



**Township Council**

c/o Township Clerk  
Teaneck, NJ 07666

Meeting: 07/09/19 07:00 PM

Department: Township Clerk

Category: Designate

DOC ID: 5564

**RESOLUTION 143-2019**

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**Designating Block 6002 Lots 1 & 2 as an Area in Need of Redevelopment**

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TOWNSHIP OF TEANECK  
BERGEN COUNTY, NJ

**143-2019**

**DESIGNATING BLOCK 6002 LOTS 1 & 2 AS AN AREA IN NEED OF  
REDEVELOPMENT**

WHEREAS, by Resolution No. 79-2019, adopted on May 7, 2019, the Township Council of the Township of Teaneck authorized and directed the Planning Board of the Township of Teaneck to undertake a preliminary investigation to determine whether the areas commonly known as 1085 Decatur Avenue, Teaneck N.J., being also known and designated as Block 6002, Lot 1 as shown on the Tax Map of the Township of Teaneck and 329 Alfred Avenue, Teaneck, N.J., also known and designated as Block 6002, Lot 2 as shown on the Tax Map of the Township of Teaneck, may be determined to be non-condemnation areas in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5, which shall not authorize the Township of Teaneck to exercise the power of eminent domain to acquire any property within the delineated area; and

WHEREAS, a public hearing thereon was held by the Planning Board on June 27, 2019, 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 Study for Block 6002, Lots 1 and 2 in the Township of Teaneck, New Jersey" prepared by Richard Preiss, P.P., 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 and Area in Need of Redevelopment Investigation Report, dated May, 2019, prepared by Richard Preiss of Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants; and

WHEREAS, following such hearing, the Planning Board voted on June 27, 2019 to recommend to the Township Council the designation of 1085 Decatur Avenue, Teaneck N.J., being also known and designated as Block 6002, Lot 1 as shown on the Tax Map of the Township of Teaneck and 329 Alfred Avenue, Teaneck, N.J., also known and designated as Block 6002, Lot 2 as shown on the Tax Map of the Township of Teaneck, as non-condemnation areas in need of redevelopment; and

WHEREAS the Township Council has considered the recommendations of the Planning Board, the Area in Need of Redevelopment Investigation Report dated May, 2019, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, 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 1085 Decatur Avenue, Teaneck N.J., being also known and designated as Block 6002, Lot 1 as shown on the Tax Map of the Township of Teaneck and 329 Alfred Avenue, Teaneck, N.J., also known and designated as Block 6002, Lot 2 as shown on the Tax Map of the Township

of Teaneck, as Non-Condemnation Areas in Need of Redevelopment pursuant to 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...”

“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,”

as more particularly set forth in the Area in Need of Redevelopment Investigation Report, dated May, 2019, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, and the resolution of the Planning Board dated June 27, 2019; 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 filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent.