

**Area in Need of Redevelopment Investigation for  
359 Alfred Avenue (Block 6002, Lot 3)  
Township of Teaneck, New Jersey**

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)

Keenan Hughes, NJ Planners License #6169

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New Jersey Professional Planner License # 6169

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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 a Study Area consisting of Block 6002, Lot 3 at 359 Alfred Avenue in the Township of Teaneck qualifies as an “area in need of redevelopment” as defined under the Local Redevelopment and Housing Law (“LRHL”) at N.J.S.A. 40A:12A. Pursuant to Resolution 68-2022 adopted on March 15, 2022, the Township of Teaneck authorized the Planning Board to undertake this study. Pursuant to Section 6 of LRHL, the Township has determined that such area would be a “Non-Condernation Redevelopment Area” if determined to satisfy LRHL criteria. As such, it would authorize the Township to use all powers provided by applicable law for use in a redevelopment area other than the use of eminent domain.

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 subject properties.
- Physical inspection of all the properties within the Study Area
- Reviewed public records and additional property information on the historical and existing uses of the properties in 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 within the Study Area. 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 or not an area in need of redevelopment determination is warranted. Chapter VI summarizes the overall conclusions of the report.

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

The Study Area under consideration for redevelopment area designation consists of Block 6002, Lot 3 on the official tax maps of the Township of Teaneck. Property record details regarding the property is provided in Table 1 below. Figure 1 shows the aerial context of the property and its surroundings and Figure 2 depicts the current zoning designation of the Study Area.

**Table 1: Study Area Tax Parcels**

Block	Lot	Street Address	Acres	Property Class	Current Zoning	Current Use
6002	3	359 Alfred Ave	2.469	4B	L-1/R-MO3 Overlay	Ledoux & Co; Maxability Sports & Crossfit

Sources: New Jersey Division of Taxation Property Tax List; Township of Teaneck Zoning Map, last revised 1/8/2008; Google Aerial Imagery

Block 6002, Lot 3 is a 2.469-acre parcel located along the north side of Alfred Avenue. The parcel is currently improved with an industrial complex consisting of two buildings that are connected via a central corridor. The front building is currently utilized by Ledoux & Co, a precious metals testing and analysis research laboratory. The rear building is currently occupied for indoor commercial recreational use by the Maxability Sports & Crossfit gym. Ledoux & Co. has owned and occupied the property since the facility was constructed in the early 1950s. Surface parking areas are located in the side yards of the two buildings, while unpaved areas are covered in vegetation. A portion of the parking area along the easterly side of the Ledoux & Co. building is leased to a landscaping business for the storage of various vehicles and equipment. Walkways extending from the sidewalk along Alfred Avenue lead into the front entrance of the front building and associated parking areas. Photographs of the subject property are provided in the Appendix.

The Study Area is located to the north of Route 4 within the Township's L-1 Light Industrial zone and R-MO3 Residential Multifamily overlay. A row of mature woodlands separate Route 4 from Alfred Avenue and the Study Area. Directly adjacent to the east along Alfred Avenue are industrial uses. Pursuant to the Redevelopment Plan for 329 Alfred Avenue, a multifamily residential development is currently under construction to the east on Lots 1 and 2. To the north, the Study Area is located at the border between Teaneck and Englewood and is adjacent to the Denning Park in Englewood. There are also residential neighborhoods farther to the northwest and industrial uses farther to the northeast in Englewood.

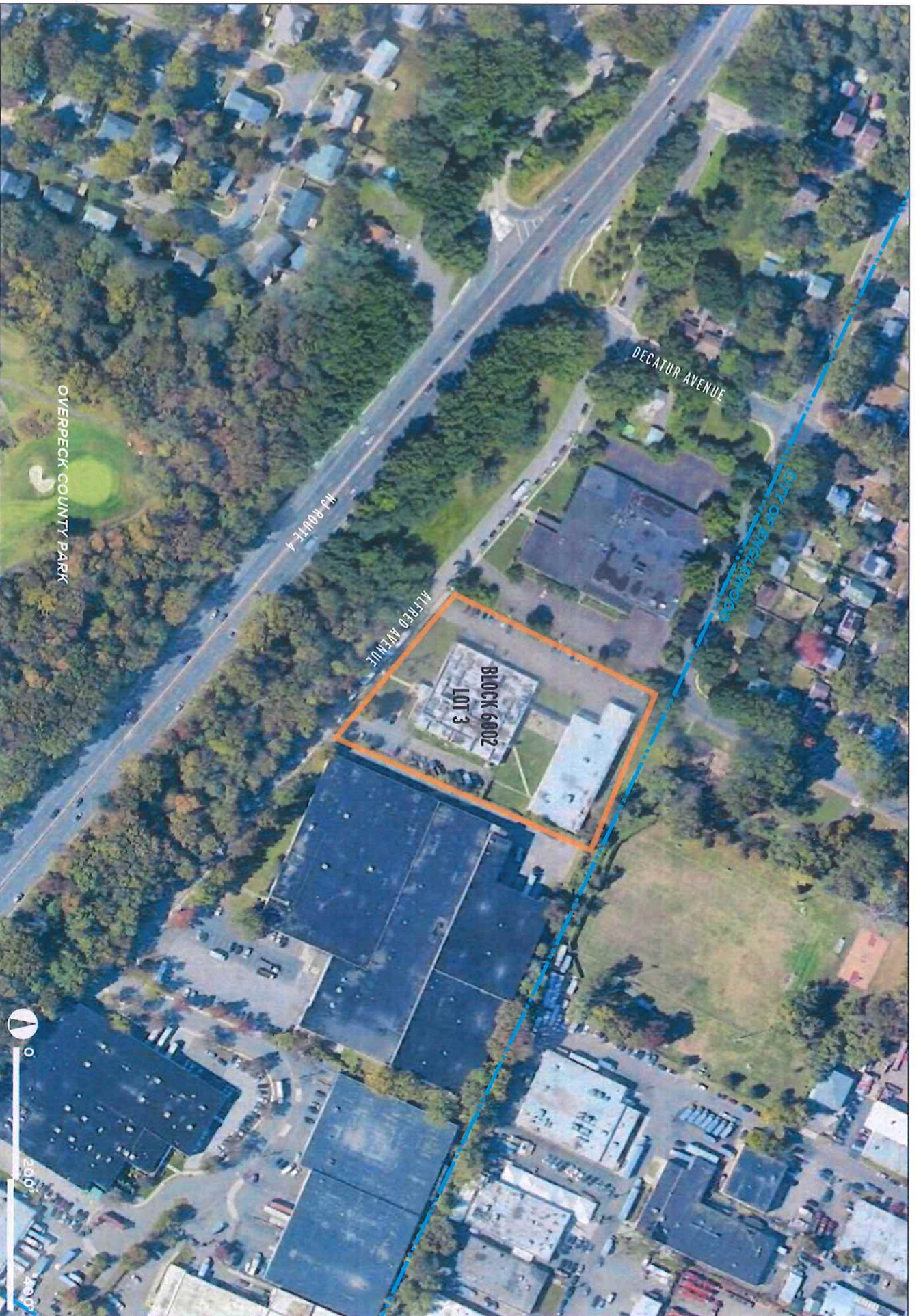


Figure 1: Aerial Context  
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359 Alfred Avenue (Block 6002, Lot 3) | Township of Teaneck, New Jersey  
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Figure 2: Existing Zoning Area in Need of Redevelopment Investigation for 359 Alfred Avenue (Block 6002, Lot 3) | Township of Teaneck, New Jersey PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2022

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

#### **A. Master Plan Policies and Recommendations**

An amendment to the Township Master Plan's Land Use Element was adopted in 2015, which evaluated a potential rezoning of several properties with frontage on Alfred Avenue. The Master Plan Amendment evaluated the Alfred Avenue properties in terms of their adequacy as industrial uses, given the existing L-I Light Industrial zoning, trends among industrial users in North Jersey, and the surrounding land uses. The Master Plan Amendment noted that some properties along Alfred Avenue were experiencing difficulty in terms of tenancy and potential reuse, and further noted the poor on-site circulation and lack of loading docks that are increasingly needed for modern industrial operations.

The Master Plan Amendment recommended the rezoning of the property to permit multi-family residential development based on current market conditions favorable to such a use; the appropriateness of the surrounding land uses; the potential for such a development to revitalize the underutilized area; the fact that the area's location abutting Route 4 would provide transportation opportunities while limiting traffic impacts on residential neighborhoods; a reduction in impervious coverage would beneficially impact the environment; and the opportunity to develop affordable housing on the site.

Prior to the 2015 Master Plan Amendment, the Township of Teaneck's most recent comprehensive master plan was adopted in 2007. This Master Plan acknowledged that industrial uses had diminished in the Township and that vacant properties were being converted to other uses. The Land Use Element further recommended that the Alfred Avenue should be rezoned to permit a mix of uses, potentially encompassing industrial, non-retail and office buildings up to 5 stories/55 feet in height. At the time the Township's 2011 Master Plan Reexamination Report was adopted, this rezoning had not occurred. Finally, a rezoning of the Alfred Avenue Area was advocated again in the 2014 Master Plan Reexamination Report, which specifically cited the "Alfred Avenue Light Industrial District" as an area of outdated zoning that should be addressed.

In an effort to implement the Master Plan objectives for the Alfred Avenue area, Lots 1 and 2 in Block 6002 were designated as a redevelopment area in 2019 and the Township subsequently adopted the Redevelopment Plan for 329 Alfred Avenue to permit a multifamily residential redevelopment project on the site immediately adjacent to Lot 3.

#### **B. Zoning Classification**

As noted in Table 1 and depicted on Figure 2, the Study Area is located within the L-I Light Industrial and R-MO3 Residential – Multifamily 3 Overlay Districts. Following the adoption of the 2015 Master Plan Amendment, the R-MO3 district was created and the Township Zoning Ordinance and Zoning Map were amended such that the R-MO3 district encompassed Block 6002, Lots 1 through 9, while retaining the underlying L-I Light Industrial zoning to facilitate the transition of the area from industrial to multi-family and/or hotel use.



The permitted principal uses in the L-I district include general business offices, research, experimental or testing laboratories, light manufacturing, warehousing and trade schools. Permitted conditional uses include motor vehicle service stations and public garages, public utility installations and wireless communications towers and antennas. The minimum lot size for the L-I district is 15,000 square feet with a minimum width of 100 feet. The maximum building coverage is 30% and the maximum impervious coverage is 70%. The maximum building height in the L-I district is 44 feet.

The principal permitted uses in the R-MO3 overlay district are multi-family dwellings and hotels, with related accessory uses such as off-street parking facilities, swimming pools, recreation for uses of residents and guests, and convenience retail establishments constituting no more than 5% of the total floor area of a development. The minimum lot size for the R-MO3 overlay district is 1 acre with a minimum width of 200 feet. The maximum building coverage is 65% of the lot area and the maximum impervious coverage is 80%. The maximum permitted residential density is 60 units per acre. The maximum building height is the lesser of 5 stories or 70 feet, including floors above grade devoted to parking. The ordinance also sets forth site and building design requirements that are intended to achieve visually attractive and well-planned residential communities that are adequately buffered from surrounding uses.

#### **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**

Based on an analysis of existing conditions, the Study Area meets criteria “d” and “h” under N.J.S.A. 40A:12A-5 and may be designated as a non-condemnation area in need of redevelopment.

The existing building features an obsolete layout with a peculiar and outdated configuration featuring two structures connected via a narrow corridor. This design is uncondusive to efficient internal circulation and severely limits the flexibility in space configuration desired by today’s market. It is a specialized facility that was originally designed and constructed for Ledoux & Co.’s metallurgical testing and related operations. The structure has an outdated and highly customized configuration with many small interior rooms with low ceilings located off narrow and windowless hallways. This layout does not satisfy current criteria for light industrial users which necessitate larger floor plates and/or more flexible layouts. According to the owner, the building experiences small ceiling leaks following heavy rainstorms. The rear structure similarly features an outmoded industrial layout with few windows. It was occupied by a newspaper printing business for decades prior to its conversion to a CrossFit gym. This structure is located in the floodplain associated with the stream that runs along the northerly boundary of the property. Portions of the building experience flooding during major storm events, including several inches of water during Tropical Storm Ida in 2021.

The overall site is devoid of landscaping, lighting and other design elements to facilitate safe and efficient circulation. There are substantial cracked areas in the pavement throughout the parking and circulation areas. Various condensers and other mechanical equipment serving the facility are ground-mounted and unscreened. Furthermore, a portion of the parking area along the east side of the building, which is not utilized by Ledoux & Co., is leased to a landscaping business for the storage of vehicles, including bobcats and snowplows, dumpsters and landscaping equipment.

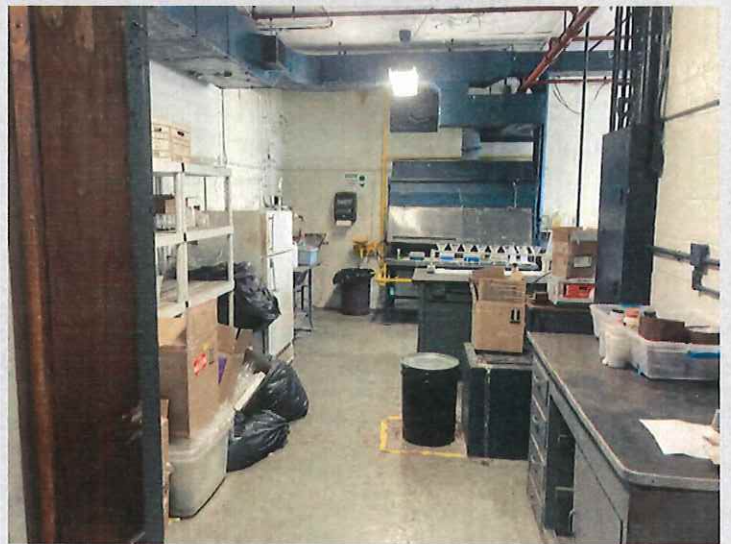
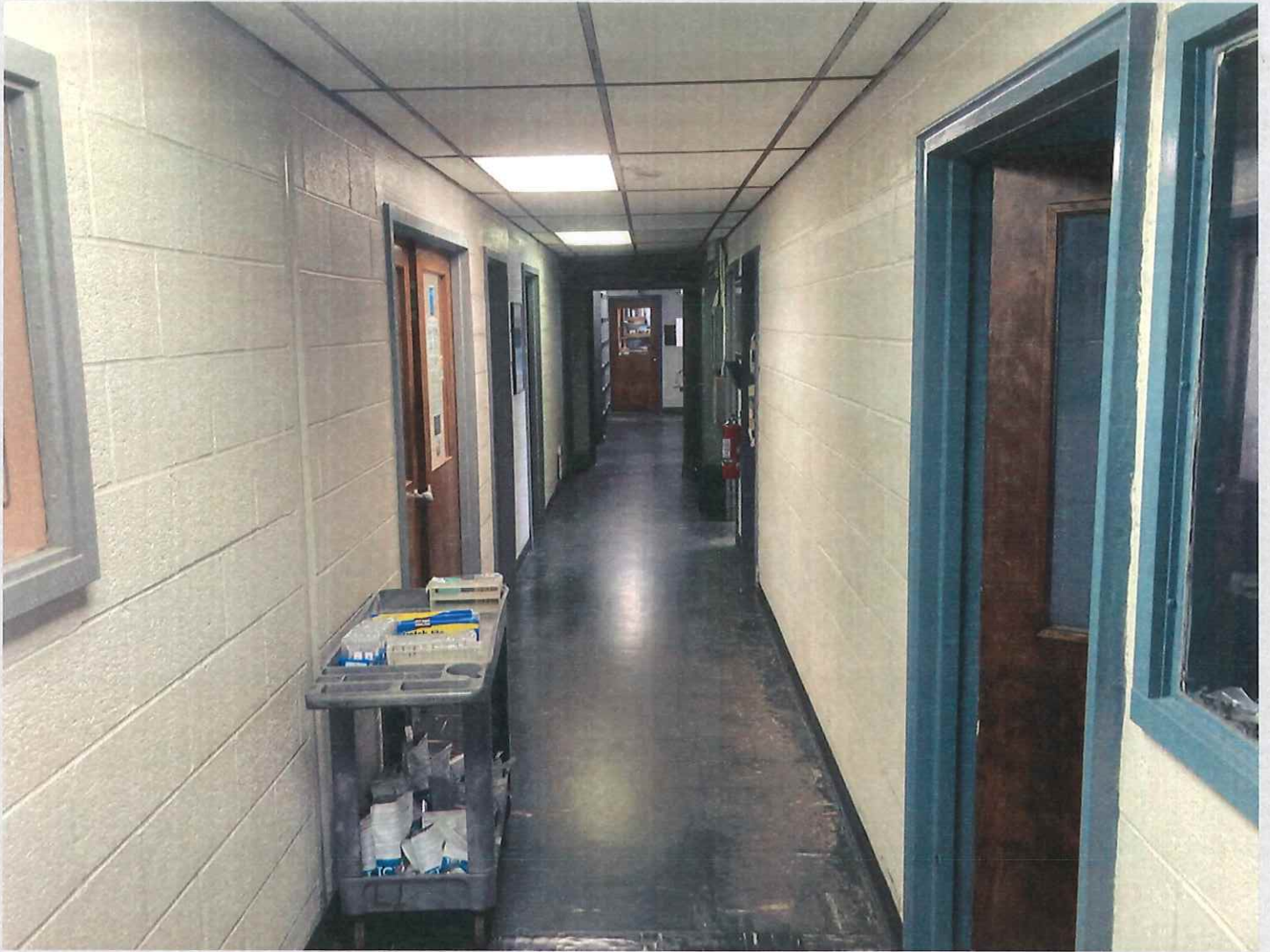
The current conditions of the site are contrary to the Township’s vision for the Alfred Avenue area. As noted in the 2007 Master Plan, this property is one of the only remaining light industrial properties in the Township. The Master Plan recommended rezoning the Study Area to allow for mixed-use development with a variety of non-residential uses. This recommendation has been long-standing since 2007, and subsequent Master Plan Reexamination reports had continued to support this vision. In 2015, an additional option of inclusionary multifamily development was considered via the establishment of the R-MO3 Overlay district. As such, the zoning and master plan documents of the Township support redevelopment of the property to allow for a greater mix of uses and encourage economic development within the Alfred Avenue Industrial area to mitigate the decline of the non-residential tax base of the Township. Modern industrial tenants within Northern New Jersey are generally consolidating in established industrial and warehouse districts with modern facilities that offer convenient access to interstate highways and/or active rail lines. Such users seek large sites with ample circulation area and large numbers of loading docks to allow for an efficient distribution operation. As was set forth in the 2015 Master Plan Amendment, Lot 2 and other industrial-zoned properties along Alfred Avenue are unable to meet the needs of these users due to their lot size and locational context.

In summary, the present outdated building configuration and faulty site design are obsolete and severely limit the reuse potential of the building, pose detriments due to the restricted access to light and air and inadequate flood protection, and are further uncondusive to facilitating the Township's long-held vision and recommendation for the site and the overall Alfred Avenue Industrial Area. As such, under the present conditions, the Study Area is detrimental to the public welfare and qualifies under criterion "d."

The designation of the subject property as an area in need of redevelopment 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 potential redevelopment of this property is consistent with the intent and objective of the PA-1 planning area and the smart growth principles advocated by the State Development and Redevelopment Plan.

## **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 consisting of Block 6002, Lot 3 at 359 Alfred Avenue qualifies as a non-condemnation “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law. As noted in the previous sections, the obsolete building and site design severely limit the reuse of the property, pose detriments to public health and safety, and is uncondusive to facilitating the Township’s long-held Master Plan vision for a mixed non-residential district in the Alfred Avenue Industrial Area to support economic development within the Township. Further, the potential redevelopment of this property is consistent with the intent and objective of the PA-1 planning area and the smart growth principles advocated by the State Development and Redevelopment Plan. Therefore, pursuant to N.J.S.A. 40A:12A-5, the Study Area is determined to qualify as an area in need of redevelopment under criteria “d” and “h.”



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