



MEMORANDUM

Date: March 5, 2026 Copy: Scott Salmon, Esq. – Town Attorney
To: Teaneck Township Council Michael Ash, Esq. – Redevelopment Attorney
From: Golda MacMillan, AICP/PP

SUBJECT: Update to O-18-2026 (Cedar Lane CBD Redevelopment Plan)

The purpose of this memorandum is to provide the Township Council with an update to O-18-2026 (also known as the American Legion Drive / Cedar Lane Redevelopment Plan). Specifically, this update reflects two revisions to the Plan that were made after the previously circulated draft in order to improve massing controls along the Beverly Avenue frontage.

From a planning standpoint, these revisions represent a positive modification for the Township, as they introduce clearer dimensional standards that better align the proposed building front setback with that of the adjacent church located at the corner of Beverly Road and Windsor Road.

The specific revisions are as follows:

- **Page 33** a new regulation has been added: *“Build-to-Line Occupancy – Beverly Road Elevation: On the residential portion of the building, no more than 70% of the building face shall occupy the maximum build-to line defined as the required setback along Beverly Road. A minimum of 30% of the building façade shall be set back at least 16 feet from the property line. At least 50 feet of this required setback shall be located at the center of the residential portion of the building façade along the frontage.”*
- **Page 34** has been changed: *“Beverly Road Elevation: At the 4th Story, a ~~15FT~~ 20FT stepback from the property line shall be required on the residential building portion.*

Lastly, the cover page was revised with the anticipated Hearing dates and Ordinance Number.

Sincerely,

Golda MacMillan, AICP, PP
Township Planner

CC: Julian Wexer j.wexer@topology.is