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April 18, 2022

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

RE: REVIEW OF AREA IN NEED OF REDEVELOPMENT

Block 819, Lots 1 (408 Beverly Road), 14 (824 Windsor Road), 16 (Beverly Road), 17 (821 Garrison Ave)

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 happenings of the Planning Board's April 14th, 2022 meeting.

At such meeting, the Township of Teaneck Planning Board held a virtual public hearing regarding the determination of whether certain properties, identified as Block 819, Lots 1 (408 Beverly Road), 14 (824 Windsor Road), 16 (Beverly Road), 17 (821 Garrison Ave) or any portions thereof meet the criteria set forth in the Local Redevelopment and Housing Law and should be designated as a Non-Condensation 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 ("Area in Need Study") prepared by Keenan Hughes, AICP, PP from Phillips Preiss Grygiel Leheny Hughes LLC. Upon the conclusion of the hearing and having heard from Mr. Hughes, and having opened the meeting to the public for public comment and questions, the Planning Board, by roll call vote, determined that entire study meets criteria "D" and "H" under N.J.S.A. 40A:12A-5 and 40A:12A-6 and should be designated as an non-condemnation "area in need of redevelopment".

Same shall be further memorialized in the meeting minutes for the Planning Board's April 14, 2022 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

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