



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 07/12/22 08:00 PM

Department: Township Clerk

Category: Designate

DOC ID: 7378

RESOLUTION 211-2022

**DECLARING THE STATE STREET AREA AS A NON-CONDEMNATION AREA IN
NEED OF REDEVELOPMENT**

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

211-2022

**DECLARING THE STATE STREET AREA AS A NON-
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

WHEREAS, by Resolution No. 33-2022, adopted on January 18, 2022, the Township Council of the Township of Teaneck authorized and directed the Planning Board of the Township of Teaneck to undertake a preliminary investigation as to whether the following area:

Block	Lot	Address
5001	2	153 State St
5001	4	1465 Palisade Ave
5002	26	143 State St
5002	25	105 State St
5002	23	89 State St
5002	20	29 State St
5002	19	11 State St
5002	22	49-71 State St
5004	1	140 State St
5004	2	122 State St
5004	2.C0001	122A State St
5004	2.C0002	122B State St
5004	2.C0003	120A State St
5004	2.C0004	120B State St
5004	3	118 State St
5004	4	100 State St
5004	5	90 State St
5005	1.01 (1, 2, 11)	189 the Plaza
5005	12	195 the Plaza

located along portions of State Street, Palisade Avenue and The Plaza, between Palisade Avenue on the west, The Plaza and Ayers Court to the south, Amsterdam Avenue to the north and Teaneck Road and Lozier Place to the east, (hereinafter

referred to as the State Street Area) may be determined to be an area in need of redevelopment (as a non-condemnation redevelopment area) in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, a public hearing thereon was held by the Planning Board on June 23, 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 for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey” prepared by Keenan Hughes, AICP, PP., 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 of Keenan Hughes, the “Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey” prepared by Keenan Hughes, AICP, PP., from Phillips, Preiss, Grygiel, Leheny, Hughes, LLC; and comments from the public; and

WHEREAS, following such hearing, the Planning Board by roll call vote on June 23, 2022, found that the study area meets the criteria set forth in the Local redevelopment and Housing Law for designation as a Non-Condensation

Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12-5 and 40A:12A-6 and recommended to the Township Council the designation of the State Street Area as a non-condemnation area in need of redevelopment; and

WHEREAS, the Township Council has considered the recommendation of the Planning Board, the “Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey” prepared by Keenan Hughes, AICP, PP., from Phillips, Preiss, Grygiel, Leheny, Hughes, LLC, 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 the State Street Area, as more particularly described on Exhibit A annexed hereto and made part hereof, as a Non-Condensation Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-3 as “lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without a change in their condition, for the effective redevelopment of the area of which they are a part” and 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,”

all as more particularly set forth in the “Area in Need of Redevelopment Investigation for Portions of Blocks 5001, 5002, 5004 & 5005 on State Street | Township of Teaneck, New Jersey” prepared by Keenan Hughes, AICP, PP., from Phillips, Preiss, Grygiel, Leheny, Hughes, LLC, and the findings of the Planning Board as memorialized in the letter from the Planning Board’s attorney dated June 24, 202; 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 appeared at the public hearing before the Planning Board on June 23, 2022 or had

filed a written objection thereto and stated, at the hearing or in or upon the written submission, an address to which notice of determination may be sent.

EXHIBIT A**Description of State Street Area**

The following portions of Blocks 5001, 5002, 5004 & 5005 as shown on the Tax Map of the Township of Teaneck and more particularly described as follows:

Block	Lot	Address
5001	2	153 State St
5001	4	1465 Palisade Ave
5002	26	143 State St
5002	25	105 State St
5002	23	89 State St
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