



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 05/31/22 08:00 PM

Department: Township Clerk

Category: Designate

DOC ID: 7273

RESOLUTION 148-2022

Declaring Beverly Road Block 819 Lot 1 an Area in Need of Redevelopment

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ**148-2022****DECLARING BEVERLY ROAD BLOCK 819 LOT 1 AN AREA IN NEED
OF REDEVELOPMENT**

WHEREAS, by Resolution No. 312-2021, adopted on December 14, 2021, 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 identified as Block 819, Lots 1 (408 Beverly Road), 14 (824 Windsor Road), 16 (Beverly Road), 17 (821 Garrison Ave) each in 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 and 40A:12A-6, 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 April 14, 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 ("Area in Need Study") prepared by Keenan Hughes, AICP, PP from Phillips Preiss Grygiel Leheny Hughes LLC. dated March, 2022 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 Study; and

WHEREAS, following such hearing, the Planning Board voted on April 14, 2022 to recommend to the Township Council the designation of areas identified as Block 819, Lots 1 (408 Beverly Road), 14 (824 Windsor Road), 16 (Beverly Road), 17 (821 Garrison Ave) , Teaneck, N.J., 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 Study, 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 Block 819, Lots 1 (408 Beverly Road), 14 (824 Windsor Road), 16 (Beverly Road), 17 (821 Garrison Ave) , Teaneck, N.J., to be Non-Condensation Areas in Need of Redevelopment pursuant to the following criteria set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6:

“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,” [and]

“h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.”

as more particularly set forth in the Area in Need of Redevelopment Investigation Report, dated March, 2022, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate

Consultants, and the recommendation of the Planning Board dated April 18, 2022; 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.