



Township of Teaneck

143 State Street Redevelopment Plan

Presented to the Township of Teaneck
Presented by Topology



AGENDA

1. Background + Process

2. Plan Overview

3. Next Steps

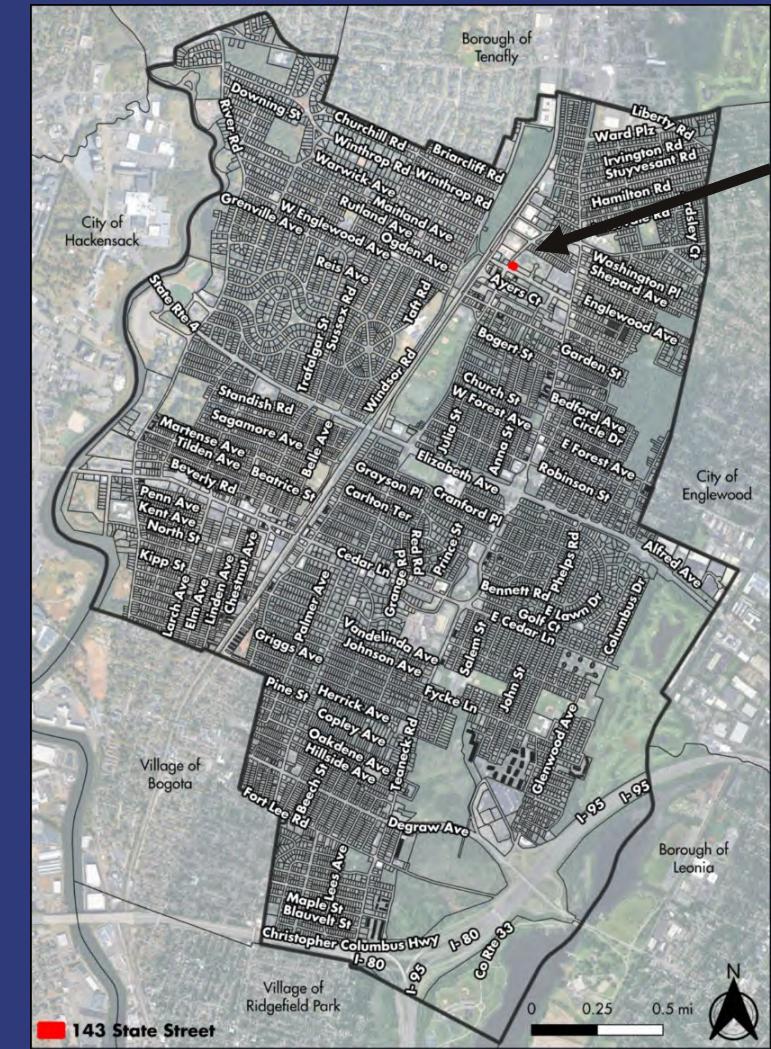
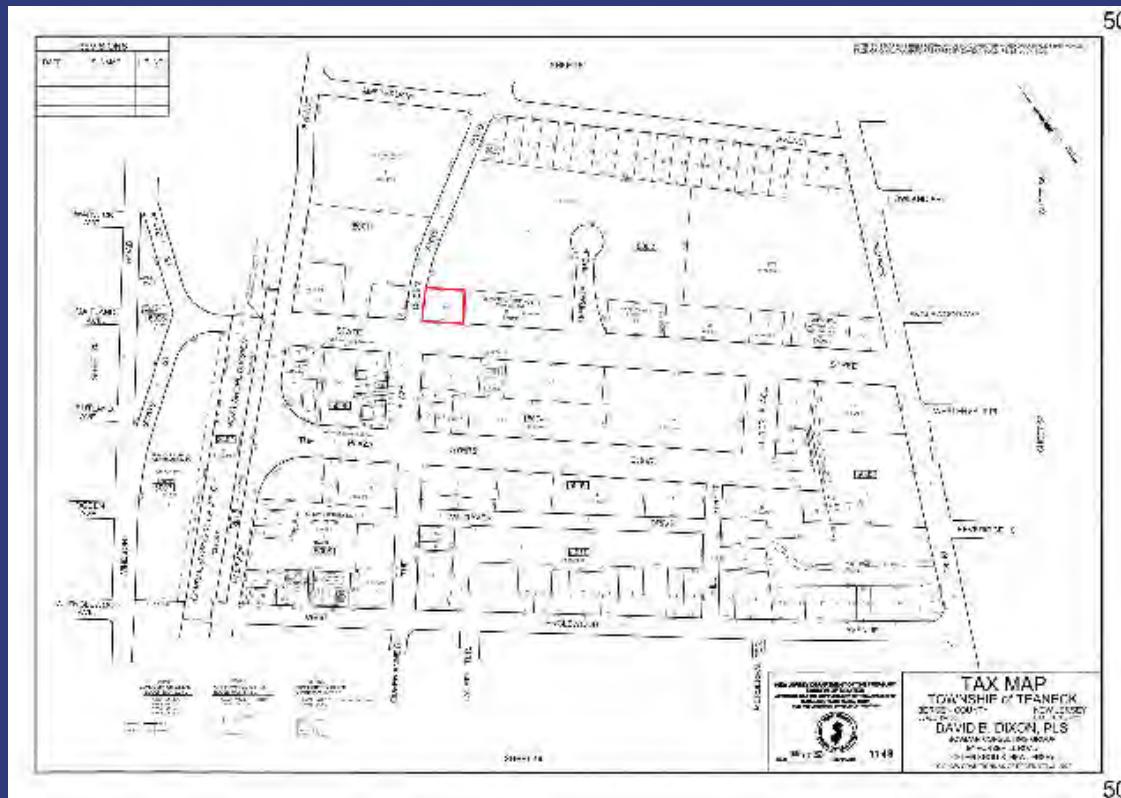
Background + Process

What is a Redevelopment Plan?

- A Redevelopment Plan **is** a detailed zoning ordinance that can include specific design standards and mandate public improvements. Renderings and images included in a Plan are illustrative, **not the final design**.
- A Redevelopment Plan **is not** a site plan or a building blueprint. After the adoption of a Redevelopment Plan, project details are finalized via **Redevelopment Agreement** and **Site Plan Approval**.

Background + Process

Which Properties Would Be Rezoned?



Background + Process

- January 2022: Council authorizes Preliminary Investigation of portions of Blocks 5001, 5002, 5004, & 5005 on State Street via Resolution 33-2022.
- June 2022: Planning Board recommends Area In Need of Redevelopment (AINR) designation. Council declares AINR via Resolution 211-2022.
- October 2024 - June 2025: New Affordable Housing rules released. 143 State Street is included in Housing Element and Fair Share Plan (HEFSP). HEFSP subsequently adopted including property.
- December 2025: Council Introduction and Planning Board Hearing (Consistent with Master Plan).
- TONIGHT: Adoption of Redevelopment Plan

Plan Overview

Key Plan Outcomes

- 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.

Plan Overview

Conceptual Design



Permitted Uses

- Multifamily dwellings
- Ground Floor / Mix Use:
 - Art galleries
 - Artisan workshops
 - Banks
 - Cafes and Restaurants
 - Convenience stores
 - Health clubs
 - Medical offices
 - Offices
 - Pharmacies
 - Retail sales
- Accessory uses:
 - Off-street parking facilities
 - Rooftop amenity decks
 - Lobbies, mail rooms, common spaces, utility and service rooms

Plan Overview

Conceptual Design



Bulk Standards

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
Coverage (Max.)	93% (Building)* 93% (Impervious)*
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.*

Plan Overview

Other Standards Regulated

- Parking, Driveway + Loading Requirements
- Building + Architectural Design Standards for Residential Development
- Signage
- Street Tree + Landscaping Standards
- Lighting Standards
- Sidewalk Standards
- Public Community Space Standards
- Utility + Stormwater Standards for New Development

Next Steps



- **TONIGHT**: Second reading, public hearing, and adoption of Redevelopment Plan by Council.
- **TBD**: Potential consideration of Redevelopment Agreement and other project documents.
- **TBD**: Potential Site Plan application(s).

Questions/Comments?