



STATE STREET **IMPACT STUDY**

PREPARED FOR THE TOWNSHIP OF TEANECK BY

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

PLANNING & REAL ESTATE CONSULTANTS

JULY 1, 2019

STATE STREET IMPACT STUDY

Prepared for:

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Township of Teaneck
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July 1, 2019

The original copy of this document was signed and sealed
in accordance with N.J.S.A. 45:14 A-1 et seq.



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Table of Contents

Executive Summary.....	vi
I. Overview.....	1
II. Project Descriptions.....	4
Project #1 - 1475 Palisade Avenue	4
Project #2 - 189 The Plaza.....	4
Project #3 - 140 State Street.....	12
Project #4 - 100 State Street.....	12
Project #5 - 1500 Teaneck Road	19
Project #6 - 1425 Teaneck Road	19
III. Demographics	26
IV. Land Use Impacts	27
Project #1 - 1475 Palisade Avenue	27
Project #2 - 189 The Plaza.....	27
Project #3 - 140 State Street.....	28
Project #4 - 100 State Street.....	28
Project #5 - 1500 Teaneck Road	28
Project #6 - 1425 Teaneck Road	29
Compatibility with Township Planning Documents.....	29
V. Visual Impacts.....	33
VI. Utilities	35
Water Service	35
Wastewater Treatment	35
Stormwater	35
Solid Waste.....	36
Electricity and Gas	37
VII. Environmental Impacts	38
VIII. Community Facilities and Services.....	39
Schools	39

Police Department.....	39
Fire Department.....	39
Teaneck Volunteer Ambulance Corps	40
Department of Public Works.....	40
IX. Fiscal Impacts	41
Project Description	41
Impacts on the Municipal Population.....	42
Impacts on School District Population	43
Fiscal Impacts of the Proposed Development	44
Existing Municipal Ratable Base	44
Breakdown of Tax Rate.....	45
Estimated Market Value of the Proposed Development	45
Estimated Revenues	46
Estimated Per Capita Costs.....	47

List of Tables

Table 1: Comparison of Four Projects which Required “d” Variances - Degree of Variation from Existing Zone	31
<i>Table 1a: 1475 Palisade Avenue</i>	31
<i>Table 1b: 189 The Plaza</i>	31
<i>Table 1c: 140 State Street</i>	32
<i>Table 1d: 100 State Street</i>	32
Table 2: Summary of Non-Residential Development Program	41
Table 3: Summary of Residential Development Program.....	41
Table 4: Estimated Residents Generated by the Proposed Development.....	43
Table 5: Estimated Employees Generated by the Proposed Development	43
Table 6: Estimated Total and Public School Children Generated by the Proposed Residential Development.....	44
Table 7: Breakdown of the Tax Base by Property Classification, Township of Teaneck, 2018	45
Table 8: Breakdown of the Tax Rate, Township of Teaneck, 2018	45
Table 9: Monthly Rents for Residential Units	46
Table 10: Market Value of the Proposed Non-Residential Development	46
Table 11: Estimated Total Assessed Value of the Proposed Development.....	46
Table 12: Estimated Annual Tax Revenues Generated by the Proposed Development.....	47
Table 13: Estimated Annual Municipal Service Costs.....	48
Table 14: Estimated Per Capita Costs for Public School Children	48
Table 15: Summary of Fiscal Impact Analysis	49

List of Figures

Figure 1: Development Sites	2
Figure 2: Development Sites/Oblique Aerial View	3
Figure 3: Site Plans for Each Development Site	5
Figure 4: 1475 Palisade Avenue	6
Figure 5: Project Photographs, 1475 Palisade Avenue (Project #1).....	7
Figure 6: Project Photographs, 1475 Palisade Avenue (Project #1).....	7
Figure 7: Project Photographs, 1475 Palisade Avenue (Project #1).....	8
Figure 8: Project Photographs, 189 The Plaza (Project #2).....	8
Figure 9: 189 The Plaza	9
Figure 10: Project Photographs, 189 The Plaza (Project #2)	10
Figure 11: Project Photographs, 189 The Plaza (Project #2)	10
Figure 12: Project Photographs, 189 The Plaza (Project #2)	11
Figure 13: Project Photographs, 189 The Plaza (Project #3)	11
Figure 14: 140 State Street	13
Figure 15: Project Photographs, 140 State Street (Project #3)	14
Figure 16: Project Photographs, 140 State Street (Project #3)	14
Figure 17: Project Photographs, 140 State Street (Project #3)	15
Figure 19: Project Photographs, 140 State Street (Project #3)	15
Figure 18: 100 State Street	16
Figure 20: Project Photographs, 140 State Street (Project #3)	17
Figure 21: Project Photographs, 140 State Street (Project #3)	17
Figure 22: Project Photographs, 140 State Street (Project #3)	18
Figure 23: Project Photographs, 140 State Street (Project #3)	18
Figure 24: 1500 Teaneck Road	20
Figure 25: Project Photographs, 1500 Teaneck Road (Project #5).....	21
Figure 26: Project Photographs, 1500 Teaneck Road (Project #5).....	21
Figure 27: 1425 Teaneck Road	22
Figure 28: Project Photographs, 1425 Teaneck Road (Project #6).....	23
Figure 29: Project Photographs, 1425 Teaneck Road (Project #6).....	23

Figure 30: Project Photographs, 1425 Teaneck Road (Project #6)..... 24
Figure 31: Visual Impact..... 34

Executive Summary

The Township of Teaneck directed its planning consultant (Phillips Preiss) to prepare this impact study in response to concerns of Township residents relating to development within the “State Street Area” – essentially an area of Teaneck bounded by the following streets¹:

- 1) Palisade Ave to the West,
- 2) Teaneck Road to the east,
- 3) Amsterdam Avenue to the north; and
- 4) West Englewood Avenue to the south.

Within this area, six multifamily residential projects totaling just under 600 units, are either recently completed, under construction, approved or before the Zoning Board of Adjustment for approval. The Township is desirous of studying the cumulative impacts of these six projects on the neighborhood of which it is part.

The results of the impact study indicate that the proposed development is expected to generate 1,231 new residents, 59 public school students and 14 new employees. The Teaneck public schools would have the capacity to accommodate the additional school children, due to declining enrollments from existing residential areas and projects in Teaneck. As indicated in the fiscal impact analysis in Section IX of this report, surplus revenues for the Township and the school district would be generated by the six projects. At this time, no significant impacts are anticipated on the environment, utilities, or community facilities.

However, the proposed development in the Study Area (of which one project is already complete) is both substantially taller and much more dense than the existing development within the State Street area which is comprised predominantly of lower rise residential apartments and one- and two-story retail and mixed use development. Except for two projects which were recently rezoned, 1500 Teaneck Road and 1425 Teaneck Road, the underlying zoning and current master plan calls for much lower density, smaller scale buildings. Those projects which have been granted variances or are before the Zoning Board for use variance approval are substantially larger and taller, reflecting a much more urban, downtown character not seen anywhere in Teaneck, and more characteristic of developments in such communities as Fort Lee and Hackensack.

This report acknowledges that there are both advantages and disadvantages associated with the proposed development within the study area. The new development will generate new residents, and thus more customers for nearby stores, potentially spurring the revitalization of neighborhood retail areas. It will diversify the housing stock and generate housing for low- and moderate-income households. It will generate substantial tax revenue for the Township.

At the same time, the scale and character of the State Street study area will be irreversibly transformed by the development of significantly more dense and taller multifamily residential development that was not contemplated by the Township’s current master plan or reexamination reports, which are meant to guide development in the Township.

The cumulative impacts of the proposed development within the study area must be considered going forward. As such, if development of this type is going to be permitted in the future, it merits a reexamination of the master plan policies and the zoning for the State Street area to determine whether such development is appropriate, and is designed in such a manner as to ensure that it is

¹ The Township also directed Stonefield Engineering, its traffic consultants, to review traffic and parking impacts, which are included in a separate report.

sensitive to and compatible with existing development to which it is adjacent, as well as the neighborhood of which it is part.

The remainder of this report is divided into nine chapters, as follows:

- Chapter I. A more detailed overview of the impact study and the study area;
- Chapter II. A description and cataloguing of all new residential (and non-residential) development, with their status and estimated timing of completion, to the extent known;
- Chapter III. A projection of added population, public school children and permanent jobs;
- Chapter IV. The land use impacts associated with the development, including the extent to which they resulted from the master plan or rezonings, or variances granted by the Zoning Board of Adjustment;
- Chapter V. Impacts of the development on the visual character of the built environment within the study area;
- Chapter VI. Impacts of the proposed development within the study area on utilities, including water, sewage, storm water drainage, solid waste generation, electricity, and gas;
- Chapter VII. Impacts on the topography, soils, vegetation, tree removal, and other critical environmental features;
- Chapter VIII. Impacts of the proposed development within the study area on schools, police, fire, emergency services, and the DPW; and
- Chapter IX. The projected fiscal impacts of the proposed development in the study area on the Township and the school district.

Traffic-related impacts are assessed in a separate report prepared by Stonefield Engineering.

I. Overview

Responding to concerns voiced at the Teaneck Development Forum by the residents of Teaneck held on February 19, 2019 and the statement made at a subsequent Township Council meeting by Councilmember Dr. Pruitt, the Township directed the Township's planning and traffic consultants (Phillips Preiss and Stonefield Engineering, respectively) to conduct an impact study of the "State Street Area" – essentially an area of Teaneck bounded by the following streets:

- 1) Palisade Ave to the West,
- 2) Teaneck Road to the east,
- 3) Amsterdam Avenue to the north; and
- 4) West Englewood Avenue to the south.

Within this area (depicted in Figure 1, *Development Sites*, and Figure 2, *Development Sites/Oblique Aerial View*) six multifamily residential projects, totaling just under 600 units, are either recently completed, under construction, approved or before the Zoning Board or Adjustment for approval. The Township is desirous of studying the cumulative impacts of these six projects on the neighborhood of which they are part.

Traffic-related impacts associated with the approved and proposed development in the study area are assessed in a separate report prepared by Stonefield Engineering.



FIGURE 1: DEVELOPMENT SITES | STATE STREET **IMPACT STUDY**
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019



FIGURE 2: DEVELOPMENT SITES/OBLIQUE AERIAL VIEW | STATE STREET **IMPACT STUDY**
 | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

II. Project Descriptions

This section provides a description and cataloguing of all new residential development within the study area, including their status and estimated timing of completion.

This report assumes that each of the six residential developments discussed herein will be constructed and occupied by 2022; it also assumes that those residential developments that have yet to be constructed will be developed as they were proposed and/or approved by the Township Board of Adjustment or Planning Board. Figure 3, *Site Plans for Each Development Site*, depicts the approved or proposed site plan for each of the six projects within the study area.

With the exception of 1475 Palisade Avenue and 1500 Teaneck Road, which have already been completed and/or are under construction, this report also assumes that affordable housing units will be provided as required by the Township's Affordable Housing Ordinance, adopted per Ordinance No. 4-2019 on March 26, 2019, and in accordance with the Uniform Housing Affordability Controls (UHAC), which governs the administration of affordable units and affordability controls in New Jersey. In short, the Township's Affordable Housing Ordinance stipulates that 15 percent of rental units must be set aside for low- and moderate-income households, and UHAC stipulates the affordability average and bedroom distribution for affordable units.

Project #1 - 1475 Palisade Avenue

Approval for a multifamily residential apartment building at 1475 Palisade Avenue (Block 5001, Lot 3.01), now referred to as 1480 Queen Anne Road or "Teaneck Square," was granted by the Board of Adjustment on December 5, 2013, with amended approval granted on December 4, 2014 (see Figure 4, *1475 Palisade Avenue*). The site is located in the LI Light Industry District. The building has been constructed and is currently being occupied. Photographs of the project are shown in Figures 5, 6 and 7.

The site is bounded by Palisade Avenue to the west and Queen Anne Road to the east. There is commercial development (e.g., Suburban Cabinets, an auto repair shop) to the south, beyond which is State Street. The Yeshivat He-Atid Yeshiva Day School is located to the north of the site, beyond which is Amsterdam Avenue. The Teaneck Gardens garden apartment development is located across Queen Anne Road to the east of the site. Windsor Park is located to the west of the site.

The building is nine stories (93 feet) high, comprised of seven residential stories and two stories of parking. There are a total of 128 rental units: 31 one-bedroom units, 89 two-bedroom units and eight three-bedroom units. Eight one-bedroom affordable units are provided on-site and two two-bedroom affordable units are provided off-site on Fort Lee Road in the Township. We note that the two off-site affordable units were not included in this analysis. A total of 251 parking spaces are provided.

Project #2 - 189 The Plaza

An application for the development of 189 The Plaza (Block 5005, Lots 1, 2, 11) is currently in front of the Zoning Board of Adjustment. The proposed site plan is shown in Figure 9, *189 The Plaza*, and photographs of the site are shown in Figures 8 and 10 through 13. The site is located in the B-1 Business Retail District and is comprised mainly of paved areas, as well as a canopy that was formerly used for drive-thru banking that is no longer in use.

The site is bounded by The Plaza to the south, two-story retail uses fronting on Queen Anne Boulevard to the east, State Street to the north, and further retail uses fronting on Palisade Avenue to the west. Development in the vicinity of the site is primarily retail in nature.

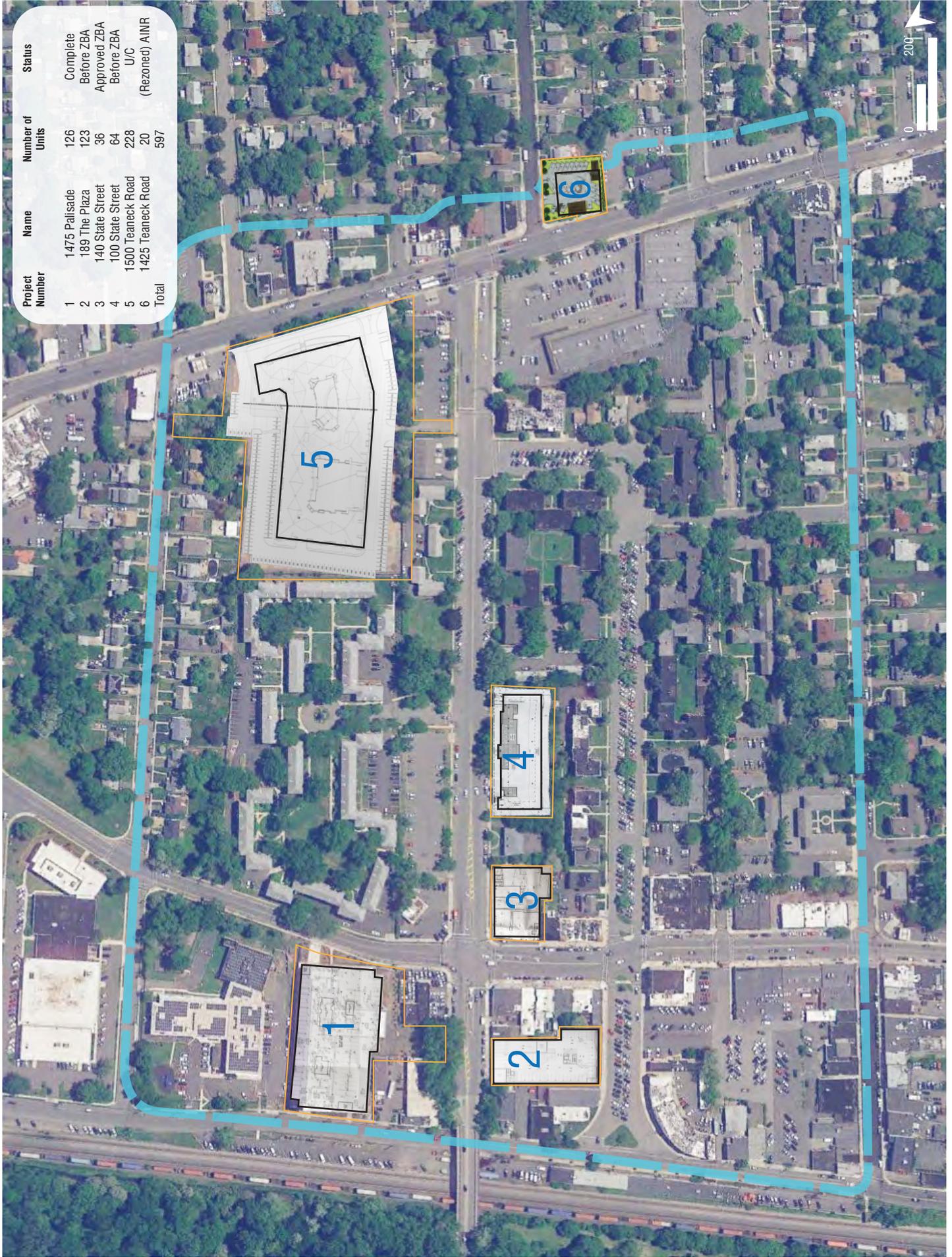
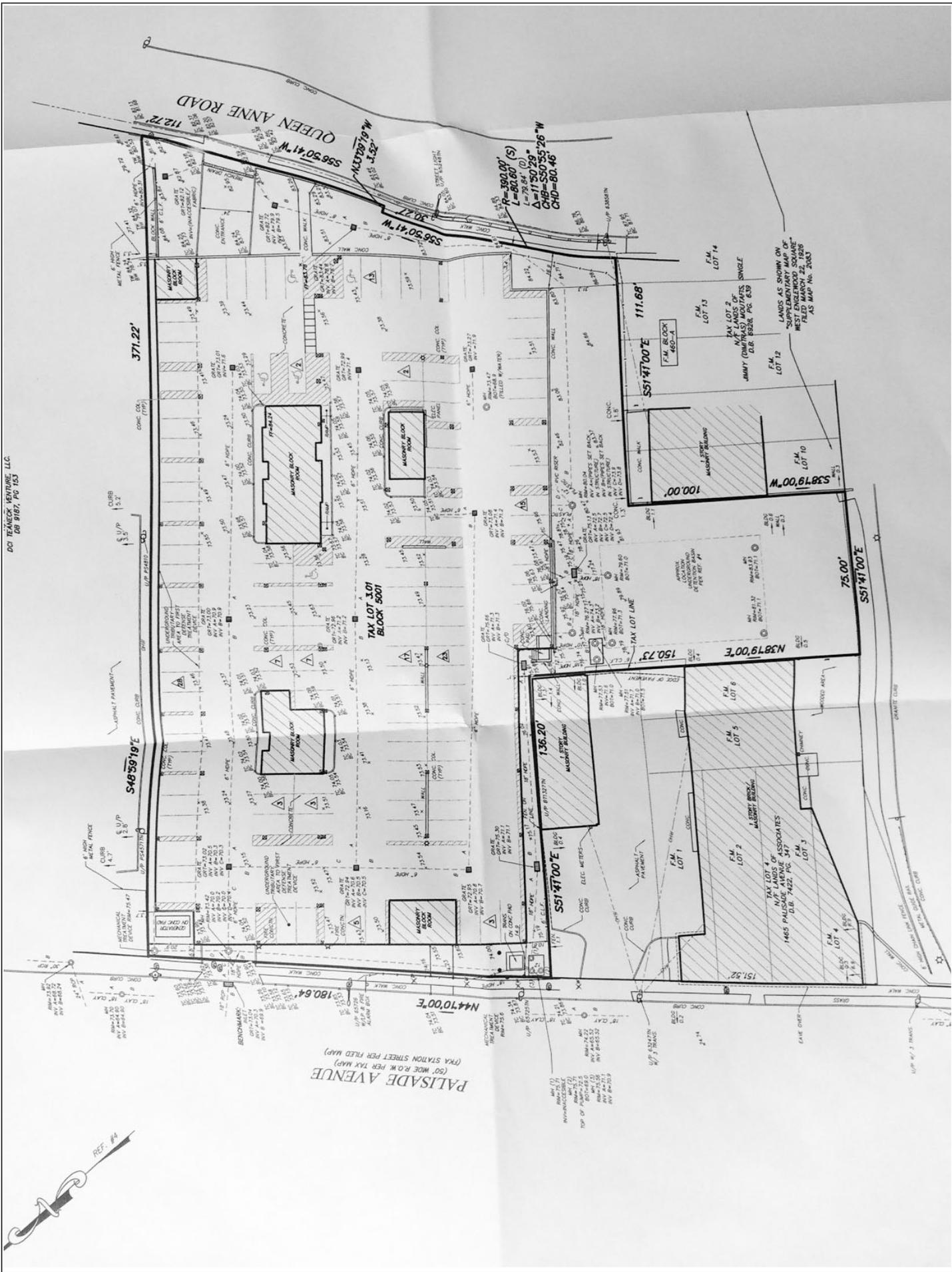


FIGURE 3: SITE PLANS FOR EACH DEVELOPMENT SITE



DO TRÁNKOV, KENTWARE, LLC
DB 9187, PG 153

PALISADE AVENUE
(50' WIDE R.O.W. PER TAX MAP)
(75' STATION STREET PER FIELD MAP)

LANDS AS SHOWN ON
"SUPPLEMENTARY MAP OF
DISTRICT OF COLUMBIA"
FILED MARCH 22, 1928
AS MAP NO. 2003

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FIGURE 4: 1475 PALISADE AVENUE

FIGURE 5



PROJECT 1: 1475 PALISADES AVENUE

A view of the completed project, seven stories of apartments above two levels of parking.

FIGURE 6

NOW LEASING

AVAILABLE FOR IMMEDIATE OCCUPANCY

BUILDING AMENITIES

- Concrete & Steel Construction
- Multi-Purpose Meeting/Party Room
- Fitness Center
- Secured On-Site Parking
- Multiple Elevators (including Sabbath Elevator)

APARTMENT FEATURES

- Designer Kitchens w. Stainless Steel Appliances
- Breakfast Bar
- Master On-Suite in Select Units
- Tenant Controlled Heat/Air Conditioning
- In-Unit Washer & Dryer

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PROJECT 1: 1475 PALISADES AVENUE

Now known as Teaneck Square, with the address of 1480 Queen Anne Road.

FIGURE 7

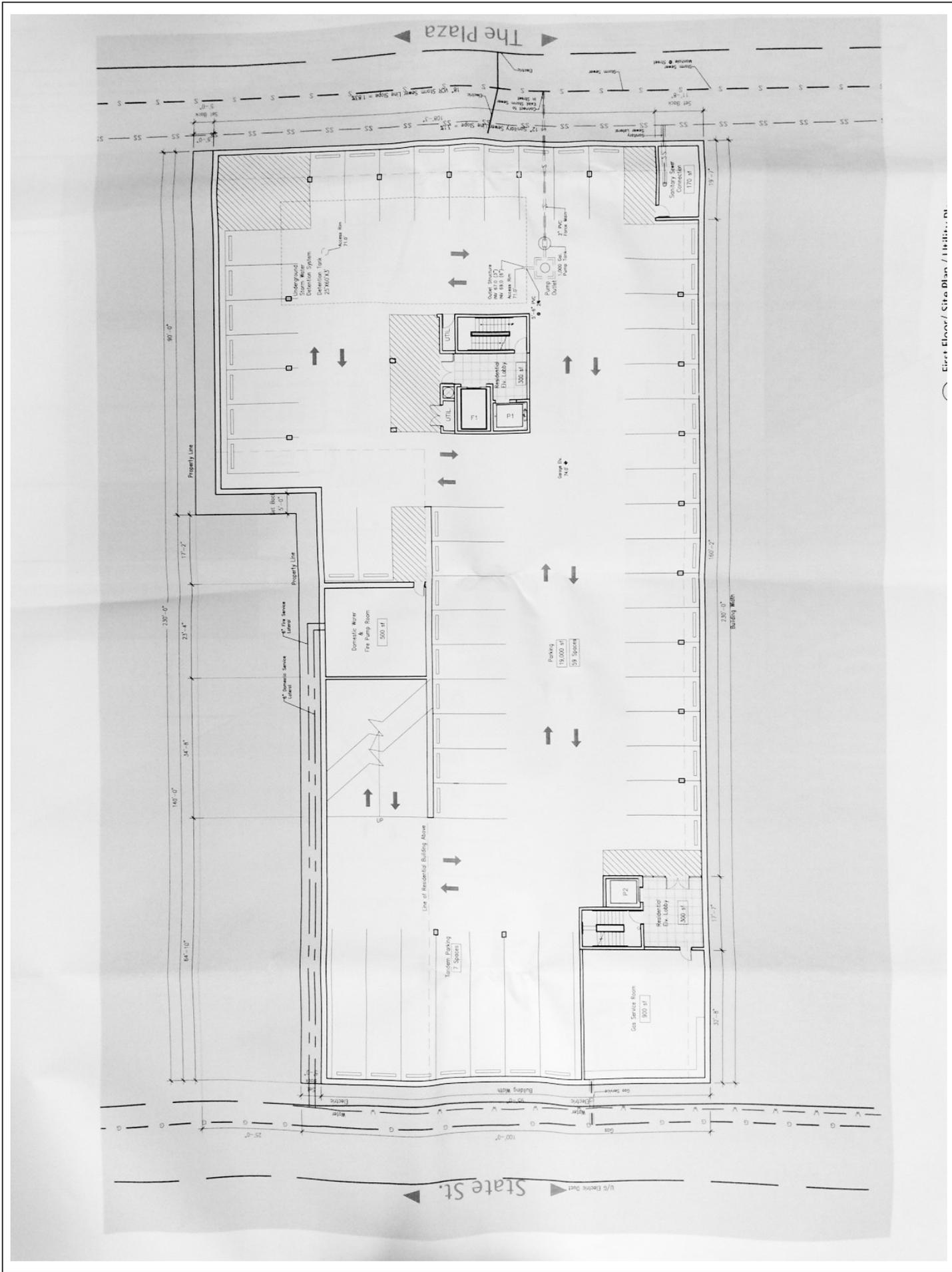


PROJECT 1: 1475 PALISADES AVENUE
View from upper, open level of deck parking.

FIGURE 8



PROJECT 2: 189 THE PLAZA
One story retail buildings on State Street that will be replaced if 189 The Plaza is approved.



First Floor / Cita Plan / Utility

FIGURE 9: 189 THE PLAZA | STATE STREET **IMPACT STUDY** | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

FIGURE 10



PROJECT 2: 189 THE PLAZA

Additional retail buildings along State Street that will be replaced by 189 The Plaza.

FIGURE 11



PROJECT 2: 189 THE PLAZA

Frontage on The Plaza - site of former drive-through bank where 189 The Plaza will be located.

Note: Teaneck Square nine story project can be seen in the background.

FIGURE 12



PROJECT 2: 189 THE PLAZA

Drive-through bank canopy that will be replaced by the 189 The Plaza (looking west).

FIGURE 13



PROJECT 2: 189 THE PLAZA

Rear of retail stores and parking area that face State Street to be replaced by proposed project.

The applicant is proposing a 13-story multifamily residential apartment building, comprised of a ground level lobby and parking, two floors of parking, one amenity floor, and nine residential floors, with a total of 123 rental units. Of the 123 units, 46 will be one-bedroom units, 59 will be two-bedroom units and 18 will be three-bedroom units.

Although not specified in the application materials, it is assumed that 15 percent of the total proposed units will be set aside as affordable to low- and moderate-income households. As such, a total of 19 affordable units (three one-bedroom, 12 two-bedroom and four three-bedroom units) are expected to be provided as part of this development.

Project #3 - 140 State Street

Approval for a mixed use, multifamily residential apartment building at 140 State Street (Block 5004, Lot 1) was granted by the Board of Adjustment on April 3, 2013, as amended and supplemented by resolution dated April 3, 2014. The site plan is shown in Figure 14 and photographs of the site are shown in Figures 15, 16 and 17. The site is located in the B-1 Business Retail District and was formerly used as a gas station. According to the Township's Building Director, 140 State Street may be amending their approved application. However, as noted above, this report assumes that the development will be constructed as approved in 2014.

The site is located to the southeast of the intersection of State Street and Queen Anne Road. Development in the vicinity of the site is primarily commercial in nature. There are three-story multifamily residential apartment developments to the east of the site along Ayers Court and State Street.

The building is proposed to be five stories high, comprised of 8,170 square feet of ground floor retail space with four residential stories above. A total of 36 rental units are proposed, of which six will be one-bedroom units, 26 will be two-bedroom units and four three-bedroom units. Five units will be made available to low- and moderate-income households, to be comprised of one one-bedroom unit, two two-bedroom units and two three-bedroom units. A total of 76 parking spaces are proposed.

Construction on this development has not yet commenced.

Project #4 - 100 State Street

An application for a number of "d" variances and site plan approval for the development of 100 State Street (Block 5004, Lots 3, 4, 5) is currently before the Zoning Board of Adjustment. The proposed site plan is shown in Figure 18, *100 State Street*, and photographs of the site are shown in Figures 17 and 19 through 23. The site is located in the R-M Residential Multifamily District. Lots 3 and 4 are developed with a two-story office building and associated improvements and Lot 5 is undeveloped.

The site is located along the south side of State Street, to the east of Queen Anne Road. Development in the vicinity of the site is comprised primarily of two- and three-story multifamily residential and garden apartment-style developments.

The building is proposed to be five stories (87 feet in height) with two levels of parking (basement and ground-floor level), with a total of 100 parking spaces. A total of 64 rental units are proposed, consisting of 32 one-bedroom units, 30 two-bedroom units and two three-bedroom units. It is assumed that 15 percent of the units, or 10 units, would be reserved for low- and moderate-income households.

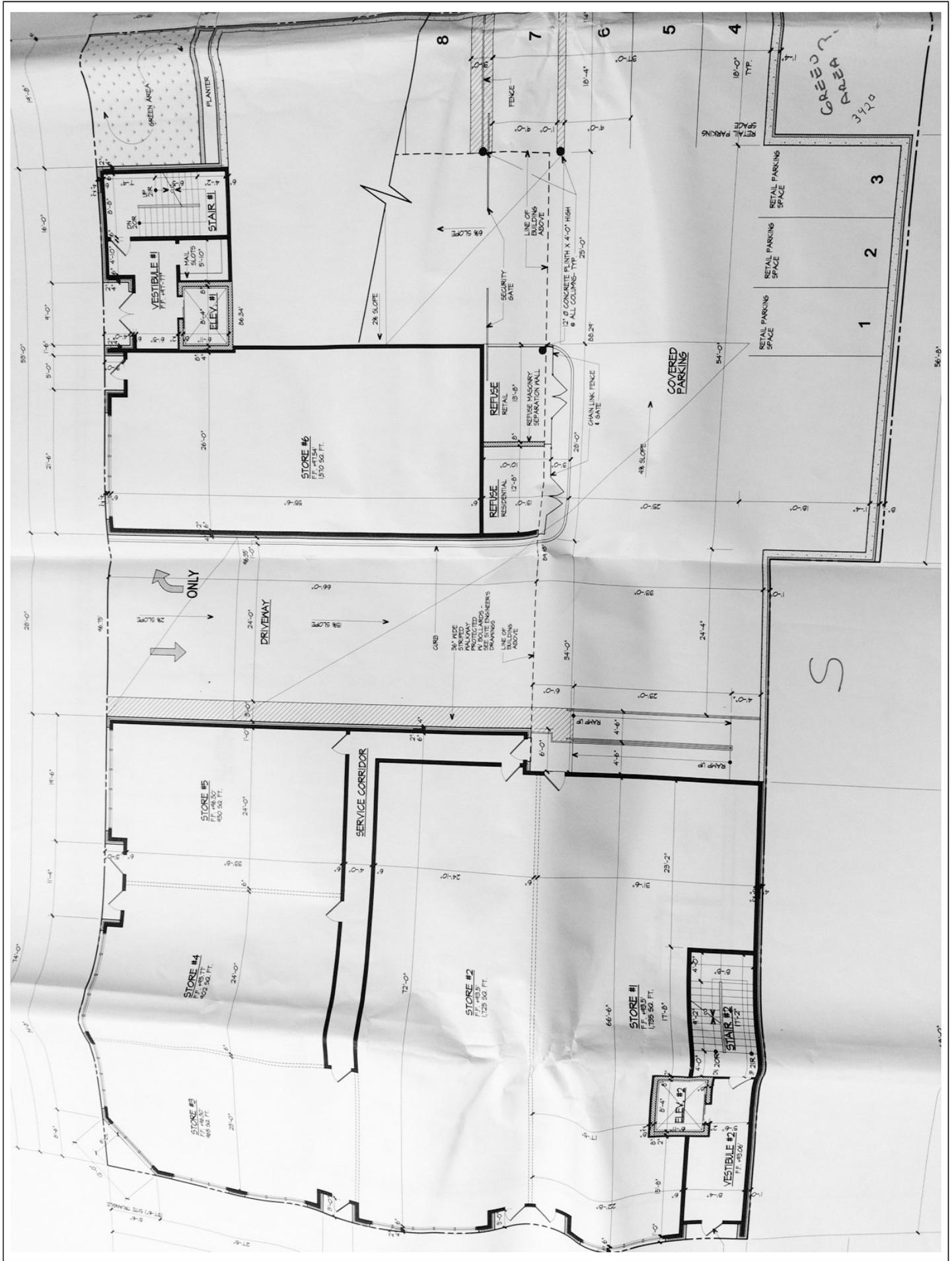


FIGURE 14: 140 STATE STREET | STATE STREET **IMPACT STUDY**
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FIGURE 15



PROJECT 3: 140 STATE STREET

Cleared site on southwest corner of State Street and Queen Anne Road where 140 State Street will be constructed (looking southwest).

FIGURE 16



PROJECT 3: 140 STATE STREET

Site of 140 State Street looking west from across Queen Anne Road.

FIGURE 17



PROJECT 3: 140 STATE STREET

Looking across cleared site towards two-story retail/mixed-use on Queen Anne Road (looking east).

FIGURE 19



PROJECT 3: 140 STATE STREET

Existing two-story medical office to be replaced by 100 State Street (looking south from across State Street).

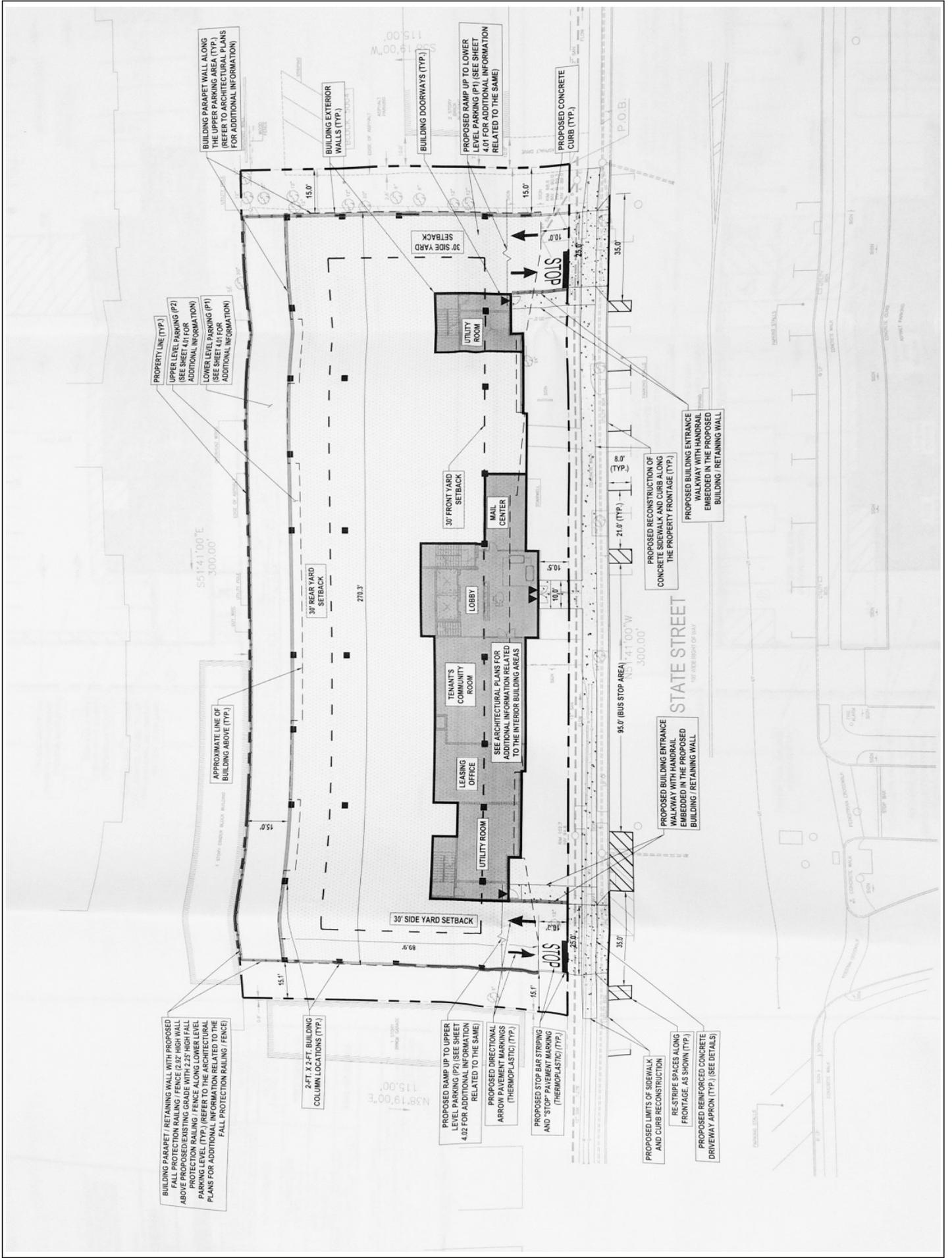


FIGURE 18: 100 STATE STREET | STATE STREET **IMPACT STUDY** | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

FIGURE 20



PROJECT 3: 140 STATE STREET

Existing two-story medical office to the left. Existing two- and three-story residential buildings to the right (west) and toward rear (south) of the proposed project.

FIGURE 21



PROJECT 3: 140 STATE STREET

Vacant lot adjacent to two-story medical building (to the right or west), which will also be the site of the new residential building.

FIGURE 22



PROJECT 3: 140 STATE STREET

Internal courtyard of existing medical office building at 100 State Street.

FIGURE 23



PROJECT 4: 100 STATE STREET

Vacant lot across State Street from proposed development (north side) where applicant has proposed improving into 40± parking spaces for public use.

As part of this application, the applicant intends to construct a new municipal parking lot on a Township-owned property, Block 5002, Lot 23 to the northeast of the intersection of State Street and Terrace Circle, to contain 44 parking spaces. However, while residents and guests at 100 State Street will be permitted to park on the lot, especially overnight, none of the spaces are proposed to be restricted for exclusive use by the residents of the proposed development.

Project #5 - 1500 Teaneck Road

The Township rezoned this former office site into the R-M3 Residential Multifamily 3 District on this site (Block 5002, Lot 18.01) in February 2016, with a maximum permitted density of 55 dwelling units per acre and a required affordable housing set aside of 10 percent². Approval for a 228-unit multifamily residential apartment building was granted by the Planning Board in October 2016, with a 23-unit affordable housing set aside. Figure 24, *1500 Teaneck Road*, shows the approved site plan and Figures 25 and 26 show the building under construction.

The development is proposed on the former Verizon building site. The site is located to the west of Teaneck Road, to the north of State Street and to the south of Amsterdam Avenue. Development in the vicinity of the site is comprised of commercial and service uses along State Street and Teaneck Road, as well as three-story multifamily residential and garden apartment-style development to the west and southwest. There are single-family residential neighborhoods on the side streets off of Teaneck Road to the north and east of the site.

The building is proposed to be five stories high, with a basement parking garage, a first floor parking garage and lobby, and four residential floors above. A total of 228 rental units are proposed, of which four will be studio units, 122 units will be one-bedroom units, 97 will be two-bedroom units and five will be three-bedroom units. One hundred forty-nine (149) surface parking spaces and 286 garage parking spaces are proposed, for a total of 435 parking spaces.

This development is currently under construction.

Project #6 - 1425 Teaneck Road

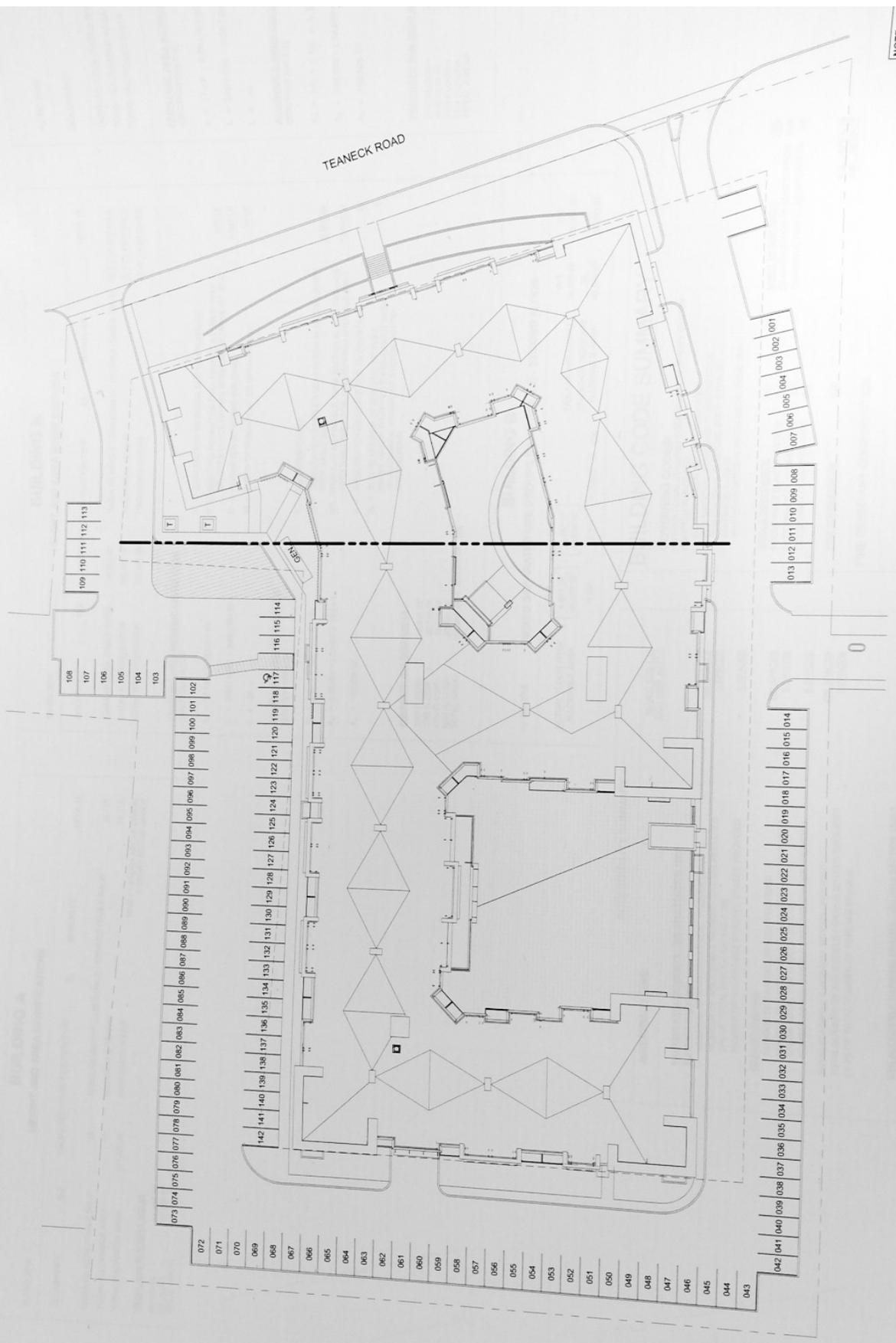
Following the recommendation for rezoning as set forth in the Township's 2017 Master Plan Reexamination report, the Township Council adopted Ordinance No. 15-2017 on July 6, 2017. This ordinance created a new zone, known as R-SCII Residential Senior Housing II District, in which the site is located. This district permits age-restricted (55+) or senior (62+) multifamily apartments. Retail and restaurant uses are permitted on the ground floor. Accessory uses permitted include at- or below-grade or surface parking. It should also be noted that this site has also been designated as an area in need of redevelopment.

While a proposal for the development of this site (Block 5703, Lot 11) has not yet been set forth, this report assumes that the site will be developed with 20 age-restricted affordable housing units, of which 16 will be one-bedroom units and four will be two-bedroom units³. The concept plan for this site is depicted in Figure 27, *1425 Teaneck Road*, and photographs of the current building on the site are provided in Figures 28, 29 and 30.

² Prior to 2015, Teaneck required inclusionary multifamily residential developments to set aside only 10 percent of the units for affordable housing, whether rental or for sale.

³ It should be noted that the adjacent site occupied by East Japanese, a restaurant, was also rezoned at the same time. However, the property owner has indicated no interest in redeveloping their site at this time.

IFICATIONS



NOTE:
SITE PLAN
CIVIL DRAW
FOR COM

FIGURE 24: 1500 TEANECK ROAD | STATE STREET IMPACT STUDY | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

FIGURE 25



PROJECT 5: 1500 TEANECK ROAD
Project under construction, as of March 2019.

FIGURE 26



PROJECT 5: 1500 TEANECK ROAD
Project under construction. View along its frontage on Teaneck Road looking south (March 2019).

CONCEPT PLAN FOR SENIOR HOUSING AT
1425 TEANECK ROAD, TEANECK, NJ



PHILLIPS PREISS GRYGIEL LLC 2018

FIGURE 27: 1425 TEANECK ROAD | STATE STREET IMPACT STUDY | PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

FIGURE 28



Existing DPW building at 1425 Teaneck Road.

FIGURE 29



View of front of existing DPW building at 1425 Teaneck Road - taken from Teaneck Road.

FIGURE 30



View of site from Westervelt Avenue, looking south.

The site is currently developed with a one-story building used by the Township of Teaneck Department of Public Works as a maintenance shop, where smaller equipment such as road signs and lighting are repaired and stored.

The site is located on the south corner of the intersection of Teaneck Road and Westervelt Place. Development in the vicinity of the site is comprised of commercial and service uses along State Street and Teaneck Road. There are single-family residential neighborhoods on the side streets off of Teaneck Road.

III. Demographics

This section outlines the projection of additional population, public school children and permanent jobs expected to be created as a result of the approved and proposed higher density development in the study area.

Demographic multipliers developed by the Center for Urban Policy Research (“CUPR”) at Rutgers University in 2018 were utilized to estimate the total residents and public school children that would reside in the non-age-restricted developments. The Rutgers study provides average per unit multipliers for various housing types for the entire state within “new development” built between 2000 and 2016. The Rutgers Multipliers also include a specific set of multipliers for low- and moderate-income households. These have been applied to the affordable component of the projects. For the age-restricted units, we applied the average multiplier of 1.2 persons per unit provided in the 2006 version of the Rutgers CUPR report. (No updated numbers for such units were available from the 2018 study.) In total, all six of the projects would generate 1,231 persons.

Based on the 2018 demographic multipliers developed by CUPR, it is estimated that the proposed residential development will generate 59 public school children.

Employee projections are based on jobs per 1,000 square feet multipliers developed by the New Jersey Council on Affordable Housing. It is estimated that the proposed non-residential development will generate 14 employees.

See Tables 4, 5 and 6 in Section IX, Fiscal Impacts, of this report for a more detailed description of the methodology used to project the estimated population, public school children and permanent jobs.

IV. Land Use Impacts

This section outlines the extent to which the development within the study area resulted from master plan recommendations or rezonings, or from variances granted by the Zoning Board of Adjustment, including impacts on density, building height, impervious coverage, setbacks, open space, and neighborhood character, as well as the extent to which these projects are consistent with the Township's master plan.

Project #1 - 1475 Palisade Avenue

The site is located in the LI Light Industry District, where residential development is not a permitted use. As such, the multifamily residential apartment building required a "d(1)" use variance from the Zoning Board of Adjustment. In addition, a "d(6)" height variance was required in order to exceed the maximum building height permitted in the LI zone by greater than 10 percent (i.e., a maximum building height of 20 feet is permitted where 93 feet was proposed). A number of "c" bulk variances were also granted to permit undersized front yard setbacks to Palisade Avenue and Queen Anne Road; to permit undersized side yards on the north and south sides of the property; and to exceed the maximum permitted building and lot coverages. Design waivers were granted for signage.

Land use in the vicinity of the site is comprised of a Yeshiva day school, Yeshivat He-Atid, to the north of the site on a 3.15 acre property. Palisade Avenue is located to the west of the site, beyond which is the Conrail railroad right-of-way and Windsor Park. There is a small warehouse building and a one-story office building associated with Suburban Cabinets directly south of the site, beyond which is the State Street overpass where it traverses the railroad right-of-way. There is an auto repair shop to the northwest of the intersection of Queen Anne Road and State Street, comprised of a one-story auto repair garage surrounded by a surface parking area that is used for vehicle storage. Teaneck Gardens, a garden apartment development with a number of three- to four-story multifamily residential buildings, is located across Queen Anne Road to the east of the site; some of the residential buildings have garages at the ground-floor level. There is a surface parking lot owned by the Township of Teaneck to the southeast of the site along State Street. Finally, there is single-family residential development along Amsterdam Avenue to the east of the site.

Project #2 - 189 The Plaza

The site is located in the B-1 Business Retail District. While apartments over commercial uses are permitted in the B-1 zone, the applicant is seeking a "d(1)" use variance from the Zoning Board of Adjustment because the development proposes to use a portion of the ground floor as parking, rather than commercial space. Accordingly, there are residential units on the upper floors that would not technically be over a commercial use. In addition, a "d(6)" height variance is required in order to exceed the maximum permitted height in the B-1 zone by greater than 10 percent (i.e., a maximum building height of 35 feet is permitted where 115 feet in height is proposed along the State Street frontage and 130 feet in height is proposed along The Plaza frontage). A number of "c" bulk variances are also being sought to permit undersized front yard setbacks to State Street and The Plaza; to permit an undersized rear yard setback; and to exceed the maximum permitted building coverage.

Land use in the vicinity of the site is comprised of a two-story Yeshiva school, Yeshivas Bais Mordechai, on a 0.139-acre property, located to the southeast of the intersection of Palisade Avenue and State Street. There is a VFW-owned property to the west of the site along Palisade Avenue. There are one- and two-story mixed-use buildings with ground floor retail units to the southwest of the intersection of State Street and Queen Anne Road, which extend southward along Queen Anne Road to the east of the site. There is a row of one-story retail buildings along the east side of Queen Anne Road, beyond which are two office buildings and a multifamily residential development known as Marble Court, which is comprised of three-story multifamily residential buildings to the north of Ayers

Court. There is a two-story building identified as being occupied by KOF-K Kosher Supervision along The Plaza to the west of the site. There is a two-story mixed-use building with ground floor retail units, as well as a stand-alone Chase Bank branch location across The Plaza to the south of the site. The Teaneck Gardens residential development is located to the northeast of the site.

Project #3 - 140 State Street

The site is located in the B-1 Business Retail District. Apartments over commercial uses are permitted in the B-1 zone. However, a “d(3)” conditional use variance and a “d(6)” height variance were granted by the Zoning Board of adjustment to exceed the maximum permitted building height by greater than 10 percent (i.e., a maximum building height of 35 feet is permitted where ±68 feet is proposed). A number of “c” bulk variances were also granted to permit undersized front yard setbacks to State Street and Queen Anne Road; to exceed the maximum permitted fence and wall height; to allow parking within a buffer area; and to exceed the maximum permitted building coverage.

Land use in the vicinity of the site is comprised of one- and two-story mixed-use buildings with ground floor retail units along Queen Anne Road to the south and west of the site, beyond which is the proposed 189 The Plaza development to the west. A two-story, four-family residence and the proposed 100 State Street development are located to the east of the site along State Street, beyond which is a multifamily residential development comprised of three-story apartment buildings, as well as four one-story detached buildings containing garages for residents of the development. To the south of the site, there is a single-family residence converted for use as an office (classified as Class 4A on the tax records), as well as a two-story office building. There is a one-story windshield repair and replacement establishment to the northeast of the intersection of Queen Anne Road and State Street, beyond which is the Teaneck Gardens residential development to the north and northeast.

Project #4 - 100 State Street

The site is located in the R-M Residential Multifamily District. Multifamily residential dwellings are permitted in the R-M zone. However, a “d(5)” density variance is required to allow an increase in the permitted density (i.e., a maximum of 12 units/acre is permitted where 86 units/acre is proposed) and a “d(6)” height variance is required to exceed the maximum permitted building height by greater than 10 percent (i.e., a maximum building height of 35 feet is permitted where ±86 feet is proposed to the top of the bulkhead). A number of “c” bulk variances are also being sought to permit undersized front, side and rear yard setbacks; and to exceed the maximum permitted building and lot coverages. A total of 132 parking spaces are required, where 100 parking spaces are proposed to be provided as part of the development. Design waivers are required for light intensity, parking stall size and exceeding maximum driveway width.

Land use in the vicinity of the site is comprised of a two-story, four-family residence and the approved (but not yet constructed) 140 State Street development to the west of the site. There is a surface parking lot owned by the Township of Teaneck across State Street to the north of the site, beyond which is the Teaneck Gardens residential development. The Marble Court residential development is located to the south of the site, and there are several additional three-story multifamily residential apartment developments to the south of Ayers Court (e.g., Ayers Manor, Walraven Apartments, etc.).

Project #5 - 1500 Teaneck Road

Following the adoption of a Master Plan Land Use Amendment for Block 5002, Lot 18.01 in January 2016, the site was rezoned R-M3 Residential Multifamily 3. As stated in Ordinance No. 1-2016, the Township Council found that the recommended rezoning, with an affordable housing component, would be in furtherance of the Amendment to the Master Plan and would be consistent with the goals and objectives of the Master Plan.

Multifamily residential buildings are permitted in the R-M3 zone. The Planning Board granted “c” bulk variances to permit an undersized front yard setback to Teaneck Road, as well as to exceed the maximum permitted fence and wall height and for signage.

Land use in the vicinity of the site is comprised of a gas station to the northeast of the site at the intersection of Teaneck Road and Amsterdam Avenue. There is single-family residential development to the north of the site along Amsterdam Avenue. The Teaneck Gardens residential development is located to the east of the site. There is a garden apartment development comprised of three two-story buildings; a two-story, five-family residential building; and a surface parking lot owned by the Township of Teaneck to the south of the site along State Street. There is a gas station located to the northeast of the intersection of State Street and Teaneck Road. There is an Enterprise rent-a-car location; a three-story office building; and a garden apartment development comprised of two two-story buildings on the east side of Teaneck Road opposite the site. One-family residential development predominates on the side streets off of Teaneck Road to the east of the site.

Project #6 - 1425 Teaneck Road

The 2017 Master Plan Reexamination Report contemplated the development of 1425 Teaneck Road for a multifamily senior or age-restricted housing upon the vacation of the DPW maintenance shop. The Reexamination Report recommended that the site be rezoned to permit retail uses on the first floor, with three levels of residential apartments above and parking at-grade or below the building. The site was subsequently rezoned R-SCII, as discussed above.

An application for the development of this site has not yet been submitted to the Township for evaluation. As such, this report assumes that the site will be developed in accordance with the standards set forth in the R-SCII Residential Senior Housing II District.

Land use in the vicinity of the site is comprised of a one-story restaurant, East Japanese, directly south of the site along Teaneck Road. Single-family residential development predominates to the east of the site on the side streets off of Teaneck Road. The T-State shopping plaza, a strip shopping center with a surface parking lot is located across Teaneck Road from the site. There is a one-story liquor store across Westervelt Place to the north of the site. There is a garden apartment development comprised of two-story buildings located to the southwest of the site along Westgate Road.

Compatibility with Township Planning Documents

As noted above, the development of 1425 Teaneck Road and 1500 Teaneck Road were contemplated by the Township through recommendations set forth in the 2017 Master Plan Reexamination Report and the Master Plan Land Use Amendment for Block 5002, Lot 18.01, respectively. These sites were subsequently rezoned in accordance with the recommendations of these planning documents.

However, the remaining developments within the study area were neither anticipated nor sanctioned by the Township’s planning documents. Notably, four of the six developments in the study area were granted or will require “d” variances to permit building heights in excess of 10 percent of that which is permitted, inclusive of 1475 Palisade Avenue, 189 The Plaza, 140 State Street, and 100 State Street (see Table 1, *Comparison of Four Projects which Received “d” Variances, Degree of Variation from Existing Zone*, below). A use variance was granted for the multifamily residential development at 1475 Palisade Avenue, and a use variance has been requested for the multifamily residential development at 189 The Plaza. A “d(3)” conditional use variance was granted for the mixed use retail and multifamily residential development at 140 State Street.

While there are a number of existing garden apartments and low-rise multifamily residential development within the study area, the proposed development is both substantially taller and much more dense than the existing multifamily residential development. The underlying zoning allows for much lower density, smaller scale buildings, as evidenced by the extent of the variances required by each of the projects, as set forth in Table 1, *Comparison of Four Projects which Required “d” Variances - Degree of Variation from Existing Zone*. The yard setbacks and landscaping and buffering requirements are intended to provide landscaped open space between the building and the property lines, and for buffering of adjacent properties. However substantial variances were granted and are being requested to reduce such setbacks and decrease the buffers despite the much taller and larger buildings proposed on such sites.

The overall and cumulative impacts of the approved and proposed higher density residential developments within the study area are beginning to, and would continue to substantially change the prevailing character within the study area. While the State Street area consists of low-rise multifamily residential apartments, along with one- and two-story retail and mixed-use buildings, the six projects are substantially larger and taller, reflecting a much more urban, downtown character not seen anywhere in Teaneck, and more characteristic of developments in such communities as Fort Lee and Hackensack.

This report acknowledges that there are both advantages and disadvantages associated with the proposed development within the study area. The new development will generate new residents, and thus more customers for nearby stores, potentially spurring the revitalization of neighborhood retail areas. It will diversify the housing stock and generate housing for low- and moderate-income households. As evidenced by the fiscal impact analysis in Chapter IX, it will generate substantial tax revenue for the Township. Aside from 1500 Teaneck Road and 1425 Teaneck Road, both of which are low-rise structures (five and three stories, respectively), the four other projects in the State Street study area have been granted or may be granted variances which are substantially larger and more dense than what is contemplated in the Township’s master plan or permitted by current zoning. The result of such deviations will irreversibly transform the scale and character of the State Street study area in a manner not contemplated by the Township’s existing master plan or reexamination reports, which are meant to guide development in the area of Teaneck.

The cumulative impacts of the proposed development within the study area must be considered in a more reasoned and comprehensive manner going forward, rather than relying upon individual ad hoc decisions of the Zoning Board. As such, if development of this type is going to be permitted in the future, it merits a reexamination of the master plan policies and the zoning for the State Street area to determine whether such development is appropriate, and is designed in such manner as to ensure new development that is sensitive to and compatible with existing development to which it is adjacent, as well as the neighborhood of which it is a part.

Table 1: Comparison of Four Projects which Required “d” Variances - Degree of Variation from Existing Zone

Table 1a: 1475 Palisade Avenue

	LI District	1475 Palisade Avenue
Use	Business Offices Research Labs Light Manufacture Trade Schools	Multifamily Residential “d(1)” variance
Minimums		
Lot Size	15,000 sf	77,624 sf
Lot Width	100 ft.	75 ft. (v)
Front Yard Setback	81 ft.	6.5 ft. (Palisade Ave.) (v) 3.4 ft. (QA Rd.) (v)
Side Yard Setback	6 ft.	3.5 ft. (v)
Site Yard Setback (Both)	30 ft.	8.6 ft. (v)
Rear Yard Setback	20 ft.	N/A
Maximums		
Building Coverage	30%	69.66% (v)
Impervious Coverage	70%	72.15% (v)
Floor Area Ratio	N/A	-
Density	N/A	±72 units/acre
Height (Stories/Feet)	44 ft.	93.98 ft. “d(6)” variance

Table 1b: 189 The Plaza

	B-1 District	189 The Plaza
Use	Retail Sales Offices Apt. over Commercial	Residential Over Commercial “d(1)” variance⁴
Minimums		
Lot Size	N/A	25,244 sf
Lot Width	N/A	125 ft.
Front Yard Setback	8 ft. (The Plaza) 2 ft. (State St.)	0 ft.(v) 0 ft. (v)
Side Yard Setback	N/A	-
Site Yard Setback (Both)	N/A	-
Rear Yard Setback	20 ft.	5 ft. (v)
Maximums		
Building Coverage	25%/80% ⁵	97% (v)
Impervious Coverage	80%/100% ⁶	97% (v)
Floor Area Ratio	N/A	-
Density	N/A	±212 units/acre
Height (Stories/Feet)	35 ft.	130 ft. “d(6)” variance

⁴ The applicant is seeking a “d(1)” use variance from the Zoning Board of Adjustment because the development proposes to use a portion of the ground floor as parking, rather than commercial space. Accordingly, there are residential units on the upper floors that would not technically be over a commercial use.

⁵ Required building coverage in the B-1 zone is 25%, unless off-street parking is not required under Section 33-28(b)(1), in which case maximum building coverage shall be 80%.

⁶ Required lot coverage in the B-1 zone is 80%, unless off-street parking is not required under Section 33-28(b)(1), in which case maximum lot coverage shall be 100%.

Table 1c: 140 State Street

	B-1 District	140 State Street
Use	Retail Sales Offices Apt. over Commercial	Residential Over Commercial "d(3)" variance
<i>Minimums</i>		
Lot Size	N/A	20,125 sf
Lot Width	N/A	-
Front Yard Setback	17.6 ft. (State St.) 0.08 ft. (QA Rd.)	0 ft. (v) 0 ft. (v)
Side Yard Setback	N/A	-
Site Yard Setback (Both)	N/A	-
Rear Yard Setback	20 ft.	-
<i>Maximums</i>		
Building Coverage	25%/80% ⁷	98% (v)
Impervious Coverage	80%/100% ⁸	-
Floor Area Ratio	N/A	-
Density	N/A	±78 units/acre
Height (Stories/Feet)	35 ft.	68.33 ft./5 stories "d(6)" variance

Table 1d: 100 State Street

	R-M District	100 State Street
Use	Multifamily Dwellings	Multifamily Dwelling
<i>Minimums</i>		
Lot Size	1.5 acres	0.79 acres (v)
Lot Width	N/A	300 ft.
Front Yard Setback	30 ft.	10 ft. (v)
Side Yard Setback	30 ft.	15 ft. (v)
Site Yard Setback (Both)	-	-
Rear Yard Setback	30 ft.	0 ft. (v)
<i>Maximums</i>		
Building Coverage	20%	65.8% (v)
Impervious Coverage	65%	81.7% (v)
Floor Area Ratio	N/A	-
Density	12 units/acre	87 units/acre "d(5)" variance
Height (Stories/Feet)	35 ft.	85.98 ft. "d(6)" variance

⁷ Required building coverage in the B-1 zone is 25%, unless off-street parking is not required under Section 33-28(b)(1), in which case maximum building coverage shall be 80%

⁸ Required lot coverage in the B-1 zone is 80%, unless off-street parking is not required under Section 33-28(b)(1), in which case maximum lot coverage shall be 100%.

V. Visual Impacts

Figure 31, *Visual Impact*, depicts a 3-D oblique angle aerial view of the study area with the six buildings inserted into the existing neighborhood landscape. It is apparent from this figure that, collectively, the approved and proposed higher density residential developments within the study area are significantly larger than the buildings in the surrounding neighborhood. In contrast to the existing development in the study area, the building massing is much greater, leaving little room for green space and landscaping. Overall, the six developments will completely alter the visual character of the built environment within the study area.



STATE STREET IMPACT STUDY
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

FIGURE 31: VISUAL IMPACT

VI. Utilities

This section contemplates the impacts of the proposed development within the study area on utilities, including water, sewage, storm water drainage, solid waste generation, electricity, and gas.

Water Service

The Township of Teaneck is served by Suez North America. Suez customers in portions of Bergen and Hudson County receive their water primarily from four reservoirs: Oradell, Woodcliff Lake and Lake Tappan reservoirs in Bergen County, New Jersey, and Lake DeForest in Rockland County, New York. Water from these surface supplies are treated to meet safe drinking water standards at the Haworth Water Treatment Plant. Suez also operates wells in Upper Saddle River, which supplement the supply.

With regard to water service, the applicant need not demonstrate that adequate water capacity exists to serve the development during the application review process. However, it is the responsibility of the developer, working directly with the water company, to ensure that there is sufficient water supply to serve the proposed development. The Township is not responsible for maintaining the water lines within the municipality; rather water line maintenance is the responsibility of the water company. As such, any upgrades to the water lines would be undertaken by the water company.

The Township's consulting engineer indicated that, in general, a project would not be permitted to proceed to the construction phase if the water supply and/or associated infrastructure was deemed inadequate. However, it is our understanding that there is sufficient water supply to meet the demands of the approved and proposed development within the study area.

Wastewater Treatment

The Township is within the Bergen County Utilities Authority ("BCUA") sewer service area. The BCUA does not own and operate local collection systems. Rather, the BCUA maintains a collection system consisting of trunk and intercepting sewers, which conveys wastewater from municipal collection systems to a treatment plant in Little Ferry.

The Township's 2007 Master Plan indicates that sanitary sewers are available to the entire Township, and that the Teaneck Department of Public Works ("DPW") and Engineering Sewer Division is responsible for maintaining the sanitary and storm system, which includes manholes, catch basins, culverts, and head walls. The Master Plan notes that while sanitary sewers are available to meet the Township's current demand, should the Township approve additional development or rezone districts to permit greater density, provisions should be taken to assure adequate sanitary sewer facilities and/or extensions to these areas.

The Teaneck DPW has indicated that they do not anticipate any issues or detrimental impacts relating to sewer capacity and maintenance in Township relating to the recently completed or proposed development within the study area. The Township's consulting engineer indicated that sewer upgrades have been made for new developments in Teaneck on a project-specific basis.

Stormwater

The Township has prepared several stormwater management plans, as well as a stormwater control ordinance.

Chapter 38 of the Teaneck Code pertains to stormwater control. The purpose of the chapter is to establish minimum stormwater management requirements and controls for all "major development" in the Township, which is defined as "any development except additions and alterations to detached

single-family dwellings where the project comprises less than 50 percent of the gross existing building square footage area or less than 50 percent of the total existing building's volume.”

As required by Chapter 38, stormwater management measures for major development must be designed to meet the erosion control, groundwater discharge, stormwater runoff quantity, and stormwater runoff quality standards. An applicant must demonstrate that there will be no increase, as compared to the preconstruction condition, in the peak runoff rates of stormwater leaving the site for the two-, ten- and one-hundred year storm events, and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. As such, it is reasonable to assume a zero net increase in stormwater from the development within the study area, in accordance with Township's Chapter 38 of the Teaneck Code.

The Municipal Stormwater Management Plan (“MSWMP”), dated November 2005 with revisions through May 2007, documents the Township's strategy to address stormwater-related impacts. The creation of this plan is required by N.J.A.C. 7:14A-25 Municipal Stormwater Regulation. The plan contains all of the requirements set forth in N.J.A.C. 7:8 Stormwater Management Rules. The plan addresses groundwater recharge, stormwater quantity and stormwater quality impacts by incorporating stormwater design and performance standards for new major development, defined as projects that disturb one or more acres of land. These standards are intended to minimize the adverse impact of stormwater runoff on water quality and quantity and the loss of groundwater recharge that provides base flow in receiving water bodies.

The Stormwater Pollution Prevention Plan (“SPPP”), dated March 2005 with revisions through March 2017, details, among other things, the post-construction stormwater management in new development and redevelopment program. In order to control stormwater from new development and redevelopment projects through the Township, “all new residential development and redevelopment projects that are subject to the Residential Site Improvement Standards for stormwater management (including NJDEP Stormwater Management rules) are in compliance with those standards. The Township Planning Board and Zoning Board of Adjustment ensure compliance before issuing final subdivision or site plan approvals under the Municipal Land Use Law.”

Since each project, as it is approved, is required to meet the standards related to stormwater runoff, and such rules require an actual reduction in stormwater runoff that flows from the project, it is not anticipated that there would be adverse impacts on adjacent properties or the community.

Solid Waste

The Township of Teaneck does not provide solid waste collection services to private properties (e.g., residential, commercial, industrial) in the municipality. Residents and businesses must contract directly with a private hauler. All new development in the Township would be expected to contract with a private hauler to manage solid waste disposal. At this point, there should not be any problems in terms of solid waste collection for the projects within the study area.

The DPW collects recyclables for each of the “residential zones” in the Township approximately every other week. The Township Recycling Depot (1600 River Road) is available to residents to drop off white goods (e.g., stoves, water heaters, electronics, etc.). The DPW has indicated that it is not entirely clear if the department will be responsible for collecting recyclables for the new developments within the study area, or if it will be collected by a private hauler. It could be a strain on the department if they must collect recyclables for all of the new developments in the study area. In addition, disposal of recyclable materials may become more expensive for the Township moving forward, as recycling has become less profitable in recent years.

Determining how the collection of recyclables will be managed for each new development is recommended to be considered during the approval process, as well as memorialized as a condition of approval by the approving agency in order to eliminate any confusion on the matter going forward.

Electricity and Gas

Teaneck is in PSE&G's service area, which provides gas and electric to the Township.

As with water service, developers must work directly with PSE&G to ensure that there is adequate gas and electric supply and delivery infrastructure to serve any new project. The Township's consulting engineer indicated that PSE&G has made upgrades to substations within the municipality in recent years. At this point, there should not be any problems in terms of gas or electric service for projects within the study area.

VII. Environmental Impacts

This section contemplates the topography, soils, vegetation, tree removal, other critical environmental features impacted by the proposed development in the study area.

All of the proposed development in the study area and discussed herein are on sites that were previously developed and substantially covered with buildings and other impervious surfaces. The exception is Block 5004, Lot 5, which is part of the 100 State Street development and is undeveloped; the lot is currently comprised of grassy areas and several trees. The redevelopment of these sites will likely include the removal of some existing vegetation and trees. Provisions for the replacement of trees and vegetation at each individual site would be considered by the approving board at the time of site plan review.

In consulting the USDA Natural Resources Conservation Service Web Soil Survey mapping application, it was determined that all of the soils within the study area are considered “urban land” soils. Urban land soils are described by the NRCS as “ground surface covered by pavement, concrete, buildings, and other structures underlain by wet disturbed and natural soils material. The soil profile is typically disturbed and does not resemble any mapped soil unit due to anthropogenic modification of the profile.”

The NJDEP GeoWeb mapping application confirms that there are no wetlands within the study area, nor are any of the sites slated for development classified as “known contaminated sites.” However, 140 State Street was formerly used as a gas station, and prior to its redevelopment, consideration would have to be given to ensure that the site is suitable for residential development. In addition, given the activities that were conducted in the DPW maintenance facility at 1425 Teaneck Road, there is a small potential for contamination at that site.

There are provisions in Article IV of the Township’s Development Regulations for the preparation of an Environmental Impact Statement, when required by the approving authority (e.g., the Planning Board or Board of Adjustment) during the review of a development application. Per Section 33-19, an environmental impact statement must contain a number of required elements as set forth in Section 33-19, including an inventory of existing environmental conditions and an evaluation of each as being a positive or negative factor, including sewer facilities, water supply, air quality, traffic noise, geology, and vegetation, among others, as well as an assessment of adverse environmental impacts and proposals by the applicant to minimize or mitigate any such impacts. In the event an environmental impact statement is required, the approving authority refers said statement to the environmental commission for review and report prior to granting of final approval of the development.

Virtually all of the project sites within the study area are located on sites that were heretofore developed, and are entirely paved or are devoid of vegetation. Moreover, none are located on sites that contain critical environmental features, such as wetlands, floodplains or steep slopes. As such, adverse environmental impacts are not anticipated as a result of their development.

VIII. Community Facilities and Services

The section considers impacts of the proposed development within the study area on schools, police, fire, emergency services, and the DPW.

Schools

Whitehall Associates, Inc. prepared a demographic study for the Teaneck School District, dated April 10, 2019, to project the number of school children in the Teaneck public schools through the 2023-24 school year. That study included only two projects within the study area (1500 Teaneck Road and 1475 Palisade Avenue). The Whitehall study also included other projects to be built in the Township. It should be noted that the Whitehall study used the same CUPR multipliers as in the analysis undertaken for this report, as outlined in greater detail in Section IX, Fiscal Impacts, below, but those multipliers from 2006, not the updated multipliers from 2018. As a result, the Whitehall projections are somewhat different from what is projected herein. Nevertheless, the Whitehall study does acknowledge that the Teaneck schools would have the capacity to accommodate the additional school children, due to declining enrollments from existing residential areas and projects in Teaneck.

Based on the results of the fiscal impact analysis, it is estimated that the proposed residential development will generate 59 public school children. (See Table 6 in Section IX of this report.)

By both calculations, there would be adequate capacity in the school system. Moreover, as indicated in the Fiscal Impact Analysis in Section IX of this report, surplus revenues for the school district would be generated by the six projects.

Police Department

The Teaneck Police Department expressed several concerns regarding the development within the study area. The first concern relates to pedestrian safety and the potential for conflict between vehicles and pedestrians; an influx of new vehicles traveling on Township roads could be to the detriment of pedestrians, increasing the potential for pedestrian strikes if adequate safety measures are not considered and/or implemented. Second, an increase in residents would be expected to lead to an associated increase in call volume, for both service calls and medical calls. Finally, the department has concerns relating to staffing. The department receives funding for 95 officers, however, for a variety of reasons (e.g., retirement, officer training, military leave, unfilled open positions, etc.) there are only approximately 84 officers currently available to serve (though the department notes that the exact number of officers regularly fluctuates). There are also a significant number of officers that will be eligible to retire in the coming years. As such, the department may be left with fewer officers to respond to a greater number of service calls.

Fire Department

The Teaneck Fire Department recommends that all new multifamily residential buildings are designed around National Fire Protection Association (“NFPA”) 13 regulations. NFPA 13 protected buildings are considered “fully sprinklered,” which means that there is fire sprinkler coverage throughout the entire building, including in unoccupied spaces, such as attics and closets. While not required by code, 1500 Teaneck Road is NFPA 13 compliant. There is a less stringent standard wherein buildings are “partially sprinklered,” which provides for life safety and moderate building protection. Sprinklers are not provided in unoccupied spaces, there is a lower water discharge demand from the sprinkler systems and a shorter duration of water supply. The department also recommends providing an access road along the rear of the new developments to allow for emergency vehicle access in the event of a fire. These recommendations are typically set forth during the application review process.

At this time, the department has ladder truck that can reach the tallest buildings in the Township. Finally, while it is possible that there will be spikes in the fire department run volumes as a result of the proposed development, the department does not foresee any major impacts its ability to provide fire protection services within the Township.

Teaneck Volunteer Ambulance Corps

The Teaneck Volunteer Ambulance Corps does not expect that the development within the study area will have any significant impact on their ability to provide emergency services to the Township. As would be expected, more residents leads to more emergency calls, and a greater volume of emergency calls would be anticipated for age-restricted housing developments where there is a concentration of senior citizens.

Overall, the corps has adequate equipment to provide emergency services. However, as it is a volunteer organization, staff availability varies depending on the day of the week and the time of day.

Department of Public Works

The DPW indicated that the collection of additional garden and yard waste from the new development within the study area would not impact the department in any significant way. It is also possible that the development within the study area would generate more activity in the Township parks. There is a potential for longer-term impacts relating to wear and tear on roadways as a result of more vehicles traveling on local roadways. Overall, however, the DPW does not anticipate any significant impacts.

For a discussion of impacts on the DPW-associated with sewers and solid waste, see the Utilities section above.

IX. Fiscal Impacts

The purpose of this section is to analyze the projected fiscal impacts of the proposed multifamily residential development in the State Street area on the Township and the school district.

In order to compare the revenues expected to be generated from the proposed development with the anticipated municipal service costs, a fiscal impact analysis has been undertaken utilizing the Per Capita method for both the residential and non-residential portions of the project. This method was developed by the Center for Urban Policy Research (“CUPR”) at Rutgers University, is detailed in the Urban Land Institute’s publication *Development Impact Assessment Handbook*, and is a widely used methodology for evaluating the fiscal impacts of a proposed development. The Per Capita method is an average costing approach for projecting the impact of population change (whether it be residents, employees, school children, etc.) on local municipal and school district costs and revenues.

Project Description

Within the State Street area, six multifamily residential projects are either recently completed, under construction, approved, or before the Zoning Board of Adjustment for approval, totaling 597 residential units, as well as 8,170 square feet of ground floor retail space at 140 State Street. A total of 85 residential units would be set aside as affordable to low- and moderate-income households. See Table 2, *Summary of Non-Residential Development Program*, and Table 3, *Summary of Residential Development Program*.

Table 2: Summary of Non-Residential Development Program

Component	Total
Retail (140 State Street)	8,170 square feet

Table 3: Summary of Residential Development Program

		Unit Type	Total Units
1475 Palisade Avenue 126 Units	MARKET RATE	1 BR	23
		2 BR	87
		3 BR	8
		<i>Sub-Total</i>	118
	AFFORDABLE	1 BR	8
	<i>Sub-Total</i>	8	
189 The Plaza 123 Units	MARKET RATE	1 BR	43
		2 BR	47
		3 BR	14
		<i>Sub-Total</i>	104
	AFFORDABLE	1 BR	3
		2 BR	12
		3 BR	4
	<i>Sub-Total</i>	19	
140 State Street 36 Units	MARKET RATE	1 BR	5
		2 BR	24

		Unit Type	Total Units
		3 BR	2
		<i>Sub-Total</i>	31
	AFFORDABLE	1 BR	1
		2 BR	2
		3 BR	2
<i>Sub-Total</i>	5		
100 State Street 64 Units	MARKET RATE	1 BR	30
		2 BR	24
		<i>Sub-Total</i>	54
	AFFORDABLE	1 BR	2
		2 BR	6
3 BR		2	
<i>Sub-Total</i>	10		
1500 Teaneck Road 228 Units	MARKET RATE	Studio/1 BR	122
		2 BR	83
		<i>Sub-Total</i>	205
	AFFORDABLE	1 BR	4
		2 BR	14
3 BR		5	
<i>Sub-Total</i>	23		
1425 Teaneck Road 20 Units (Age-Restricted)	AFFORDABLE	1 BR	16
		2 BR	4
	<i>Sub-Total</i>	20	
TOTAL			597

Impacts on the Municipal Population

Demographic multipliers developed by the Center for Urban Policy Research (“CUPR”) at Rutgers University in 2018 were utilized to estimate the total residents and public school children that would reside in the non-age-restricted developments. The Rutgers study provides average per unit multipliers for various housing types for the entire state within “new development” built between 2000 and 2016. The Rutgers Multipliers also include a specific set for low- and moderate-income households, which we have applied to the affordable component of the projects. For the age-restricted units, we applied the average multiplier of 1.2 persons per unit provided in the 2006 version of the Rutgers CUPR report. (No updated numbers for such units were available from the 2018 study.)

Employee projections are based on jobs per 1,000 square feet multipliers developed by the New Jersey Council on Affordable Housing.

Using the residential program for the proposed project and the Rutgers multipliers, the projected impacts in terms of total population is summarized in Table 4, *Estimated Residents Generated by the Proposed Development*, and Table 5, *Estimated Employees Generated by the Proposed Development*, below. The proposed development would be expected to generate approximately 1,231 new residents and 14 new employees.

Table 4: Estimated Residents Generated by the Proposed Development

Market Rate Units	Total Units	Multiplier	Persons
5-49 Units			
Studio/One BR	5	1.662	8.310
Two BR	24	2.359	56.616
Three BR	2	3.406	6.812
50+ Units			
Studio/1 BR	218	1.551	338.118
Two BR	241	2.355	567.555
3 BR	22	3.289	72.358
Total	512	-	1,049.769

Affordable Units	Total Units	Mt. Laurel Multiplier	Persons
Non-Age Restricted			
One BR	18	1.392	25.056
Two BR	34	2.511	85.374
Three BR	13	3.591	46.683
Total	85	-	157.113

Affordable Units	Total Units	Multifamily Multiplier (All Values, BR & Tenure)	Persons
Age-Restricted			
One BR	16	1.20	4.8
Two BR	4	1.20	19.2
Total	20	-	24

Source: Rutgers CUPR 2018 New Development Multipliers (for Non-Age-Restricted Units), Who Lives in New Jersey Housing? New Jersey Demographic Multipliers, 2006 (for Age-Restricted Units)

In total, all six of the projects would generate 1,231 persons.

Table 5: Estimated Employees Generated by the Proposed Development

	Total Square Footage of Retail Space		Employees/ 1,000 square feet		Estimated Employees
Employees	8,170	x	1.7	=	14

Impacts on School District Population

Based on the 2018 demographic multipliers developed by CUPR, it is estimated that the proposed residential development will generate 59 public school children (see Table 6, *Estimated Total and Public School Children Generated by the Proposed Residential Development*). It should be noted that the age-restricted units are not expected to generate any school children.

Table 6: Estimated Total and Public School Children Generated by the Proposed Residential Development

Market Rate Units	Total Units	Total Public School Children Multiplier	Total Public School Children
5-49 Units			
Studio/One BR	5	0.143	0.715
Two BR	24	0.196	4.704
Three BR	2	0.604	1.208
50+ Units			
Studio/One BR	218	0.004	0.872
Two BR	241	0.065	15.665
Three BR	22	0.245	5.390
Total	512	-	28.554

Affordable Units	Total Units⁹	Total Public School Children Multiplier	Total Public School Children¹⁰
Studio/One BR	18	0.088	1.584
Two BR	34	0.408	13.872
Three BR	13	1.087	14.131
Total	65	-	29.587

Source:

In total, all six projects would generate 59 schoolchildren in the public schools.

Fiscal Impacts of the Proposed Development

In order to compare the expected revenues to be generated from the proposed development with the anticipated municipal service costs, a fiscal impact analysis was undertaken utilizing the so-called “Per Capita” method. This methodology is an average costing approach used to project the impact of residential and nonresidential development on local costs and revenues.

Existing Municipal Ratable Base

As shown in Table 7, *Breakdown of the Tax Base by Property Classification, Township of Teaneck*, Teaneck has a total real property base of approximately \$5.04 billion. Approximately 89 percent of the Township’s tax base is attributable to residential development, consisting of 84 percent non-apartment residential development and 5 percent apartment residential development. The combined (apartment and non-apartment) residential percentage of total parcels is approximately 95 percent. Averaging the residential (apartment and non-apartment) percentages for parcel and assessment value yields an estimated share of residential-associated expenditures for the Township

⁹ Excludes age-restricted units (20 units at 1425 Teaneck Road)

¹⁰ Note that Whitehall Associates Inc. prepared a demographic study to project the number of school children in the Teaneck public schools through the 2023-24 school year. That study included two projects in the State Street area (1475 Palisade Avenue and 1500 Teaneck Road), but not the other four projects included in this study. The Whitehall study also included other projects to be built in the Township. It should be noted that Whitehall used the same CUPR multipliers used in this study, but those from 2006, not the updated multipliers from 2018. As a result, the projections are somewhat different than what is projected herein. Nevertheless, the Whitehall study does acknowledge that the Teaneck public schools would have the capacity to accommodate the added school children, due to declining enrollments from existing residential area and projects in Teaneck.

of 92 percent. Accordingly, the share of nonresidential-associated expenditures for Teaneck is approximately 7 percent (vacant land accounts for approximately 1 percent).

Table 7: Breakdown of the Tax Base by Property Classification, Township of Teaneck, 2018

Code	Parcels		Assessed Valuation	
	Number	Percent	Number	Percent
1. Vacant Land	136	1.16%	\$28,885,600	0.57%
2. Residential	11,095	94.89%	\$4,241,567,100	84.22%
3a. Farm Homestead (Regular)	0	0.00%	\$0	0.00%
3b. Farm Land (Qualified)	0	0.00%	\$0	0.00%
4a. Commercial	385	3.29%	\$34,805,600	9.96%
4b. Industrial	14	0.12%	\$34,805,600	0.69%
4c. Apartments	62	0.53%	\$229,331,700	4.55%
Total Tax Base	11,692	100.00%	\$5,035,997,900	100.00%

Source: New Jersey Department of Community Affairs, Property Tax Information, Township of Teaneck, NJ, 2018

Breakdown of Tax Rate

A breakdown of the Township of Teaneck’s property tax rate by municipal, school and county portions is shown in Table 8, *Breakdown of the Tax Rate, Township of Teaneck, 2018*. The total tax levy on real property is \$3.173 per \$100 of assessed value, with the local portion of the tax rate (i.e., municipal and school portions) accounting for approximately 91 percent of the total and the county portion accounting for the remaining 9 percent. Approximately 35 percent of the local tax levy is apportioned for municipal purposes and the remainder goes to the school district.

Table 8: Breakdown of the Tax Rate, Township of Teaneck, 2018

Source	Tax Rates (per \$100)
Municipality	1.099
School District	1.803
County	0.271
Total	\$3.173

Source: Township of Teaneck Tax Assessor’s Office

Estimated Market Value of the Proposed Development

The anticipated market-rate¹¹ and mandated affordable rents¹² for each unit type are listed in Table 9, *Monthly Rents for Residential Units*.

The values below were used to estimate the gross market value for the residential components of the project.¹³ The total estimated market value of the residential component of the development is approximately \$194,380,865.

¹¹ Rents for market-rate units are derived from asking rents for the Teaneck Square development (1475 Palisade Avenue), the only project which is complete within the study area.

¹² Rents for affordable units were estimated using affordable housing rental rate calculations based on 2018 income limits.

¹³ Assumptions included operating costs of 35 percent of gross annual rents and a capitalization rate of 5.5 percent. For market-rate rentals, a vacancy rate of 3 percent was also applied.

Table 9: Monthly Rents for Residential Units

	Unit Type	Total Units	Monthly Rent Per Unit
MARKET RATE	STUDIO/1 BR	223	\$2,150
	2 BR	265	\$2,925
	3 BR	24	\$3,700
AFFORDABLE	1 BR 30% AMI	5	\$404
	1 BR 49.9% AMI	3	\$759
	1 BR 50% AMI	1	\$761
	1 BR 60% AMI	5	\$939
	2 BR 30% AMI	5	\$477
	2 BR 49.9% AMI	20	\$903
	2 BR 60% AMI	25	\$1,120
	3 BR 30% AMI	2	\$539
	3 BR 49.9% AMI	5	\$1,032
	3 BR 60% AMI	6	\$1,281

As shown in Table 10, *Market Value of the Proposed Non-Residential Development*, the estimated total market value of the non-residential component of the project would be \$2,042,500.

Table 10: Market Value of the Proposed Non-Residential Development

Component	Value	Total	Total Market Value
Retail	\$200 per square foot	8,170 sq. ft.	\$1,634,000

Tax revenues are estimated based on current tax rates and assessment practices. Based on the current equalization ratio for the Township of Teaneck (86.37%), the total estimated assessed value of the development is \$ (see Table 11, *Estimated Total Assessed Value of the Proposed Development*).

Adding the total market value of the residential and non-residential components yields a market value of \$196,014,865.

Table 11: Estimated Total Assessed Value of the Proposed Development

Estimated Market Value		Equalization Ratio		Estimated Assessed Value
\$196,014,865	x	86.37%	=	\$169,298,039

Estimated Revenues

Revenues generated as a result of the proposed development are based on 2018 property tax rates for Teaneck Township. These include the municipal purpose property tax, the school district property tax and the county general purpose property tax. With a total equalized assessed value at \$169,298,039, the proposed development will generate \$5,371,827 in total annual tax revenues.

The tax rates and revenues are summarized in Table 12, *Estimated Annual Tax Revenues Generated by the Proposed Development*.

Table 12: Estimated Annual Tax Revenues Generated by the Proposed Development

Tax	Rate (per \$100)	Total Assessed Value	Annual Tax Revenues
Municipality	1.099	\$169,298,039	\$1,860,585
School District	1.803	\$169,298,039	\$3,052,444
County	0.271	\$169,298,039	\$458,798
Total Tax Rate	3.173	\$169,298,039	\$5,371,827

Estimated Per Capita Costs

The next step is to compare the estimated revenues with expenditures by calculating the costs per person, per employee and per student.

The budgetary finances, tax base, resident and non-resident populations were researched for Teaneck in order to estimate current per capita spending levels. According to Teaneck Township's adopted 2018 municipal budget, the total amount of general appropriations was \$69,914,614.48 and the total municipal purpose tax levy was \$54,858,675.01, meaning that approximately 79 percent of municipal expenditures were funded by local property taxes. Of the appropriations, it is assumed that the projects would generate impacts in the service categories of public safety, uniform construction code, public works, health and human services, parks and recreation, and education (including library).¹⁴ The total budget appropriations for those service categories total approximately \$36,999,937.44, of which \$29,044,950.89 (79 percent) are supported by local property taxes. Based on the current Township population of 40,977, it is estimated that the per capita cost for the renter population residing in the developments is approximately \$709.

In regards to per capita service costs to support employees in the Township, non-residential development (i.e., commercial and industrial) comprises approximately 3.4 percent of all tax parcels and 10.6 percent of total tax valuations. Therefore, non-residential development accounts for approximately 7 percent of the tax base in Teaneck Township. This assumption is based on the "proportional valuation" method, which assumes that the allocation of municipal services is roughly proportional to the share of the total tax base represented by residential and non-residential uses in the community.¹⁵ Based on the estimate of 19,418 total employees¹⁶ in the Township, the municipality's service expenditures per employee are approximately \$199. See Table 13, *Estimated Annual Municipal Service Costs*.

¹⁴ Compact multifamily rental developments generate lesser demands on municipal services than typical residential properties, because many services, such as on-site road maintenance and sanitation, will be provided by the property owner. Moreover, many sunk costs will not be substantially impacted by the added renter population, such as general government staffing, pensions and insurance, and utilities like street lighting.

¹⁵ The proportional valuation method is described in the Development Impact Assessment Handbook, by Burchell, Listokin, Dolphin, et al. (Urban Land Institute, 1994), p. 129.

¹⁶ U.S. Census Longitudinal Employer-Household Dynamics (LEHD), 2015.

Table 13: Estimated Annual Municipal Service Costs

	Per Capita Cost		Population		Total Annual Costs
Employees	\$199	x	14	=	\$2,786
Residents	\$709	x	1,231	=	\$872,546
Total Municipal Costs					= \$875,332

The State of New Jersey’s Taxpayers’ Guide to Education Spending for 2018 indicates that the “total spending per pupil” for the Teaneck Public School District is \$27,627. Of the total amount, 81 percent is supported by local property taxes. This translates to a local tax-supported per pupil cost of \$22,461. It must be emphasized that “total spending per pupil” factors all students for which the district is financially responsible and includes all types of district spending, including transportation, pensions and social security costs, food services, special needs services, capital outlay budgeted in the general fund, debt service, etc. It is considered by the New Jersey Department of Education to be a “comprehensive representation of school district expenditures.”¹⁷

As shown in Table 14, *Estimated Per Capita Costs for Public School Children*, the 59 students anticipated to reside in the development would incur approximately \$1,325,199 in school district spending supported by local property taxes.

Table 14: Estimated Per Capita Costs for Public School Children

	Per Capita Cost		Students		Total Annual Costs
	\$22,461	x	59	=	\$1,325,199

The proposed development is projected to generate 1,231 new residents, 59 public school students and 14 new employees. Tax revenues of \$3,052,444 annually are anticipated to accrue to the local school district, and \$1,860,585 per year accruing to the municipality. After taking the proposed development’s tax supported residential municipal and school district costs into account, the proposed development is projected to generate close to \$985,253 in net annual tax surplus to the municipality and \$1,727,245 in net annual tax surplus to the school district. In other words, the proposed residential development is anticipated to not only cover the tax-supported costs, but generate almost \$2,712,498 in a total net annual tax surplus to the municipality and the local school district.

¹⁷ NJ Department of Education, Taxpayer’s Guide to Education Spending 2018: Introduction and Description.

Table 15: Summary of Fiscal Impact Analysis

	Annual Tax Revenues Generated	Annual Costs	Net Fiscal Impact
Municipality	\$1,860,585	\$875,332	\$985,253
School District	\$3,052,444	\$1,325,199	\$1,727,245
Combined Total for Municipality/School District	\$4,913,029	\$2,200,531	\$2,712,498