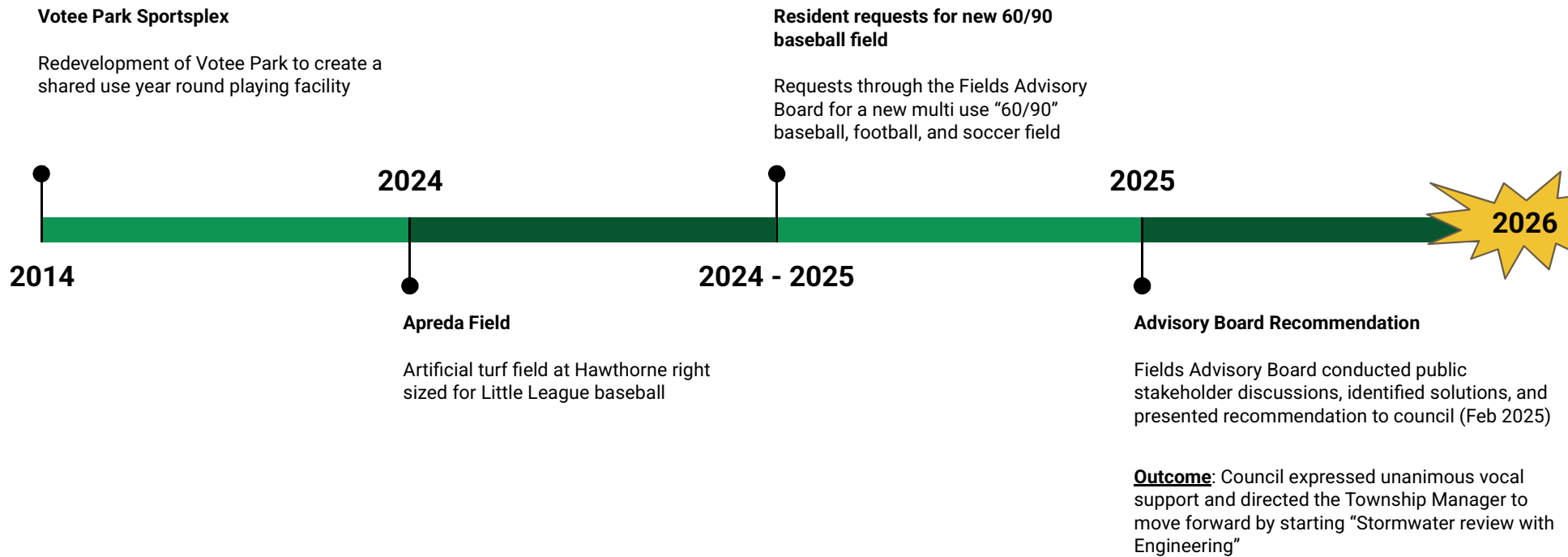
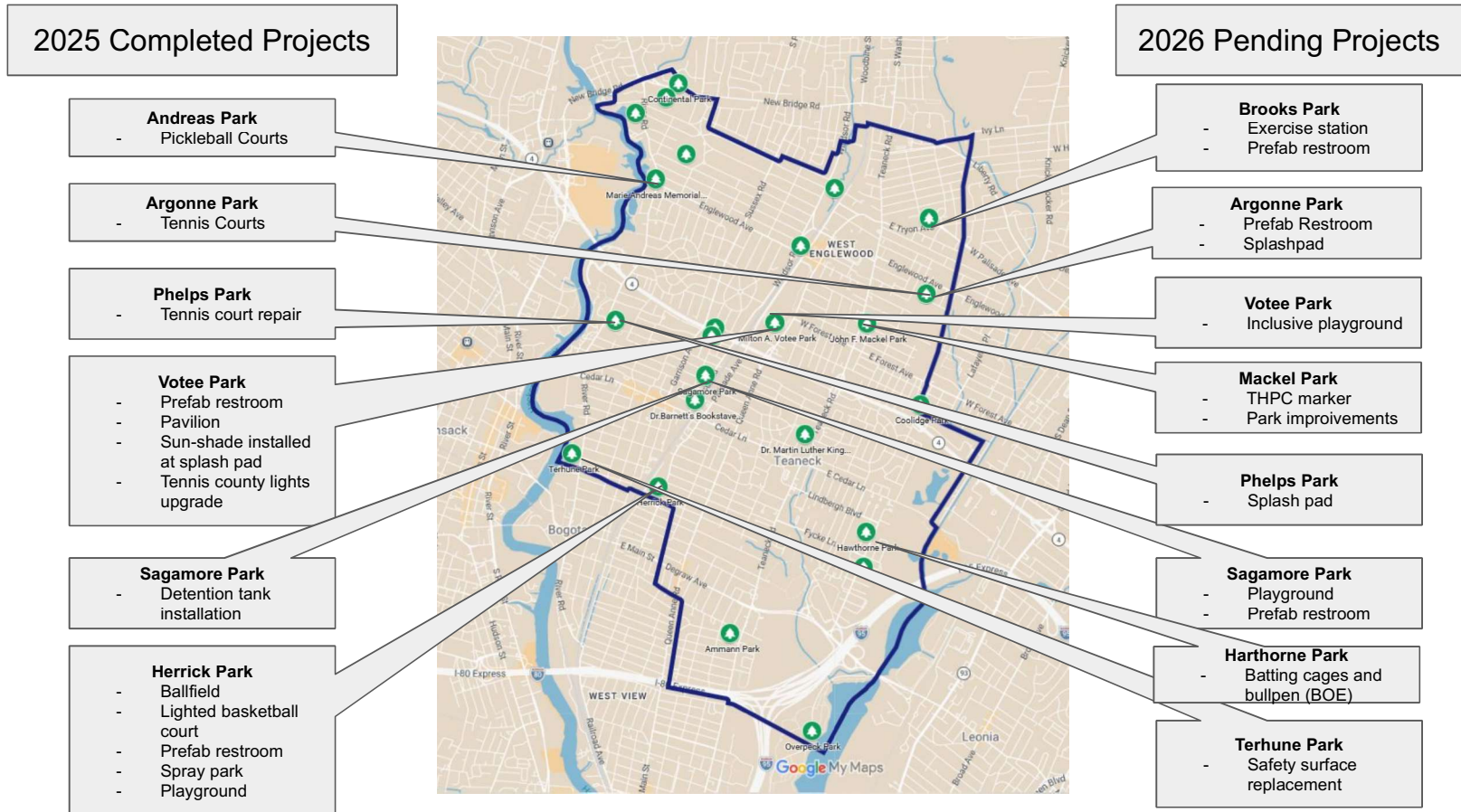


Timeline

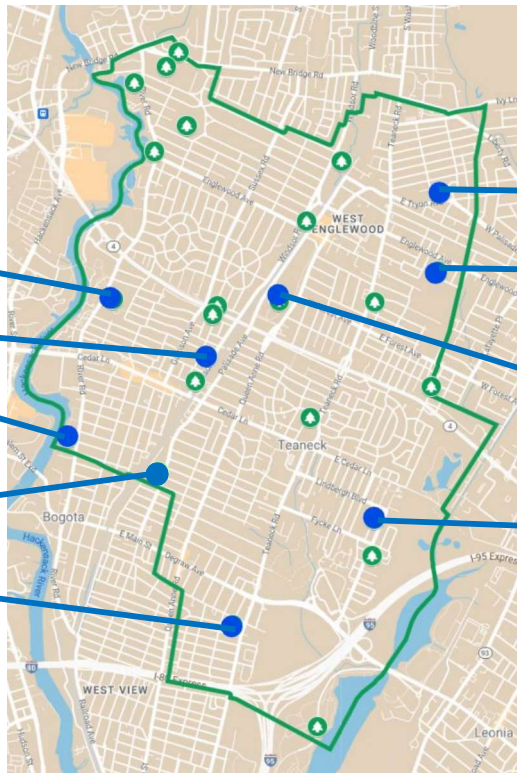


Township of Teaneck 2025-2026 Park Projects



Teaneck Parks and Fields

Teaneck parks (with baseball fields)



Phelps

Sagamore

Terhune

Herrick

Ammann

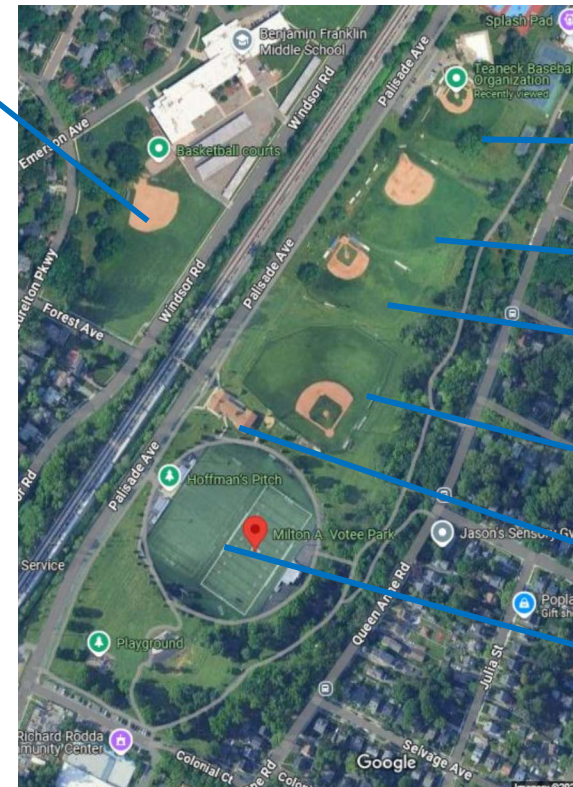
Brooks

Argonne

Votee

Hawthorne

Votee Park



BFMS

Clubhouse

Middle

New

Lancers

Fieldhouse

Sportsplex

Existing Teaneck Baseball Fields

	<p>9-12 Little League Standard competitive division.</p> <p>Base Path: 60 ft</p> <p>Pitching Dist.: 46 ft</p>
	<p>15-18 High School Regulation diamond.</p> <p>Base Path: 90 ft</p> <p>Pitching Dist.: 60.6 ft</p>

Phelps Park



Sagamore Park



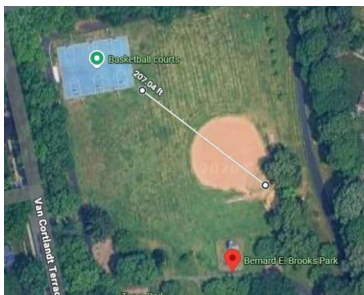
Terhune Park



Ammann Park



Brooks Park



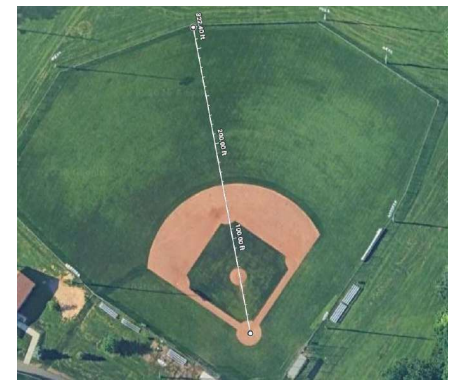
Argonne Park



Hawthorne Park



Lancers Field



Fields Advisory Board

- Fields Advisory Board was tasked to engage stakeholders (sports organizations, Board of Education, DPW, Recreation, etc.) and identify fields for rehabilitation
- Identified parks and fields for further review (including): Phelps, Votee, Terhune, Sagamore, Hawthorne, Argonne, Brooks, Ammann
- Through discussions within the Board and community members focused on exploring the potential to add a multipurpose 90' baseball field
- Worked with the Township to engage two vendors and considered sites based on number of fields, supporting infrastructure, location, other planned projects, etc.
- Conducted vendor visits and walkthroughs of Phelps Park and Votee Park
- Board Recommendation:
Redevelop Votee Park's Middle Field as a 90' multiuse baseball field

American Athletic Track and Turf



Findings:

- Determined cannot fit 90' field at Phelps. Estimates below are based on 90' and can be updated for 60' field
- Able to fit 90' field at Votee, but would require reorientation and utilizing new/middle field
- Utilizes vendor FieldTurf for coop contracts. Jobs would be under their state contract.

Item	Estimate*
Install new synthetic turf infield @ 20,000 sf	\$440,000
Install new backstop and outfield fencing	\$175,000
Musco Lighting Budget 5 pole with existing site service	\$825,000
Convert Outfield to synthetic turf @ 80,000	\$995,000
Provide and install portable 5 row bleachers on concrete pads	\$50,000
Total:	<u>\$2,485,000</u>

* - Budget reflects +/-10% based on industry standard drainage and 6" stone matrix.

Athletic Fields of America

Milton Votee Park Teaneck, NJ



Multi-Sport Field Layout Plan

Date: January 28, 2025

Scale: 1"=60'-0"



Findings:

- Total sq ~ 145,899
- Typical build \$16/sf = **\$2,334,384**
- Includes fencing and "a couple of 100 seat bleachers"
- Assumes normal soil conditions
- If detention system required, may add ~\$500,000
- Does not include lighting (potential to leverage some existing poles and electric)
- 12 year non prorated warranty
- No maintenance other than periodic passes with a leaf blower when needed.
- No PFAS
- No microplastics

Lined to support:

- Baseball (90' & 60')
- Softball
- Football
- Soccer (full size)
- 2x Soccer (U9)

Critical Questions

Question 1: Does the township have the funds available?

Answer: Yes! the unaudited MOST account balance, as of 11/14/2025, was \$2,220,268.85 and increases over \$200,000 each quarter. This figure does not include other potential funding sources, such as matching funds, grants, fundraising, or the “PSE&G diversion funds.” Based on current estimates, no additional capital funds or bonding is required.

Question 2: Has the board considered the environmental impact?

Answer: Yes! The board has identified a vendor with a “zero infill” solution (i.e., no recycled rubber tires or other infill materials.) This approach eliminates the primary source of concern with traditional artificial turf fields. Additionally, the board chair has also proactively engaged with the NJDEP Research team; including its toxicologist and environmental health experts, to review the proposed use case and confirm that the recommended concept solution appropriately addresses environmental and health risks.

Question 3: Are there other considerations and benefits for Teaneck?

Answer: Yes! This project will mitigate flooding and existing drainage issues in Votee Park. It will revitalize underutilized parkland and meet the critical need for increased field capacity to support safe, all weather, year round, multisport use. The program is expected to enable organizations and township to increase fundraising, revenue, and stimulate local business by hosting games and tournaments in a centrally located venue with appropriate infrastructure (parking, bathrooms, food, lighting, etc.)

“...a unique opportunity to develop a best in Bergen public multiuse complex and enable our children, students, and residents to lead and succeed at the highest levels of sport and competition”
