen Anne Rd and State St



Figure 5: Elevation from Queen Anne Rd (Left) and State St (Right)

B. Permitted Principal Uses

1. Multifamily Dwellings
2. The following uses are permitted only on the ground floor of a mixed-use multifamily development. Where grade changes occur, these uses may be located on the second floor with mezzanine or direct ground-level access:
 - 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
 - h. Office
 - i. Pharmacies
 - j. Retail Sales, except as specifically prohibited in [§ 33-26](#).

C. Accessory Uses

1. Permitted Uses
 - a. Off-street parking facilities, including below-grade parking or at-grade parking.
 - b. Lobbies, mail rooms, and common spaces serving residential units.
 - c. Rooftop amenity decks.
 - d. Utility and service rooms.
 - e. Any other uses determined to be customary or incidental to the permitted principal uses.
2. Bulk Standards
 - a. No accessory structure shall be permitted within any front yard area.
 - b. All accessory structures shall maintain a minimum setback of 5 FT from all side property lines and not exceed 15 FT in height.

D. Area, Bulk + Density Requirements

Standard	Requirement
Lot Area (Min.)	12,000 SF
Lot Width (Min.)	100 FT
Front Setback (Min.)	0 FT
Side Setback (Min.) - North	5 FT
Side Setback (Min.) - East	5 FT
Building Coverage (Max.)	93%*
Impervious Coverage (Max.)	93%*
Building Height (Max.)**	6 Stories / 67 FT
Density (Max.)	41 Units

**The development shall incorporate green infrastructure of at least 2,200 SF coverage to assist with stormwater management and site drainage. Acceptable strategies include green roof infrastructure such as sedum trays / stormwater detention or retention systems.*

***Due to the grade change of the site, building height shall be calculated by taking the average elevation of the existing grade at the four corners of the building, subtracted from the peak roofline elevation. The following elements are exempt from the building height calculation: appurtenances necessary for elevator bulkheads or stair access; and mechanical equipment mounted on the roof.*

E. Affordable Housing Requirements

1. Any multi-family residential development, including the residential portion of a mixed-use project, shall be subject to the Affordable Housing Ordinance in [Article VI: Affordable Housing](#). Nonresidential development fees shall also apply.
2. A minimum set-aside of nine (9) units shall be provided, consistent with the Low- and Moderate-Income requirement of the June 16, 2025 Housing Element and Fair Share Plan.

F. Parking and Loading Requirements

1. Vehicle Parking and Circulation Standards.
 - a. A minimum parking ratio of 1.2 spaces per residential unit shall be provided.
 - b. Retail, service, restaurant, or café spaces shall be exempt from parking requirements, recognizing the site's location within the Queen Anne Road commercial corridor and the availability of on-street parking.
 - c. Parking spaces shall measure a minimum of 9 feet in width and 18 feet in depth. Compact parking spaces may be permitted at a minimum of 8 feet in width and 18 feet in depth, provided that no more than 35% of all parking spaces are designated as compact.
 - d. Tandem parking spaces may be provided for residential uses, subject to the following conditions:
 - e. No more than 15% of total parking spaces shall be tandem; and
 - a. Tandem spaces must be assigned to the same dwelling unit.
 - f. Accessible parking spaces shall comply with the dimensional standards of the Americans with Disabilities Act (ADA).
 - g. 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](#).
 - h. A minimum drive aisle width of 24 feet shall be provided.
 - i. Each street frontage shall be limited to no more than one (1) curb cut.
 - j. Given the garage slope changes, Applicants shall provide vehicle turning templates, including those for emergency service vehicles, as part of the site plan submission. These templates shall be reviewed to confirm adequate turning radii and safe circulation throughout the garage.
2. Bicycle Parking Standards.
 - a. A minimum ratio of one (1) bicycle parking space per five (5) residential units shall be provided.
 - b. Bicycle parking shall be provided within a secure, locked area located inside the building or parking garage. Bicycle parking areas shall include securely anchored racks designed to allow the bicycle frame and at least one wheel to be locked.
 - c. A minimum of 15 square feet of floor area per bicycle space shall be allocated to ensure adequate maneuvering room around handlebars and pedals.
 - d. One (1) visitor bicycle rack shall also be provided within 50 feet of the primary pedestrian building entrance.

3. Loading Standards.

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

G. Signage Requirements

1. Signage shall be permitted for building identification purposes, conforming to the Township signage standards in Ordinance § [33-18.c](#) (where residential signage shall be required to follow the business sign requirements), except that the following standards which differ from those regulations shall apply to this redevelopment plan:
 - a. Two wall signs shall be permitted on the State Street façade, one each for the commercial and residential lobby entrances.
 - b. The top of an awning or canopy shall be no higher than 13.5 feet above grade. Awning or canopy materials may be any building material complimentary to the building.

H. Building Design Standards

1. Permitted Primary Building Materials.
 - a. Fiber cement paneling
 - b. Wood or composite wood paneling
 - c. Masonry materials, including brick or stone
 - d. Aluminum or metal panels
 - e. Glass windows with clear or low-emissivity glazing
 - f. High-quality steel or iron detailing (e.g. balcony railings, trim, canopies)
2. Prohibited Building Materials.
 - a. Vinyl siding or PVC cladding
 - b. Plastic panels or composite laminates with glossy finishes
 - c. Exterior insulation finishing systems (EIFS)
 - d. Simulated or faux materials intended to imitate higher-quality finishes (e.g. faux brick, faux stone veneer)

3. Required Garage Screening.

- a. Garage openings facing the public right-of-way shall be designed with a high-quality material such as a metal or decorative grille.
- b. Unless explicitly permitted in this Redevelopment Plan, R-MO3 standards enumerated within [§ 33-18\(e\)\(3\)g](#) shall apply to the Redevelopment Area.

4. Required Roof Utility Screening.

- a. Any rooftop mechanical equipment shall be screened from view using architectural enclosures or parapets.
- b. Screening materials shall match or complement the building façade.

5. Required Massing Control.

- a. To reduce visual massing, for buildings exceeding 100 feet in length along State Street, the façade shall be broken into distinct visual segments through the use of a courtyard, recess, or U-shaped massing configuration above the first floor. A rooftop deck may be incorporated within this space.
- b. The Planning Board may consider alternative façade modulation strategies in lieu of a U-shaped form if the applicant demonstrates that such design achieves comparable visual and spatial relief.

6. Articulation and Application of Materials.

- a. The material palette, level of detail, and architectural style should generally be the same on all street-facing building facades.
- b. Within the chosen primary materials, variation in color, texture, and/or pattern may be employed to create further distinctions.
- c. Vertical Articulation: Any street-facing facade shall be divided into distinct sections in order to create variety along the street. The following techniques should be applied:
 - d. Awnings or canopies shall be permitted over ground floor entrances.
 - e. Differentiation between vertical components, as follows:
 - i. Materials
 - ii. Masonry details
 - iii. Color changes
 - iv. Fenestration changes
 - v. Inclusion of pre-cast or masonry details to the base

- vi. Decorative gutters, downspouts and scuppers
- f. Changes in materials, color, texture, or pattern that occur across a vertical line should be extended around corners and extensions to a logical vertical break in plane, in order to avoid a “pasted on” appearance.
- g. Horizontal Articulation:
 - i. Generally, all buildings shall incorporate elements that divide façade planes and create a visual play of light and shadow. Long, uninterrupted horizontal façades are prohibited.
 - ii. Horizontal rhythm may be created using the following design elements:
 - 1. Building projections
 - 2. Stepbacks
 - 3. Uniformity and/or variety in fenestration patterns.
 - 4. A bay window
 - 5. A change in building materials that correspond to a change in the façade plane
 - 6. Differentiated lighting fixtures or similar architectural elements
 - 7. Landscape features such as trellises, trees, or other landscape features
 - 8. Shifting façade planes
 - iii. Rooflines shall be modulated with the remainder of the façade and can be used as an effective horizontal rhythm technique. For flat roofs or façades with a horizontal eave, fascia, or parapet, the roofline shall correspond with the modulation of the primary façade.
 - iv. 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.
- 7. Floor to Ceiling Heights.
 - a. Commercial spaces shall provide a minimum floor-to-floor height of twelve (12) feet.
 - b. Residential spaces shall provide a minimum floor-to-floor height of ten (10) feet.

8. Fenestration.

- a. Street-level façades serving lobby or commercial uses shall provide a high proportion of transparent glazing, totaling between fifty percent (50%) and seventy-five percent (75%) of the façade area. Garage entrances and façade areas associated with parking access are exempt from this glazing requirement; however, such areas shall comply with the garage screening and design standards set forth in this plan.
- b. Storefront windows shall remain clear and unobstructed by merchandise displays, window coverings, or interior installations that block visibility into the business. Interior window treatments shall allow for at least partial transparency during business hours.
- c. Residential façades located on upper floors shall incorporate a minimum of thirty percent (30%) glazing per story, measured individually by floor level. Window placement should emphasize rhythm, proportion, and alignment consistent with overall building design.

9. Rooftop Decks.

- a. Access to terraces shall be limited to tenants and their visitors.
- b. Decks shall be designed in an attractive manner that will not detract from adjacent uses and will prevent nuisance and safety issues. Design of the rooftop must utilize all reasonable efforts to minimize the effect of noise and light on adjacent properties and the street.
- c. Planters, trellises, or green screens along deck perimeters is required.
- d. No lighting shall be placed more than 12 FT above the terrace. Lights must be turned off when roof deck is not in use.
- e. There shall be at no time permitted any television or video or electric screens or displays and no live entertainment, music, speakers, or public address system shall be permitted on the rooftop. The terraces must be maintained as a quiet, relaxed environment.
- f. Decks shall be utilized between the hours of 7:00 am and 10:00 pm.

I. Street Tree and Landscaping Standards

1. Street Tree Standards.

- a. A minimum of 3 pollution resistant shade trees shall be planted along State Street frontage, spaced at regular intervals of 30 FT. Trees shall be a minimum of 2.5 inches in diameter at breast height.
- b. A minimum of 2 pollution resistant shade trees shall be planted along Anne Anne Road frontage, spaced at regular intervals of 30 FT. Trees shall be a minimum of 2.5 inches in diameter at breast height.

- c. Brick or Belgian block pavers at the perimeter of tree pits are encouraged.
- d. Raingardens and/or bioswales in tree pits are encouraged.
- e. Tree irrigation bags must be installed and maintained for at least 6 months after planting.
- f. Unless otherwise specified, [Chapter 37: Trees and Shrubs](#) shall apply.
- g. Specific parameters of long-term street tree maintenance may be addressed within Redevelopment Agreement(s).

2. Landscaping Standards.
 - a. A planted strip of at least five (5) feet in depth shall be provided between the building façade and the side yard setback area.
 - b. The State Street Road frontage shall incorporate greenery and visual interest along the public realm. Acceptable techniques may include, but are not limited to:
 - i. Green walls or vertical planting systems
 - ii. Planters or raised beds integrated into the sidewalk zone
 - iii. Landscape beds or vines at the building base

J. Lighting Standards.

1. Lighting shall be between 1-3 fc at all sidewalks, parking area and driveways.
2. Lighting shall not exceed .5 fc at any property line.
3. 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.
4. No flashing, laser, searchlight, strobe, tracing, pulsating, or neon exterior lighting is permitted.
5. 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.
6. 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.

K. Sidewalks Standards

1. A public sidewalk shall be provided along every street which borders the property.
2. A dedicated pedestrian zone along any public sidewalk shall be provided and will have a minimum unobstructed width of 6 FT within the public right-of-way, and a 2-foot grass strip between the sidewalk and the roadway.
3. Tactile pavers shall be installed to the same standards required by ADA at the base of public sidewalk curb ramps.
4. Where pedestrian pathways cross vehicular aisles or driveways, crosswalks shall be provided with textured pavement, pavers, or raised pavement with adequate striping.
5. Unless otherwise specified, [Chapter 32: Streets and Sidewalks](#) shall apply.

L. Utilities Standards

1. Utilities (e.g. transformers, generators, meters, hot boxes, HVAC etc.) shall be placed within the footprint of the building. Utility distribution supply lines and service connections shall be underground where permitted by local utility.
2. All buildings shall provide an interior refuse area sufficient to accommodate all trash and recycling generated on-site between collections.
3. Stormwater management shall comply with [Chapter 38: Stormwater Control](#).

Section 5: Administration

- A. Validity of Plan:** If any section, subsection, paragraph, division, subdivision, clause, or provision of this Plan shall be deemed by a court of competent jurisdiction to be invalid, such part(s) shall be severed and the invalidity thereby shall not affect, impair, or invalidate the remainder of the Plan.
- B. Computations:** When a numerical calculation of zoning standards for a particular Lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.
- C. Other Actions by the Township of Teaneck in Furtherance of the Plan:** Other actions may be taken by the Township of Teaneck in its sole discretion, to further the goals of the Plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service new development and vacation of public utility easements and other easements and rights-of-way as may be necessary for redevelopment. The costs for such actions shall be borne by the designated redeveloper(s).
- D. Municipal Designation – Redevelopment Agreement:**

Usage of the word “Developer”: Anytime the word “developer” is utilized in this Redevelopment Plan, the same shall mean the redeveloper or redeveloper(s) that are designated by the Municipal Council in accordance with this Redevelopment Plan and the LRHL.

Standing before Planning Board: Only redevelopers designated by the Township Council by resolution of the Municipal Council and having executed a Redevelopment Agreement with the Township Council may proceed to implement the redevelopment projects set forth in this Redevelopment Plan before the Planning Board.

In order to assure that the vision of this Redevelopment Plan will be successfully implemented in an effective, comprehensive, and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Municipal Council, will select the redeveloper(s) in all areas governed by this Redevelopment Plan. Any party not specifically designated as the “redeveloper” as set forth above shall not have the standing to proceed before the Planning Board for site plan approval.

E. Procedural Standards for Redeveloper Applications: All designated redeveloper(s) will be required to execute a Redevelopment Agreement satisfactory to and authorized by the Municipal Council. The procedural standards described here will guide redeveloper selection. The Municipal Council, acting as the Redevelopment Entity may, at any time, entertain unsolicited proposal(s) from a prospective redeveloper(s) for redevelopment of one or more parcels.

The selection process will likely include the submission of some or all of the following materials, at the discretion of Municipal Council:

1. Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, land uses, parking, traffic circulation, flood mitigation, landscaping, open space, construction schedule, including estimated pre-construction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Redevelopment Plan.
2. Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment includes but is not limited to: type of company or partnership, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, financing plan, and financial profile of the redeveloper entity and its parent, if applicable.
3. Required escrows to the Township of Teaneck.
4. Additional submission materials may be requested as deemed appropriate to the particular project sites.

F. Approval Process: Upon designation by the Municipal Council as a Redeveloper, all development applications shall be submitted to the Planning Board through the site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by the Municipal Council as a redeveloper(s) and a Redevelopment Agreement has not been fully executed.

All projects within the Redevelopment Area shall require site plan or subdivision approval by the Planning Board in the normal course. The Planning Board may request additional reasonable analyses and information as is required to make a decision. All submissions shall meet design standards enumerated in this Redevelopment Plan and indicate any deviations from this Redevelopment Plan.

G. Deviations: The Planning Board may grant deviations from the regulations contained within this Plan where, by reason for exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting 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 Plan would be advanced by a deviation from the strict requirements of this Redevelopment 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 of the intent and purpose of this Redevelopment Plan. 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 NJSA 40:55D-12.

a. and b. Notwithstanding the above, any changes to the uses permitted in this Redevelopment Area, or any other deviation requiring a "d" variance shall be permitted only by means of an amendment of the Redevelopment Plan by the Municipal Council.

H. Approvals by Other Agencies: The redeveloper shall be required to provide the Township of Teaneck with copies of all permit applications made to federal, state, and county agencies upon filing such applications, as will be required by the Redevelopment Agreement to be executed between the redeveloper and the Township of Teaneck.

I. Severability: The provisions of this Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Plan and implementing Ordinance shall remain in full force and effect.

- J. 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.
- K. Non-Discrimination Provisions:** No covenant, lease, conveyance or other instrument shall be effected or executed by the Township of Teaneck or by a developer or any of their successors or assignees, whereby land within the Area is restricted by the Township of Teaneck, or the developer, upon the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land in perpetuity, 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 Area on the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender.
- L. Redevelopment Actions:** The Township of Teaneck shall have such powers and duties as set forth in the LRHL and as may be conferred by this Plan, including, but not limited to, the authority to acquire real property without eminent domain, to relocate residents and businesses, to designate redevelopers, to establish clear terms and conditions for redevelopment through the negotiation, execution, and administration of redevelopment agreements, and to do such other things as permitted by law.
- M. Relocation Requirements:** Implementation of this Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Township of Teaneck will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.
- N. Escrows:** At a minimum, the Redevelopment Agreement shall provide that the redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the Township of Teaneck and the professional consultants retained by the Township of Teaneck to negotiate the Redevelopment Agreement, undertake any studies in connection with the project, review the proposed redevelopment project and advise the Township of Teaneck on any and all aspects of the redevelopment process and as otherwise set forth in the Redevelopment Agreement.

O. Infrastructure: The redeveloper, at the redeveloper's cost and expense, shall provide all reasonably necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades to traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project or required due to the impacts of the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on- and off-site traffic controls and road improvements for the project or required due to the impacts of the project.

P. Procedures for Amending the Plan: This Plan may be amended from time to time upon compliance with the requirements of state law. A request for same may be submitted to the Municipal Council. The Township of Teaneck reserves the right to amend this plan. The Township of Teaneck, at its sole discretion, may require an escrow deposit from the party requesting the amendments, so that the Township of Teaneck may prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals as may be required by the Township of Teaneck.

Q. Redevelopment Plan Duration: The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restriction with respect thereto shall be in effect until such time as the purpose of the Plan has been satisfied and the designated Redevelopment Area's need for redevelopment has been substantially alleviated.

R. Certificates of Completion: Upon final inspection and issuance of a certificate of occupancy by the construction official for all buildings and the release of all performance and maintenance bonds for improvements by the Township of Teaneck, the redeveloper may apply to the Township of Teaneck for issuance of a certificate of completion, which will release the redeveloper from any further obligation under the redevelopment agreement for that project.

S. Land Use Map Amendments: The adoption of this Plan or any amendments thereto shall automatically allow for any necessary modifications to the Official Zoning Map of the Township of Teaneck to ensure consistency between the two documents.

- T. Additional Superseding Provisions:** The standards contained within this Redevelopment Plan shall supersede any conflicting standards contained within the Zoning Ordinance of the Township of Teaneck or other applicable municipal codes or ordinances.
- U. Terms + Definitions:** Any terms or definitions not addressed within this Plan shall rely on the applicable terms and conditions set forth in the Zoning Ordinance of the Township of Teaneck.
- V. Other Applicable Design + Performance Standards:** Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Zoning Ordinance of the Township of Teaneck.
- W. Other Provisions:** This Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, improved public utilities, recreation and community facilities, and other public improvements. This Plan has laid out various programs and strategies requiring implementation in order to carry out the objectives set forth herein. This Plan lays out the proposed land uses and building requirements for the Redevelopment Area. The diagrams, images and other graphic representations provided in this Plan are intended to provide a framework for interpretation of the written standards and regulations contained herein. Nothing in this Redevelopment Plan shall preclude the partial redevelopment of a Block depicted in such diagrams, images, or other graphic representations, provided that such subdivision or resubdivision and partial redevelopment of a Block is fully in conformance with the written standards and regulations contained herein. Pursuant to the provisions of the LRHL, the RAB Law and other applicable law, the Township of Teaneck is authorized to issue bonds, and in anticipation thereof, bond anticipation notes, to fund any of the redevelopment project improvements described herein, including but not limited to, acquisition of land, construction and/or renovation of municipal facilities, water, sewer, roadway, parking and pedestrian infrastructure, and any other public improvements as necessary to effectuate such redevelopment projects. The Mayor or Business Administrator are hereby authorized to execute and deliver, on behalf of the Township of Teaneck, any agreements, contracts, or additional instruments for the purpose of effectuating the issuance of such bonds and bond anticipation notes.

Appendix A: Council Resolution Adopting “Area in Need” Study



Township Council
c/o Township Clerk
Teaneck, NJ 07666

Meeting: 07/12/22 08:00 PM
Department: Township Clerk
Category: Designate
DOC ID: 7378

RESOLUTION 211-2022

**DECLARING THE STATE STREET AREA AS A NON-CONDEMNATION AREA IN
NEED OF REDEVELOPMENT**

Page 1

Packet Pg. 41

Resolution 211-2022

Meeting of July 12, 2022

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

211-2022

**DECLARING THE STATE STREET AREA AS A NON-
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

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 as to whether the following area:

Block	Lot	Address
5001	2	153 State St
5001	4	1465 Palisade Ave
5002	26	143 State St
5002	25	105 State St
5002	23	89 State St
5002	20	29 State St
5002	19	11 State St
5002	22	49-71 State St
5004	1	140 State St
5004	2	122 State St
5004	2.C0001	122A State St
5004	2.C0002	122B State St
5004	2.C0003	120A State St
5004	2.C0004	120B State St
5004	3	118 State St
5004	4	100 State St
5004	5	90 State St
5005	1.01 (1, 2, 11)	189 the Plaza
5005	12	195 the Plaza

located along portions of State Street, Palisade Avenue and The Plaza, between Palisade Avenue on the west, The Plaza and Ayers Court to the south, Amsterdam Avenue to the north and Teaneck Road and Lozier Place to the east, (hereinafter

Page 2

Packet Pg. 42

Resolution 211-2022

Meeting of July 12, 2022

referred to as the State Street Area) may be determined to be an area in need of redevelopment (as a non-condemnation redevelopment area) 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 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 an "Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey" prepared by Keenan Hughes, AICP, PP., from Phillips, Preiss, Grygiel, Leheny, Hughes, LLC 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 of Keenan Hughes, the "Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey" prepared by Keenan Hughes, AICP, PP., from Phillips, Preiss, Grygiel, Leheny, Hughes, LLC; and comments from the public; and

WHEREAS, following such hearing, the Planning Board by roll call vote on June 23, 2022, found that the study area meets the criteria set forth in the Local redevelopment and Housing Law for designation as a Non-Condemnation

Resolution 211-2022

Meeting of July 12, 2022

Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12-5 and 40A:12A-6 and recommended to the Township Council the designation of the State Street Area as a non-condemnation area in need of redevelopment; and

WHEREAS, the Township Council has considered the recommendation of the Planning Board, the "Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey" prepared by Keenan Hughes, AICP, PP., from Phillips, Preiss, Grygiel, Leheny, Hughes, LLC, comments from the public hearing before the Planning Board and any written objections received;

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-6 that the Township Council hereby declares and determines that the State Street Area, as more particularly described on Exhibit A annexed hereto and made part hereof, as a Non-Condemnation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-3 as "lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without a change in their condition, for the effective redevelopment of the area of which they are a part" and the following criteria set forth in N.J.S.A. 40A:12A-5:

"a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions..."

Page 4

Packet Pg. 44

Resolution 211-2022

Meeting of July 12, 2022

“b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable,” [and]

“d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.”

all as more particularly set forth in the “Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey” prepared by Keenan Hughes, AICP, PP., from Phillips, Preiss, Grygiel, Leheny, Hughes, LLC, and the findings of the Planning Board as memorialized in the letter from the Planning Board’s attorney dated June 24, 202; and **BE IT FURTHER**

RESOLVED that the Township Clerk shall forthwith transmit a copy of the within Resolution to the Commissioner of Community Affairs for review; and **BE IT FURTHER**

RESOLVED that a copy of this resolution shall be placed on file in the Office of the Township Clerk and that the Township Clerk, within 10 days after the adoption hereof, shall serve a copy thereof upon the owner of each parcel of property within the area so designated according to the assessment records of the Township of Teaneck and to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcels and to each person who appeared at the public hearing before the Planning Board on June 23, 2022 or had

Resolution 211-2022

Meeting of July 12, 2022

filed a written objection thereto and stated, at the hearing or in or upon the written submission, an address to which notice of determination may be sent.

Page 6

Packet Pg. 46

Resolution 211-2022

Meeting of July 12, 2022

EXHIBIT A**Description of State Street Area**

The following portions of Blocks 5001, 5002, 5004 & 5005 as shown on the Tax Map of the Township of Teaneck and more particularly described as follows:

BlockL otAddr ess		
5001	2	153 State St
5001	4	1465 Palisade Ave
5002	26	143 State St
5002	25	105 State St
5002	23	89 State St
5002	20	29 State St
5002	19	11 State St
5002	22	49-71 State St
5004	1	140 State St
5004	2	122 State St
5004	2.C0001	122A State St
5004	2.C0002	122B State St
5004	2.C0003	120A State St
5004	2.C0004	120B State St
5004	3	118 State St
5004	4	100 State St
5004	5	90 State St
5005	1.01 (1, 2, 11)	189 the Plaza
5005	12	195 the Plaza

located along portions of State Street, Palisade Avenue and The Plaza, between Palisade Avenue on the west, The Plaza and Ayers Court to the south, Amsterdam Avenue to the north and Teaneck Road and Lozier Place to the east

Page 7

Packet Pg. 47

12.C.3.a

**DARIO, ALBERT, METZ, EYERMAN,
CANDA, CONCANNON, ORTIZ & KROUSE LLC**
Attorneys at Law

RONAD A. DARIO*
SHELLLEY ALBERT*
PATRICK M. METZ*
BRIAN E. EYERMAN, LL.M.*
MARILYN J. CANDA
PAUL J. CONCANNON*
WILFREDO ORTIZ*
DAVID M. KROUSE

June 24, 2022

345 UNION STREET
HACKENSACK, NEW JERSEY 07601
TELEPHONE (201) 968-5800
TELEFAX (201) 968-5801
[PLEASE RESPOND TO HACKENSACK OFFICE]

RICHARD A. FOSTER++
AMANDA M. RIBUSTELLI
JONATHAN S. LASER*

*Member, NJ & NY Bar
++Member, NJ & D.C. Bars
*Member, NJ & FL Bar
**Member, NY & PA Bars

The Honorable Mayor and Council of the Township of Teaneck
818 Teaneck Road
Teaneck, New Jersey 07666

RE: PLANNING BOARD'S JUNE 23, 2022 FINDINGS – A.I.N.R.

Dear Mr. Mayor, Deputy Mayors and Council Members:

I have the privilege to serve as the Board Attorney for the Township of Teaneck Planning Board. Allow this letter to serve as formal correspondence/notice regarding the findings of the Planning Board's June 23, 2022 meeting.

At such meeting, the Township of Teaneck Planning Board, after holding a virtual public hearing to investigate whether certain properties, identified as BLOCK 5001, LOTS 2 (153 State Street) AND 4 (1465 Palisade Avenue) ; BLOCK 5002, LOTS 19 (11 State Street), 20 (29 State Street), 22 (49-71 State Street), 23 (89 State Street), 25 (105 State Street) AND 26 (143 State Street); BLOCK 5004, LOTS 1 (140 State Street), 2 (122 State Street), 2 QUALIFIERS C0001 (122A State Street), C0002 (122B State Street), C0003 (120A State Street) AND C0004 (120B State Street), 3 (118 State Street), 4 (100 State Street) AND 5 (90 State Street); AND BLOCK 5005, LOTS 1.01 [FORMERLY LOTS 1, 2 AND 11] (189 the Plaza) AND 12 (195 the Plaza) on the Township of Teaneck Tax Map (the "Study Area") or any portions thereof meet the criteria set forth in the Local Redevelopment and Housing Law for designation as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6, and upon review of the Area In Need of Redevelopment Investigation Study ("Area in Need Study") prepared by Phillips, Preiss, Grygiel, Leheny Hughes, LLC dated May 2022, and after hearing testimony from Planner Keenan Hughes at such public hearing, and upon opening the hearing for public comments and questions; the Planning Board of the Township of Teaneck, by roll call vote, found that the study area meets the criteria set forth in the Local Redevelopment and Housing Law for designation as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6.

Same shall be further memorialized in the meeting minutes for this meeting when adopted.

I remain available to the Mayor and Council for any questions or comments.

Very truly yours,

Brian E. Eyerman, LL.M., Esq.

cc: Chairman and Planning Board of the Township of Teaneck
Clerk, Twp. of Teaneck

314 48TH STREET
UNION CITY, NEW JERSEY 07087
TELEPHONE (201) 865-5599
TELEFAX (201) 865-1361

157 ACKERMAN AVENUE
CLIFTON, NEW JERSEY 07011
TELEPHONE (973) 340-6565
TELEFAX (973) 340-6681

75 WALL STREET
SUITE 261
NEW YORK, NEW YORK 10005
(212) 566-4060

Attachment: AINR-state-ltr-pdf (211-2022 : DECLARING THE STATE STREET AREA AS A NON-CONDEMNATION AREA IN NEED OF

Packet Pg. 48

Appendix B: Definitions

The following definitions supersede those found in the Zoning Ordinance. For anything not defined within this Redevelopment Plan, the definitions found in [§33-3](#) of the Zoning Ordinance shall continue to be applicable.

Art Gallery shall mean a space devoted to the public display, exhibition, and sale of artworks, including paintings, sculpture, photography, and mixed media.

Artisan Workshop shall mean a small-scale production or fabrication space where goods are handcrafted, assembled, or customized by artists, makers, or craftspeople. Typical uses include woodworking, ceramics, jewelry making, glasswork, and similar trades, provided the activity does not create noise, odor, or vibration impacts on adjoining properties or adjacent residential units.

Bank shall mean an establishment engaged in deposit banking, that is federally chartered or state chartered. Typical uses include commercial banks, savings institutions, and credit unions.

Café shall mean an establishment primarily engaged in the preparation and sale of food and beverages for on-premises consumption.

Convenience Store shall mean a small-scale retail establishment offering a limited selection of food, beverages, household products, and other convenience items intended primarily for neighborhood or passerby use. May include the sale of prepared or packaged foods but excludes fuel sales or fast-food operations.

Health Club shall mean a facility providing indoor space and equipment for physical exercise, fitness training, and wellness activities.

Medical Office shall mean an office or clinic providing medical, dental, or therapeutic services to the general public by licensed healthcare professionals. Typical uses include physician offices, dental practices, physical therapy clinics, or similar outpatient facilities.

Pharmacy shall mean an establishment primarily engaged in the preparation and sale of prescription and non-prescription medications, health and wellness products, and related items.

Retail Sales shall mean a establishment engaged in the sale or renting of goods and services directly to the general public for personal or household consumption, including general merchandise stores, apparel shops, bookstores, electronics retailers, and similar uses. Wholesaling shall not be included in the definition.