



**Area in Need of Redevelopment Investigation for  
Block 819, Lots 1, 14, 16, 17**

Prepared on behalf of the  
Township of Teaneck Planning Board by  
**PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC**  
Planning & Real Estate Consultants

March 2022

The original copy of this document  
was signed and sealed in accordance with  
N.J.S.A. 45:14 A-1 et seq. and N.J.A.C. 13-41-1.3(b)

A handwritten signature in black ink, appearing to read 'K. Hughes'.

Keenan Hughes, NJ Planners License #6169

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**Township of Teaneck, New Jersey**

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The original of this report was signed and  
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## I. INTRODUCTION

The following study has been prepared at the direction of the Council of the Township of Teaneck and on behalf of the Township of Teaneck Planning Board to determine whether Block 819, Lots 1, 14, 16 & 17 within the Township of Teaneck qualifies as a “non-condemnation area in need of redevelopment” as defined under the Local Redevelopment and Housing Law (“LRHL”) at N.J.S.A. 40A:12A.

In preparation of the study, Phillips Preiss Grygiel Leheny Hughes LLC (Phillips Preiss) conducted the following investigations:

- Reviewed the 2007 Master Plan and Master Plan Reexamination Reports in 2011, 2014, and 2017.
- Reviewed the current zoning map and ordinances of the Township of Teaneck
- Reviewed tax maps of the Township of Teaneck and tax records of the Study Area properties.
- Physical inspection of all the properties within the Study Area.

The remainder of this report is divided into six chapters. Chapter II provides a description of the Study Area and its locational context. Chapter III provides an analysis of the applicable master plan and zoning designations for Study Area properties. Chapter IV discusses the qualifying criteria set forth at N.J.S.A. 40A:12A-5 for an “area in need of redevelopment” determination. Chapter V applies these criteria to the Study Area to determine whether an area in need of redevelopment determination is warranted. Chapter VI summarizes the overall conclusions of the report. The Appendix contains photographs of the Study Area taken in February 2022.

## II. DESCRIPTION OF THE STUDY AREA AND LOCATIONAL CONTEXTS

The Study Area under consideration for redevelopment area designation is an approximately 2.69-acre property consisting of 4 tax parcels (see Table 1). The Study Area is bounded by Beverly Road to the north, Windsor Road to the east, Cedar Lane to the south, and Garrison Avenue to the west. The Study Area parcels are currently improved and utilized as a municipal surface parking area and a farmer’s market. Figure 1 shows the aerial context of the property and its surroundings.

**Table 1: Study Area Tax Parcels**

Tax Parcel	Street Address	Acres	Property Classification	Ownership
Block 819, Lot 1	408 Beverly Rd	0.2382	15C (Municipal Parking)	Township of Teaneck
Block 819, Lot 14	824 Windsor Rd	0.36	15C (Municipal Parking)	Township of Teaneck
Block 819, Lot 16	Beverly Rd	0.0666	15C (Municipal Parking)	Township of Teaneck
Block 819, Lot 17	821 Garrison Ave	2.03	15C (Municipal Parking)	Township of Teaneck

Source: New Jersey Division of Taxation Property Tax List

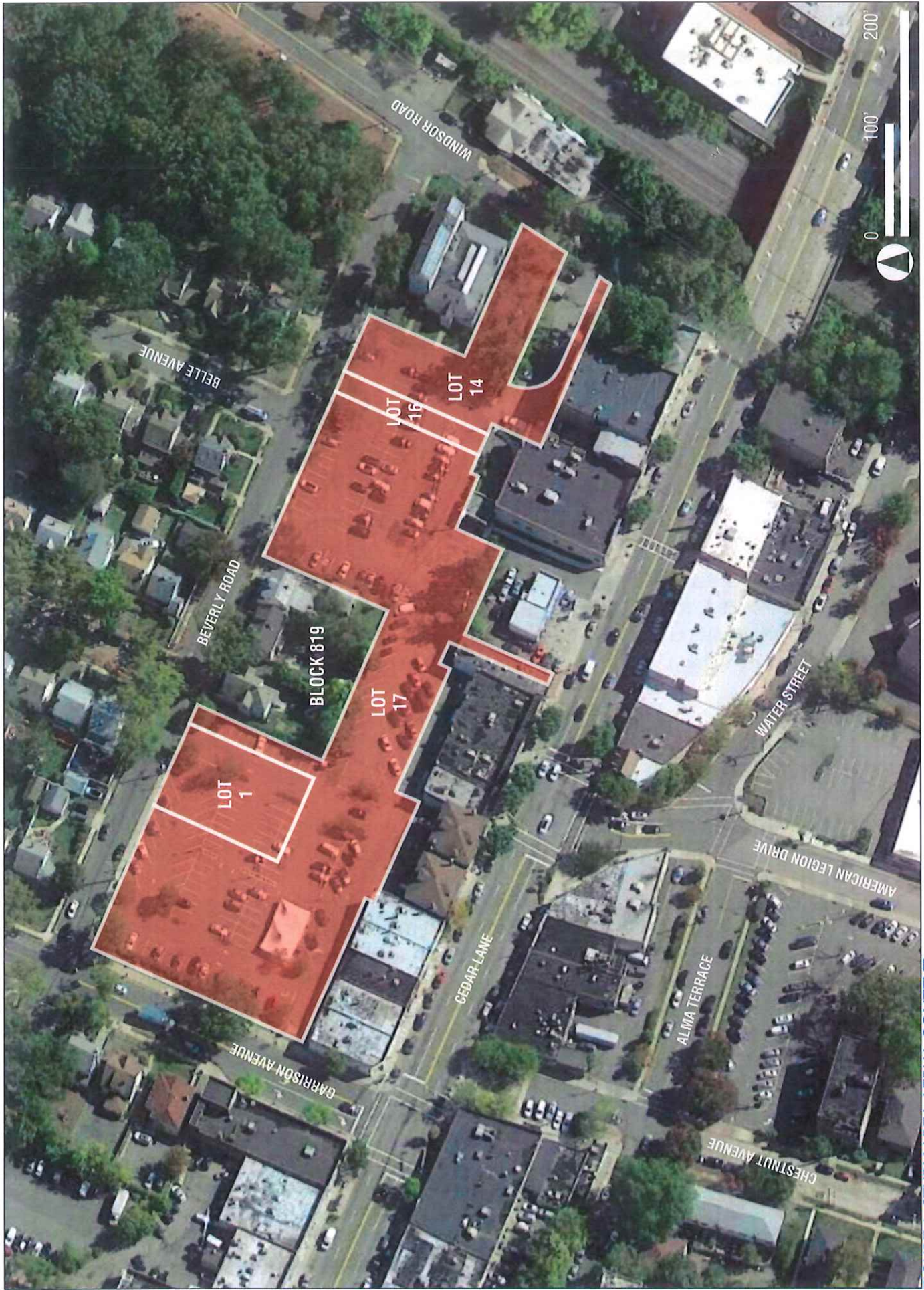
Block 819, Lot 1 is a rectangular parcel totaling 0.2382 acres. It has 83 feet of frontage along Beverly Road and a depth of 125 feet. The lot is paved and striped with angled parking rows. Landscaped islands and lighting poles are provided in the interior by parking row bookends. A curb and landscaped strip separate the parking area from the sidewalk along Beverly Road.

Block 819, Lot 14 is an irregularly shaped lot with frontage on both Windsor Road and Beverly Road. It has a total area of 0.36 acres. The parcel mainly encompasses driveway entrances from the two streets into the rest of the municipal parking area.

Block 819, Lot 16 is a small parcel with 20 feet of frontage along Beverly Road and a depth of 145 feet, totaling 0.0666 acres. It constitutes a narrow strip of land connecting Lots 14 and 17.

Block 819, Lot 17 is the largest parcel in the Study Area and contains most of the municipal parking area. It totals 2.03 acres and is irregularly shaped, with frontage along both Beverly Road and Garrison Avenue. The parcel is improved with vast expanses of surface parking consisting of 233 spaces, including a variety of angled parking rows, driveway entrances on both street frontages, and a small number of landscaped islands at the ends of parking rows. Landscaped strips are additionally provided along the street frontages and where the parcel abuts residential and church properties.

The Study Area is located within an area with a mix of residential, institutional, and commercial land uses. Along Beverly Road, there are three residential properties and the East Bergen Christian Church, which are surrounded by the parking area. To the south, the Study Area is directly adjacent to a number of retail shops and service uses, restaurants, and other commercial uses that front on Cedar Lane.



**FIGURE 1: STUDY AREA AERIAL CONTEXT**  
AREA IN NEED OF REDEVELOPMENT INVESTIGATION | BLOCK 819, LOTS 1, 14, 16 & 17 | TOWNSHIP OF TEANECK, NJ  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2022

### **III. ZONING AND PLANNING DESIGNATIONS FOR THE STUDY AREA**

#### **A. Existing Zoning**

As shown in Figure 2, the Study Area is currently located within the P Public Land District. The purpose of the P District “is to restrict development on public lands which are in use as schools, administrative facilities, parking lots, libraries and other public buildings and structures.” Permitted principal uses include public schools, administrative facilities, libraries, parking lots, recreational facilities, wireless communication towers and antennas, and other public buildings and structures. No dimensional, density, or bulk restrictions are established for this zone, nor are there supplementary provisions or requirements.

#### **B. Master Plan Recommendations**

The last comprehensive Master Plan for Teaneck was adopted in 2007 and has been reexamined several times. The 2007 Master Plan noted that the retail districts along Cedar Lane could benefit from improvements to their aesthetics, developing a more definitive retail identity, and establishing a stronger market presence. With respect to the Study Area, the Master Plan noted that in the section west of the railroad, “accessible public parking lots for shoppers are located behind Cedar Lane” and allow visitors to park and spend a longer time in the downtown.

The 2017 Master Plan Reexamination took note of the land development trends within the Township in recent years, particularly along Cedar Lane and other major corridors, and highlighted the current reliance on the availability of on-street parking or underutilized municipal parking lots in the area to satisfy demand. To that effect, the 2017 Reexamination included “Multi-Level Parking Garages within Cedar Lane Business District and Along the State Street Corridor” as one of the General Zoning Changes Recommended, stating that:

The Township Council...has indicated an intent in pursuing a more in depth analysis of potential multi-family developments (and other mixed use developments, including retail ground floor uses in particular), along the Cedar Lane and State Street corridors, and potentially within all business zoned areas of Teaneck. The future feasibility of developing such uses rests primarily on the ability to provide sufficient off-street parking to support such uses, including potentially the erection of multilevel parking garages. Such garages are most likely to be developed over existing municipal parking lots...for the benefit of all of Teaneck, including existing businesses and residents, in addition to new development, with a sharing of costs for their construction, operation and maintenance.



**FIGURE 2: STUDY AREA EXISTING ZONING AREA IN NEED OF REDEVELOPMENT INVESTIGATION | BLOCK 819, LOTS 1, 14, 16 & 17 | TOWNSHIP OF TEANECK, NJ**  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2022



#### **IV. STATUTORY CRITERIA FOR ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT AND APPLICATION TO THE STUDY AREA**

The Redevelopment Law grants the governing body of a municipality the power to authorize the municipality's planning board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area. The area may be determined to be in need of redevelopment only if, after an investigation by the planning board and a public hearing for which notice has been given, it is found to meet one or more of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone,

tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.

- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be emphasized that individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the study area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40:12A-3, which states in part:

A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

The Redevelopment Law recognizes that there may be instances where individual properties (if excluded from a redevelopment area) would act as an impediment to redevelopment or would otherwise adversely impact a redevelopment scheme for adjoining lands that are "in need of redevelopment." The Redevelopment Law further recognizes that any redevelopment area must consist of lands that are reasonable and rational – in terms of location, size, shape and access – to produce a redevelopment project that will alleviate "blight" and achieve the goals of community revitalization.

## **V. STUDY AREA EVALUATIONS**

The following chapter evaluates the specific parcels comprising the Study Area and considers whether they meet any of the statutory criteria for a non-condemnation “area in need of redevelopment” designation consistent with the Local Redevelopment and Housing Law.

Based on the evaluations of the current land usage, property conditions, occupancy and ownership status, Master Plan designation, and other relevant data, the entire Study Area meets criteria “d” and “h” under N.J.S.A. 40A:12A-5 et seq.

As shown in the photographs in the Appendix, the parking area features a faulty and obsolete arrangement characterized by continuous rows of parking with minimal landscaping, dedicated pedestrian facilities, or other design elements to facilitate an attractive environment and efficient circulation. The lot is also in need of repair, exhibiting various areas with cracked pavement. Combined, the Study Area constitutes more than half of the entire area of Block 819, and the parking rows take up almost the entire frontages along Garrison Avenue and Beverly Road, resulting in inefficient utilization of prime land near the Cedar Lane Business District. Additionally, there is very limited screening or buffer from the parking lot to sidewalks or neighboring residential properties. The current arrangement of large expanses of blacktop along prominent frontages with limited screening is incompatible with surrounding land use patterns and the aesthetic character of the area: to the north, the Study Area is proximate to single family residences, while to the south the Cedar Lane corridor features a walkable environment with wide sidewalks and a defined street wall.

Further, the current arrangement and condition of the surface parking area are antithetical to the Master Plan’s vision for a compact, walkable, mixed-use environment in the Cedar Lane Business District. The current conditions directly conflict with the Master Plan recommendation to consider multi-level parking decks over underutilized municipal parking lots to conserve space for additional development along the Cedar Lane corridor while addressing future parking needs. As such, the type of layout and design exhibited by the municipal parking lot is an obsolescence that the Township does not envision for its downtown. Under current conditions, the excessive land coverage and faulty arrangement and design of the property are inconsistent with the Master Plan’s intent for the Cedar Lane Business District and detrimental to future development in the downtown. Combining the above factors of obsolescence, faulty arrangement, excessive land area, and inconsistency with the Master Plan, the current condition is detrimental to the public welfare in reference to criterion “d.”

The designation of the delineated area and the facilitation of a more compact, walkable, mixed-use environment is also consistent with smart growth planning principles in reference to “h.” Pursuant to the New Jersey State Development and Redevelopment Plan, the subject property is designated within the PA-1 Metropolitan Planning Area. The intent of this planning area, in part, is to “provide for much of the state’s future redevelopment” and “promote growth in compact forms.” The state plan encourages redevelopment and infill, and to facilitate diversified and compact land development patterns. The redevelopment of this property is consistent with the intent and objective of the PA-1 planning area and the smart growth principles upheld by the PA-1 planning area.

## **VI. CONCLUSION**

The foregoing study was prepared at the direction of the Teaneck Township Council and on behalf of the Township of Teaneck Planning Board to determine whether the Study Area containing Block 819, Lots 1, 14, 16, and 17 qualify as a non-condemnation "area in need of redevelopment" pursuant to the Local Redevelopment and Housing Law.

Based on the foregoing analysis, the Study Area parcels qualify under criteria "d" and "h" at N.J.S.A. 40A:12A-5 et seq. Therefore, the Study Area in its entirety can be designated as a non-condemnation "area in need of redevelopment."

