

REDEVELOPMENT PLAN 140 STATE STREET

**BLOCK 5004, LOT 1 | TOWNSHIP OF TEANECK
BERGEN COUNTY, NEW JERSEY**

Prepared for the Township of Teaneck Planning Board by

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November 2022

REDEVELOPMENT PLAN

140 STATE STREET

(Block 5004, Lot 1)

Township of Teaneck, Bergen County, New Jersey

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Prepared for:

The Township of Teaneck Planning Board

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The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2



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I. INTRODUCTION

A. Purpose and Statutory Basis

This Redevelopment Plan has been prepared for a portion of a Redevelopment Area that includes Block 5004, Lot 1 at 140 State Street (the "Redevelopment Plan Area") within the Township of Teaneck ("Township"), which was designated pursuant to N.J.S.A. 40A:12A-5.

The Council of the Township of Teaneck adopted Resolution #33-2022 on January 18, 2022 directing the Planning Board to study the area consisting of portions of Blocks 5001, 5002, 5004 and 5005 along State Street in order to determine whether it should be deemed a non-condemnation area in need of redevelopment in accordance with the criteria specified in the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-5. The Planning Board subsequently directed its consulting planners, Phillips Preiss Grygiel Leheny Hughes LLC, to conduct the study. The consultants submitted their report, titled Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street ("AINR report") to the Planning Board and a public hearing was held on June 23, 2022 by the Planning Board to determine whether it should recommend that the area be designated a non-condemnation area in need of redevelopment pursuant to the LRHL at N.J.S.A. 40A:12A-6. The Planning Board recommended that the entire State Street Area be designated as a non-condemnation area in need of redevelopment.

The Township Council concurred with the Planning Board's recommendation and adopted Resolution #211-2022 on July 12, 2022, declaring the area a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5. The Township Council then directed Phillips Preiss Grygiel Leheny Hughes LLC to prepare a Redevelopment Plan for Block 5004, Lot 1 (the "Redevelopment Plan Area" or "Plan Area") within the Redevelopment Area 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."

B. Redevelopment Plan Area Boundaries

The Redevelopment Plan Area is located in the north-central portion of the Township. The Plan Area is bounded by State Street to the north, Queen Anne Road to the east, and adjacent Lots 2, 7, 8, and 11 within Block 5004. The location of the Plan Area within the Township of Teaneck is shown on Figure 1. The Plan Area's tax lot designations are identified in Figure 2 and an aerial photograph is provided in Figure 3.

C. Description of the Redevelopment Area

The Redevelopment Area consists of a single parcel, Block 5004, Lot 1, which has an area of 0.462 acres. Lot 1 was formerly improved with a gas station, which was subsequently discontinued by the time of the 2011 Master Plan Reexamination Report. In 2013, the Board of Adjustment granted approval to construct a five-story residential/retail mixed-use building with parking underground. However, no actual construction activity took place since that approval, allowing the former gas station improvements to fall into a state of disrepair. In 2018, the structures were demolished due to public health, safety, and welfare concerns. Since then, no other efforts by private capital to develop the site have been proposed. Currently, there are remnants of the previous improvements, including paved areas and debris from the demolition. The pavement in disrepair, overgrown weeds, and no landscaping to screen the site. The property presents a departure from the streetwall and pedestrian-oriented environment formed along Queen Anne Road and State Street.



Figure 1: Location | Redevelopment Plan for 140 State Street | Block 5004, Lot 1 | Township of Teaneck, New Jersey
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES 2022



Figure 2: Aerial Context | Redevelopment Plan for 140 State Street | Block 5004, Lot 1 | Township of Teaneck, New Jersey

PHILLIPS PREISS GRYGIEL LEHENY HUGHES 2022

II. GOALS OF THE REDEVELOPMENT PLAN AND RELATIONSHIP TO LOCAL OBJECTIVES

A. Redevelopment Plan Goals and Objectives

The specific goals and objectives of this Redevelopment Plan are as follows:

- To make productive use of a vacant and deteriorated property in a mixed-use area.
- To add new retail and/or service space that meets the needs of modern retailers and activates the commercial areas of Queen Anne Road and The Plaza.
- To diversify the housing supply to support the needs of a wider range of residents.
- To provide residences within walking distance of a major park.
- To provide for affordable housing.
- To improve the aesthetics of the State Street and Queen Anne Road corridors.

The land use plan outlined in the following section is intended to implement the above goals and objectives.

B. Relationship to Local Objectives

1. Township of Teaneck Master Plan

The current, vacant and deteriorated conditions of the Plan Area contradict the Master Plan's long-held vision to transform The Plaza area and allow for mixed-use development with retail/commercial development on the first floor, commercial non-retail space on the second floor, and residential on the upper floors.

The last comprehensive Master Plan for Teaneck was adopted in 2007 and has been reexamined a number of times since then. The 2007 Township of Teaneck Master Plan and subsequent reexamination reports have included focused discussions on the Plan Area. The Master Plan recommended zoning changes to allow an increase in the height of structures to four stories/45 feet, with 0-foot front yard setbacks. A fifth story no greater than 55 feet was also recommended, provided that the additional story include setbacks, fenestrations, or visual breaks along the building façade. The Master Plan recommended these changes in order to facilitate mixed-use development with retail/ commercial development on the first floor, commercial non-retail space on the second floor, and residential on the upper floors. The Master Plan also encouraged the construction of parking structures.

The 2007 Master Plan recognized that the portion of State Street between Teaneck Road and the CSX railroad, where the Plan Area is located, is an area of multifamily concentration. The 2017 Master Plan Reexamination also noted that Teaneck had granted variances for, and rezoned, several parcels for the development of higher density multifamily apartment projects along State Street, including at 100 State Street and on the Plan Area. In light of these trends, the 2017 Master

Plan Reexamination highlighted a concern for the availability of parking to meet the needs of residents and guests if the supply is reliant on existing on-street parking or municipal parking lots in the area.

The 2017 Master Plan Reexamination indicated that the Township is intent on pursuing a more in-depth analysis of potential multifamily developments and other mixed-use developments along State Street. The report included the following statement:

The future feasibility of developing such uses rests primarily on the ability to provide sufficient off-street parking to support such uses, including potentially the erection of multilevel parking garages. Such garages are most likely to be developed over existing municipal parking lots, perhaps under the auspices of a new Teaneck Parking Authority, whose creation and mission would be to develop and operate such lots for the benefit of all of Teaneck, including existing businesses and residents, in addition to new development, with a sharing of costs for their construction, operation and maintenance.

The 2017 Report also noted that “a thriving retail center at Queen Anne Road/State Street is of paramount importance to the wellbeing of the Township.” This Redevelopment Plan is consistent with the vision and recommendations of the Township’s 2007 Master Plan and Reexamination Report for the Plan Area. This Plan provides the framework for mixed-use commercial and multifamily development to be built with structured parking, which will help revitalize The Plaza and Queen Anne Road commercial areas.

2. Adjacent Redevelopment Plans

The Plan Area is not located adjacent to any other redevelopment plans at this time.

3. Township of Teaneck Zoning Ordinance

The Redevelopment Plan Area is located within the B-1 Business-Retail District. Permitted principal uses include:

- a. Retail sales of goods and services, except as specifically prohibited in Section 33-26.
- b. Offices, financial institutions, business schools, and medical and dental clinics, provided, however, that offices and business schools shall not be permitted on the first floor along Cedar Lane frontage between Elm Street and the railroad.
- c. Restaurants, including fast-food restaurants, but such fast-food restaurants shall be limited to the following areas:
 1. The B-1 District which fronts upon Cedar Lane, between Elm Avenue and the railroad right-of-way only.
 2. The B-1 District in the West Englewood Plaza, in its entirety.
 3. The B-1 District which fronts upon Queen Anne Road and/or DeGraw Avenue. In all other portions of the B-1 District, fast-food restaurants shall be conditional uses.
- d. Funeral homes.

- e. Theaters, assembly halls and bowling alleys.
- f. Apartments over commercial uses.
- g. Single-family dwellings, detached or attached, with frontage on Beverly Road.

The B-1 District additionally allows the following conditional uses, subject to additional standards at Section 33-25:

- a. Motor vehicle service stations and public garages
- b. Nursing homes
- c. Fast-food restaurants
- d. Car washes
- e. Tire distribution centers
- f. Wireless communications towers and antennas

The B-1 zone does not have lot area or dimension requirements. The front yard setback is required to be the average along the same side of the street, the side yard setback is 0 feet, and the rear yard is required to be 20 feet. Maximum requirements include 25 percent building coverage and 80 percent for lot coverage, unless off-street parking is not required, in which case building coverage shall be 80 percent and lot coverage shall be 100 percent; principal building height of 35 feet and accessory building height of 15 feet.

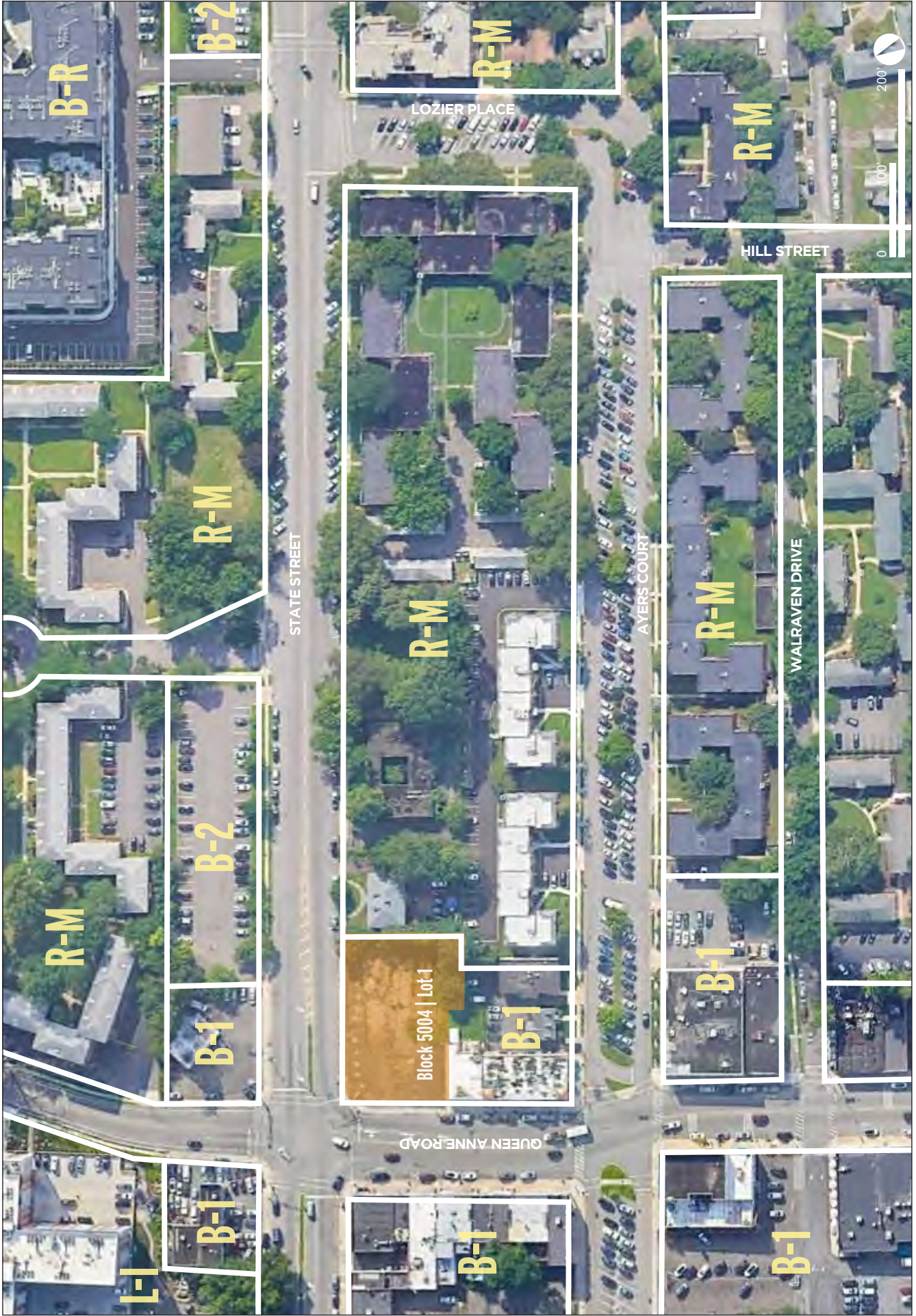


Figure 4: Zoning | Redevelopment Plan for 140 State Street | Block 5004, Lot 1 | Township of Teaneck, New Jersey
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III. LAND USE AND DEVELOPMENT STANDARDS

This Redevelopment Plan shall supersede all provisions of the Township of Teaneck Development Regulations, except where the provisions of the Development Regulations are indicated as being applicable. The Redevelopment Plan shall supersede the Township's Land Use and Development Ordinance, except where specific provisions of the Land Use and Development Ordinance are expressly indicated as being applicable.

A. Definitions and Terminology

Throughout this Redevelopment Plan, a meaningful distinction is made in the regulations between "shall" and "should." "Shall," "must," or "is required to" means that a developer is required to comply with the specific regulation, without deviation. "Should" means that a developer is encouraged to comply with a specific regulation or guideline but is not required to do so. If the exact recommendation cannot be met, the Planning Board will entertain any modification that meets the underlying spirit and intent of the regulation and/or the Redevelopment Plan generally. The words "may" or "is permitted to" indicate where the redeveloper has the option of a particular approach.

Except as otherwise provided herein, words that appear in this Redevelopment Plan shall be interpreted in accordance with the "Definitions" section in the Township's Land Use and Development Ordinance as set forth in §245-8.

B. Illustrative Conceptual Development Plan

The conceptual development plans herein illustrate the anticipated redevelopment concept for the subject property (see Figures 5 and 6). It is the intent of the Redevelopment Plan that the site will be redeveloped in a manner similar to these conceptual plans, including the quality and degree of architectural detailing and transparency, building massing and articulation, and site landscaping.



1 ELEVATION AT QUEEN ANNE ROAD
Scale: 1/8" = 1'-0"

C. Use, Area, Yard, and Bulk Requirements

1. Permitted Principal Uses

- Multifamily residential
- Retail sales and services

2. Permitted Accessory Uses and Structures

- Off-street parking and loading.
- Electric Vehicle Service Equipment (EVSE) and Make-Ready parking spaces.
- Bicycle parking.
- Residential lobby areas, common spaces, and amenities.
- Any use or structure that is customarily incidental and subordinate to a permitted principal use.

3. Area, Yard, and Bulk Requirements

Bulk requirements for principal buildings within the Redevelopment Area shall be as set forth in the following table.

Standard	Requirement
Min. Lot Area	0.45 acres
Min. Lot Frontage	100 feet
Min. Building Setbacks	
Queen Anne Road property line	0 feet
State Street property line	0 feet
All other property lines	4 feet
Max. Building Height	75 feet
Max. Impervious Coverage	95%

4. Affordable Housing

A minimum of 15 percent of all rental units or 20 percent of all ownership units within the Redevelopment Plan Area shall be set aside for low- and moderate-income residents. Income and bedroom distribution for the affordable units shall be provided in accordance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.), and the New Jersey Housing and the Mortgage Finance Agency’s Qualified Allocation Plan (N.J.A.C. 5:80-33.1 et. seq.).

5. Parking Requirements

Parking shall be subject to the Residential Site Improvement Standards of New Jersey. For the site plan application, the Planning Board is empowered to grant de minimis exceptions.

Any retail or service space shall be exempt from a parking requirement due to the Plan Area's location within the Queen Anne Road commercial corridor and the availability of on-street parking.

All projects shall comply with State law P.L. 2021, c. 171 (C.40:55D-66.18 through C.40:55D-66.20) regarding electric vehicle/service equipment (EVSE) and make ready parking spaces, as applicable.

Bicycle parking shall be provided within a secure, locked room inside the building or garage. A minimum ratio of one (1) bicycle parking space for every 6 apartment units shall be provided. At least 15 square feet of floor area shall be provided for each bicycle space to account for maneuvering room around handlebars and pedals. Bicycle parking must include securely anchored racks to which the bicycle frame and one wheel can be locked. One rack for visitor bicycle parking shall also be provided within 50 feet of the primary pedestrian building entry.

D. Site Design Standards

1. Access

Pedestrian Entries

The primary and most prominent pedestrian entry to the residential units in the building shall be provided within the State Street facade or at the corner of State Street and Queen Anne Road. The primary pedestrian entry shall open to a generous lobby and should be highlighted with a large sheltering canopy or overhang.

The primary entry to the retail space shall be located along the Queen Anne Road frontage, and the retail space shall be located along Queen Anne Road.

Secondary pedestrian entries do not need to be as prominently-sited within the facade, but should still be highlighted by means of a logical location within a bay, shelter from a projecting canopy or a recessed entry, and wall-mounted lighting.

Driveway Entry

One driveway entry with ingress and egress to the garage is permitted along the State Street facade. The frontage width of the garage entrance shall not exceed 30 feet. The garage entry shall be recessed at least five feet relative to the primary facade plane of the building above the garage. The garage entryway should be further highlighted within the facade by wall-mounted lighting and attractive signage.

2. Massing & Articulation

Vertical Articulation

Street-facing facades shall be divided into a series of major bays, each not to exceed 35 feet wide, on all levels in order to create variety along the street as well as shadow lines that lend a sense of depth. The middle of the State Street facade (at the elevator lobby) on all floors shall include a glazed curtain of approximately 20 feet in width that creates a vertical channel of glass through the facade.

To qualify as a bay on a street-facing facade, a minimum two-foot (2') change in plane shall be provided. Differentiation based only on facade colors or materials is insufficient to define a bay; and similarly, a flat facade area distinguished only by projecting balconies is not sufficiently differentiated in plane to be considered a distinct bay.

In turn, each street-facing major bay should be visually divided into smaller elements by such means as piers, balconies, box bays, variation in facade cladding material, texture, or color, and/or window pattern and proportion.

Horizontal Articulation

On ground-floor street-facing frontages, materials and architectural detailing should be used to provide visual interest at the building base, for example: highly-textured materials, contrasting and visually-heavier materials compared to upper floors, flat sheltering canopies over entryways and over large expanses of windows, wall-mounted sconce lighting, decorative tilework, and dimensional building signage.

The facade detailing and materials should be chosen to unify the lowest two levels (rather than just the ground floor) to help break down the building height and mass.

Within all street-facing facades, projecting and recessed elements such as fins, overhangs, window framing, and balconies should be used to create shadow lines and visual interest.

The roofline should be defined with lightshelves or overhangs, parapets, copings, and/or cornices. Variation in roofline height and detailing that relate to the bays below is encouraged. At the corner of State Street and Queen Anne Road, the roofline should include a tower-like cap or other taller element for emphasis.

3. Transparency

Where a street-facing frontage includes active uses (including lobbies and other common areas with higher pedestrian activity, such as resident fitness centers, mail rooms, meeting rooms, offices, and lounges), the ground floor facade shall have a high degree of transparency in order to make a more open and inviting street presence, with glazed doors and windows occupying at least 50 percent of the facade area of the enframing bay.

Street-facing facade areas enclosing utility or mechanical rooms should have translucent or spandrel glazing to bring light and a feeling of connection to the street and/or create variation in the facade. If glazing is a security concern here, smaller clerestory windows (placed high on the facade) are encouraged. Large areas of blank wall are prohibited along street-facing facades.

On upper residential levels along all frontages, windows should occupy at least 25 percent of the facade area.

Roll-up doors or security grates are permitted at the garage entry. Any such doors or grates shall be visually-permeable, made of mesh or grille with a high void-to-solid ratio.

4. Structured Parking

On street-facing ground floor facades, parking spaces should be placed behind active uses (such as vestibules, lobbies, lounges, retail space) or service rooms (such as package rooms or mechanical rooms). No more than six (6) parking spaces on the ground floor may extend to a street-facing facade.

On street-facing upper-floor facades, parking spaces should be placed behind active uses (such as resident gyms or other amenity spaces, offices, or meeting rooms). No more than four (4) parking spaces on each floor may extend to a street-facing facade.

Parking may extend to the facade along interior side and rear lot lines.

Where parking spaces extend to a street-facing facade, the garage should be enclosed with a solid wall having openings that echo the placement and proportions of residential windows on upper floors. Such openings may be fitted with metal privacy screening panels, grilles, or translucent or opaque glazing.

5. Building Materials

Primary permitted façade materials include, but are not limited to: brick, stone, natural stone veneer; fiber cement siding; metal panels; anodized aluminum cladding and storefront window framing, and glass. Stucco, EIFS, and polymer-based faux veneer stone are prohibited. No more than three different primary materials should be employed within each bay. Within the chosen primary materials, variation in color, texture, and/or pattern may be employed to create further distinctions.

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. 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.

The material palette, level of detail, and architectural style should generally be the same on all street-facing building facades.

6. Service and Mechanical Areas

Mechanical Rooms

Mechanical, storage, and other utility rooms should be located below grade, or at the interior of the building, or along the side or rear lot lines of the building, rather than facing streets. If any portion of such rooms must extend to a street-facing facade, it should include dimensional articulation within the facade and punched openings with glazing. Window and door glazing for mechanical and related rooms may be translucent (admitting light but not views) or opaque (such as spandrel glass).

Trash, Refuse, and Loading Areas

Building trash and recycling collection areas shall be fully contained within the building and accessed from within the parking garage. No exterior dumpsters or similar containers are permitted.

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

Rooftop Mechanical Equipment

All major mechanical equipment located on the roof shall be screened from view of sidewalks along adjoining public streets, using a material harmonious to that used in the façade of the building.

7. Building Open Spaces

Shared Roof Deck

A shared common roof deck outdoor space shall be provided (above the garage) on the southern side of the building and shall be connected to an indoor resident lounge or amenity room. The roof deck shall include trees and other landscaping, areas of sun and shade, seating, and pedestrian-scale lighting.

Private Balconies and Terraces

Balconies, Juliet balconies, and terraces are permitted and encouraged for individual units, and may project from the facade up to the property line.

8. Landscaping within the Public Right-of-Way

The project shall provide new, or improve existing, public sidewalks along all bounding public streets. Minimum clear width for all sidewalks shall meet the standards of the Township of Teaneck. Street trees shall be planted in the public sidewalk right-of-way next to the curb, supplementing any existing street trees, so that trees are spaced on average no more than 35 feet on center. A suspended pavement system such as "StrataCells" or "SilvaCells" is encouraged within the public sidewalk as a means to foster healthy tree growth and maximize stormwater infiltration.

9. Signage

Signage shall be permitted for building identification purposes, conforming to the Township signage standards in Ordinance §33-18(c).

IV. REDEVELOPMENT ACTIONS

A. Outline of Proposed Actions

1. Demolition and Site Work

Construction of new structures and other improvements will take place as proposed in this Redevelopment Plan. Other actions that may need to be undertaken to implement the Redevelopment Plan include: the clearance of dilapidated, deteriorated, obsolete or underutilized structures or uses; installation of utility infrastructure necessary to service and support new development; and creation and/or vacation of other easements as may be necessary for redevelopment.

2. New Construction and Environmental Remediation

Construction of new structures and other improvements will take place as proposed in Chapter III of this Redevelopment Plan. Environmental remediation will take place as necessary to effectuate the plan. Infrastructure will be constructed as determined by the Borough's professional consultants for the project. The redeveloper(s) must adhere to the overall parameters for development presented in Chapter III of this Redevelopment Plan. The redeveloper(s) will be required to enter into a redeveloper's agreement with the Township of Teaneck that stipulates the precise nature and extent of the improvements to be made and their timing and phasing as permitted therein.

B. Properties to be Acquired

No property will be acquired by eminent domain by the Township of Teaneck to complete the redevelopment project.

C. Easements

No building shall be constructed over a public easement in the Redevelopment Area without prior written approval of the Township of Teaneck.

D. Relocation

Implementation of this Redevelopment Plan does not require the involuntary displacement and/or relocation of businesses within the Redevelopment Area.

E. Other Actions

In addition to the demolition and new construction described above, the Township of Teaneck Council may undertake other actions to further the goals of this plan. These actions may include,

but shall not be limited to, provisions for public infrastructure necessary to service and support new development and/or environmental remediation.

V. RELATIONSHIP TO LOCAL, REGIONAL, AND STATEWIDE PLANNING POLICIES

A. Township of Teaneck Development Regulations

This Redevelopment Plan shall supersede all provisions of the Township of Teaneck Development Regulations, except where the provisions of the Development Regulations are indicated as being applicable.

No “d” variance from the requirements herein in accordance with N.J.S.A. 40:55D-70 shall be cognizable by the Zoning Board of Adjustment. Adoption of this Redevelopment Plan by the Township Council shall be further considered an amendment to the Township of Teaneck Zoning Map.

B. Relationship to Master Plans of Adjacent Municipalities

The Township of Teaneck is surrounded by eight municipalities, including Bergenfield Borough, the Borough of Bogota, the City of Englewood, the City of Hackensack, the Borough of Leonia, the Borough of New Milford, the Village of Ridgefield Park, and the Borough of River Edge. The Redevelopment Area is approximately 1/3-mile from the nearest municipality, the Borough of Bergenfield. Therefore, assessment of this Plan’s relationship to adjacent municipalities is not warranted.

C. Bergen County Master Plan

The Bergen County Master Plan was last adopted in 1962, and the most recent Land Use Element was adopted in 1973. Bergen County completed a visioning process and component of the Master Plan in 2011, which is the most up-to-date review of conditions in the county.

The Visioning Component notes that Teaneck is among the municipalities with the highest concentration of jobs in Bergen County. It further describes how downtowns in municipalities including Teaneck have walking environments featuring clusters of commercial uses along with housing. The Visioning Component encourages the redevelopment of vacant and underutilized land and identifies an existing trend whereby former industrial properties are redeveloped into residential and retail developments. The plan notes that new housing production should focus on the needs of growing populations in the county, including seniors, students, and immigrants, as well as the affordability of that housing. In addition, it is noted that redevelopment should involve “careful planning and sensitive design guidelines” to protect established residential neighborhoods adjacent to redevelopment areas.¹

¹ Vision Bergen: The Visioning Component of the Bergen County Master Plan 2011.

This Redevelopment Plan is largely consistent with the Bergen County Visioning Component of the Master Plan. This Redevelopment Plan envisions the redevelopment of a vacant and deteriorating property into a mixed-use and inclusionary multifamily residential development near the Queen Anne Road and The Plaza commercial areas. As such, this Redevelopment Plan is compatible with the Visioning Component of the Bergen County Master Plan.

D. State Development and Redevelopment Plan

The New Jersey State Development and Redevelopment Plan (SDRP) was originally adopted in 1992. The purpose of the SDRP according to the State Planning Act at N.J.S.A. 52:18A-200(f) is to:

Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination.

A revised version of the plan was adopted by the State Planning Commission in 2001. While required by the State Planning Act to be revised and re-adopted every three years, the SDRP has only been re-adopted once since its original adoption. A new State Strategic Plan (SSP) has been proposed as the revision to the 2001 SDRP. A timeframe for the adoption of the draft SSP is uncertain.

This Redevelopment Plan is consistent with the SDRP and the draft SSP, as it is located within PA1 - Metropolitan Planning Area. The goal of PA1 is to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.” In particular, this Redevelopment Plan furthers the SDRP policy to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.”

The purpose of this Redevelopment Plan is to produce an inclusionary multifamily development and to make improvements to a habitually underutilized property. The improvements therefore further the goals, strategies, and policies of the SDRP and the proposed SSP. In particular, the redevelopment effort will focus on the production of much-needed affordable housing within the Metropolitan Planning Area consistent with the goals, strategies, and policies of the SDRP and the draft SSP.

VI. GENERAL PROVISIONS

A. Amendment to the Township Zoning Map

Adoption of the Redevelopment Plan shall constitute an amendment to the Township Zoning Map.

B. Subdivision and Site Plan Review

Any construction, reconstruction or rehabilitation shall require the prior approval of the Teaneck Planning Board and shall be in accordance with the requirements of this Redevelopment Plan and the site plan requirements set forth in the Township's Development Regulations. Where a provision of the Redevelopment Plan conflicts with a provision of the Development Regulations, the Redevelopment Plan shall control. No subdivision of land shall be permitted within the Redevelopment Area.

No construction or alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during and after completion of the improvements.

C. 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.

D. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing 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 Redevelopment Plan would be advanced by a deviation from the strict requirements of this 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 to the intent and purpose of the Redevelopment Plan. Any deviation that would require "d" variance in accordance with the Municipal Land Use Law, NJSA 40:55D-70d et

seq., shall require an amendment to the Redevelopment Plan by the Township Council. 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 N.J.S.A. 40:55D-12a and b.

E. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be affected or executed by the Township Council of the Township of Teaneck or by a developer or any of his successors or assignees, whereby land within the Redevelopment Area is restricted by the Township Council of the Township of Teaneck, or the developer, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, 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 redevelopment area on the basis of race, creed, color or national origin.

F. 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.

G. Procedures for Amending the Plan

This Redevelopment Plan may be further amended from time to time upon compliance with the requirements of State law. Any party requesting a future amendment shall submit such request to the Council of the Township of Teaneck and, unless the request is issued by an agency of the Township, shall pay a fee of \$5,000. The Township Council and/or Planning Board may require that the party requesting the amendment prepare a study of the impact of such amendments, which study shall be prepared by a professional planner licensed in the State of New Jersey, together with such other professionals licensed in the State of New Jersey (e.g., traffic engineer) as may be appropriate. In addition, the Township Council in its sole discretion may require that the party requesting the amendment establish an escrow account with the Township adequate to allow the Township and/or Planning Board to use the services of a professional planner and other necessary professionals licensed in the State of New Jersey to identify, review and/or prepare proposed further amendments that might be needed, together with any and all necessary documentation related thereto.

VII. OTHER PROVISIONS

In accordance with N.J.S.A. 40A:12A-1 et seq., known as The Local Redevelopment and Housing Law, the following statements are made:

- The Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, population, off-street parking, the development of public electric vehicle charging infrastructure in appropriate locations, and other improvements. The Plan has laid out various requirements and strategies needed to be implemented in order to carry out the objectives of this Plan.
- The Redevelopment Plan lays out the proposed land uses and building requirements for the Redevelopment Plan Area.
- No involuntary displacement and/or relocation of residents in the Redevelopment Plan Area is anticipated on the part of the Township of Teaneck.
- No condemnation or use of eminent domain shall occur within the Redevelopment Area. No affordable housing units that are set aside for low- and moderate-income households are proposed to be removed from the Redevelopment Area.
- This Redevelopment Plan is consistent with the site's designation in the Master Plan for the Township of Teaneck. As indicated in Chapter V, this Redevelopment Plan is also consistent with the goals and objectives of the New Jersey State Development and Redevelopment Plan and the draft State Strategic Plan.
- This Redevelopment Plan provides proposed locations for electric vehicle charging infrastructure within the Redevelopment Area in a manner that appropriately connects with an essential public charging network.
- 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.