

MEMORANDUM

Date: January 23, 2025
 To: Township of Teaneck
 From: Topology

SUBJECT: FOURTH ROUND AFFORDABLE HOUSING ASSESSMENT OF DCA NUMBER

The purpose of this memorandum is to provide an assessment of the non-binding calculations of the Township of Teaneck's Prospective Need Obligation for the Fourth Round of Affordable Housing, published by the NJ Department of Community Affairs¹. The non-binding calculations were published by the DCA on October 20, 2024, with supplemental data releases provided through November 23, 2024, with the publication of the Land Capacity Analysis GIS Composite Layer.

Under the prepared calculations, the DCA has presented a non-binding prospective need obligation for the Township of Teaneck of 431 units. The following assessment reviews the component data of the DCA calculation methodology with localized data to either confirm or revise the figures presented by DCA.

Based upon the analysis outlined in this memorandum, and with consideration given to the DCA Report, in accordance with N.J.S.A. 52:27D-304.1, -304.2 and -304.3 of P.L. 2024, c.2 and the 2018 Decision, Topology recommends the Township of Teaneck adopt a binding resolution committing to a Fourth Round Prospective Need Obligation of 384 units before taking into consideration any further credits, bonus credits, and/or adjustments as permitted by law.

I. Land Capacity Factor Assessment

- A. The Land Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.4, and is determined by estimating the area of developable land within the municipality's boundaries, and regional boundaries, which may accommodate development. The DCA conducted the analysis using Land Use / Land Cover data from the NJ DEP, MOD-IV Property Tax Data from the Dept. of Treasury, and construction permit data from the DCA. The DCA calculations of land that may accommodate development exclude lands subject to development limitations, including open space, preserved farmland, category one waterways and wetland buffers, steep slopes and open waters. DCA preserved all areas that remained that were greater than 2,500 SF in size, under the assumption that an area of twenty-five feet by 100 feet may be considered developable.
- B. Under the analysis, the DCA estimates that the Township of Teaneck presently has 22.363 acres of land that may accommodate development. The DCA has calculated that Region 1, which is comprised of Bergen, Hudson, Passaic and Sussex Counties, contains a total of 1,979.764 acres of developable land. As calculated by DCA, the Township of Teaneck contains 1.13% of the amount of developable land across the entire Region 1.
- C. To assess the Land Capacity Factor, Topology extracted the resultant Land Capacity Analysis GIS Composite Layer and overlaid the file with the parcels for the Township of Teaneck. Each area was further reviewed to ascertain whether land use approvals have been rendered, if the sites contain

¹ https://www.nj.gov/dca/dlps/pdf/FourthRoundCalculation_Methodology.pdf

existing development or utility infrastructure or whether the configuration of developable land within these parcels is in fact developable. Based upon this detailed parcel-by-parcel analysis, Topology estimates that 12.141 acres of the 22.363 acres calculated by DCA are not in fact developable. A parcel-by-parcel summary is provided in the table below. Appendix A includes maps of all properties that have been identified as not available / limited acres for development.

D. Properties Not Available for Development

- Aerials and ownership can be viewed via <https://bchapeweb.co.bergen.nj.us/parcelviewer/>

SITE BLOCK + LOT	ADDRESS	DCA DEVELOPABLE ACRES	STATUS
Block 5608, Lot 10	210 Shepard Ave	5.373	4.173 acres eligible due to 1.2 acres of land being encumbered as part of a diversion "replacement parcel" acquisition made by NJDOT Green Acres and Greenbelt Properties program.
Block 6002, Lot 10	Route 4 Buffer	2.789	Flood Hazard Area (FEMA). 0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 402, Lot 1	1100 River Road	1.542	DCA calculation accurate.
Block 4808, Lot 15	Route 4 Buffer	1.501	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 5919, Lot 1	46 Robinson St	0.829	0.00 acres eligible due to land developed with Church (St. Anastasia Roman Church)
Block 4102, Lot 27	Farragut Dr	0.790	0.00 acres eligible due to right-of-way on Route 4 / inaccessible other than Route 4.
Block 5911, Lot 1	1140 Loraine Ave	0.771	DCA calculation accurate.
Block 5707, Lot 2	Englewood Ave	0.730	DCA calculation accurate.
Block 5507, Lot 6	1603 Ardsley Ct	0.715	DCA calculation accurate.
Block 1102, Lot 10	661 Roemer Ave	0.675	NJDEP Wetlands and Riparian Buffer. Only 0.624 acres eligible without environmental constraint.
Block 2703, Lot 10	Route 4 Buffer	0.604	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 5604.01, Lot 23.01, Lot 23.02	Manhattan Ave	0.497	DCA calculation accurate.
Block 5706, Lot 9	1423 Aspen Terr	0.493	DCA calculation accurate.
Block 4003, Lot 23	Route 4 Buffer	0.421	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 6002, Lot 10	Route 4 Buffer	0.388	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 1107, Lot 1	440 New Bridge Rd	0.383	DCA calculation accurate.
Block 5707, Lot 10	1423 Spruce St	0.365	DCA calculation accurate.

SITE BLOCK + LOT	ADDRESS	DCA DEVELOPABLE ACRES	STATUS
Block 5706, Lot 6	Englewood Ave	0.363	DCA calculation accurate.
Block 5302, Lot 29	207 Liberty Rd	0.349	Flood Hazard Area (FEMA). Only 0.192 of the land eligible without environmental constraint.
Block 201, Lot 2	836 Cedar Lane	0.346	Flood Hazard Area (FEMA). Only 0.13 acres eligible without environmental constraint.
Block 5925, Lot 7	1096 Loraine Ave	0.337	DCA calculation accurate.
Block 5927, Lot 5, Lot 1	Route 4 Buffer, 1101 Loraine Ave	0.305	DCA calculation accurate.
Block 2702, Lot 11	Route 4 Buffer	0.281	0.00 acres eligible due to right-of-way on Route 4. Parcel also contains structure encroachment from adjacent Lot 10.
Block 4303, Lot 1	314 Home St	0.275	NJDEP Wetlands and Riparian Buffer. DCA calculation accurate.
Block 4812, Lot 15	1056 Margaret St	0.201	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 1103, Lot 4.01	600 Roemer Ave	0.188	0.00 acres eligible due to land developed with Synagogue (Congregation Keter Torah)
Block 4003, Lot 23	Route 4 Buffer	0.180	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 4402, Lot 11 and 12	320 Fabry Terr, 309 E Oakdene Ave	0.169	Flood Hazard Area (FEMA). 0.00 acres eligible without environmental constraint. Land has improvements: Darul Islah Temple on Lot 11 Pumping Station on Lot 12
Block 3502.01, Lot 8	18 E Sherwood Ave	0.153	NJDEP Wetlands and Riparian Buffer. DCA calculation accurate.
Block 5925, Lot 2	1124 Loraine Ave	0.093	DCA calculation accurate.
Block 4811, Lot 12	Route 4 Buffer	0.093	0.00 acres eligible due to right-of-way on Route 4 / narrow configuration of land.
Block 5507, Lot 16	1615 Ardsley Ct (Rear)	0.093	0.00 acres eligible due to no frontage access.
Block 4204, Lot 5 Block 4201, Lot 19	665 Glenwood Ave East Cedar Lane	0.071	0.00 acres eligible due to: Lot 5 is a ROSI ² parcel owned by Township (Hamilton Park); and Lot 19 is an active housing development

² <https://dep.nj.gov/otpla/rosi/>

- E. Given the constraints of these existing properties, Topology estimates that the amount of developable land within the Township of Teaneck should be revised to from 22.363 acres to 12.141 acres. This would also reduce the total developable land within Region 1 from 1,979.764 acres to 1,967.623 acres. Thus, the Land Capacity Factor for the Township of Teaneck would be modified from 1.13 % as calculated by DCA to 0.60 %.

II. Equalized Nonresidential Valuation Assessment

- A. The Equalized Nonresidential Valuation Factor is calculated pursuant N.J.S.A. 52:27D-304.3.C.2 and is determined by calculated the changes in nonresidential property valuations in the municipality, since the beginning of the gap period in 1999. The change in the municipality's nonresidential valuations is divided by the regional total change in nonresidential valuations to determine the municipality's share of the regional total change, which is the resulting factor. Data to used is from the Division of Local Government Services in the DCA, which aggregates local assessment information from all municipalities.
- B. Under the DCA calculation, the Township of Teaneck experienced an equalized nonresidential valuation growth of \$490,512,639 between 1999 and 2023. This represents 1.5% of all growth experienced during this period across Region 1.
- C. Topology recommends the Township accept the Nonresidential Valuation Factor as calculated by the DCA, as Topology has reviewed and concluded that no further revisions can be made.

III. Income Capacity Factor

- A. The Income Capacity Factor is calculated pursuant to N.J.S.A. 52:27D-304.3.C.3 and is determined by averaging the municipal share of the regional sum of differences between median household income and the same calculation but weighted by number of households within the municipality. To calculate this value, the DCA used the 2018-2022 5-year Estimates published by the Census Bureau's American Community Survey program.
- B. Since the publication of the Fair Share Housing Obligations for 2025-2035 by the DCA in October 2024, the U.S. Census Bureau has released the 2019-2023 5-year estimates from the American Community Survey.
- C. Topology has prepared an update of the Income Capacity Factor for Region 1 and the Township of Teaneck based upon this newly available data. In review of the new data, Topology has found no change to the Income Capacity Factor for the township of Township as a result of the newly released data.

IV. Recalculated Fourth Round Obligation Number

Given the revisions detailed above, Topology recommends the Township of Teaneck's allocation factors and prospective need obligations may be revised as follows below.

ALLOCATION FACTOR/PROSPECTIVE NEED	DCA CALCULATION	TOPOLOGY PROPOSED REVISION
Land Capacity Factor (Region 1)	1.13% (22.363 Acres of 1,980 Acres)	0.60% (12.141 Acres of 1,967.623 Acres)
Nonresidential Factor	1.51%	Accept DCA Calculation
Income Capacity Factor	2.03%	Accept DCA Calculation
Average Allocation Factor	1.55%	1.38%
Prospective Need Obligation	431 Units	384 Units

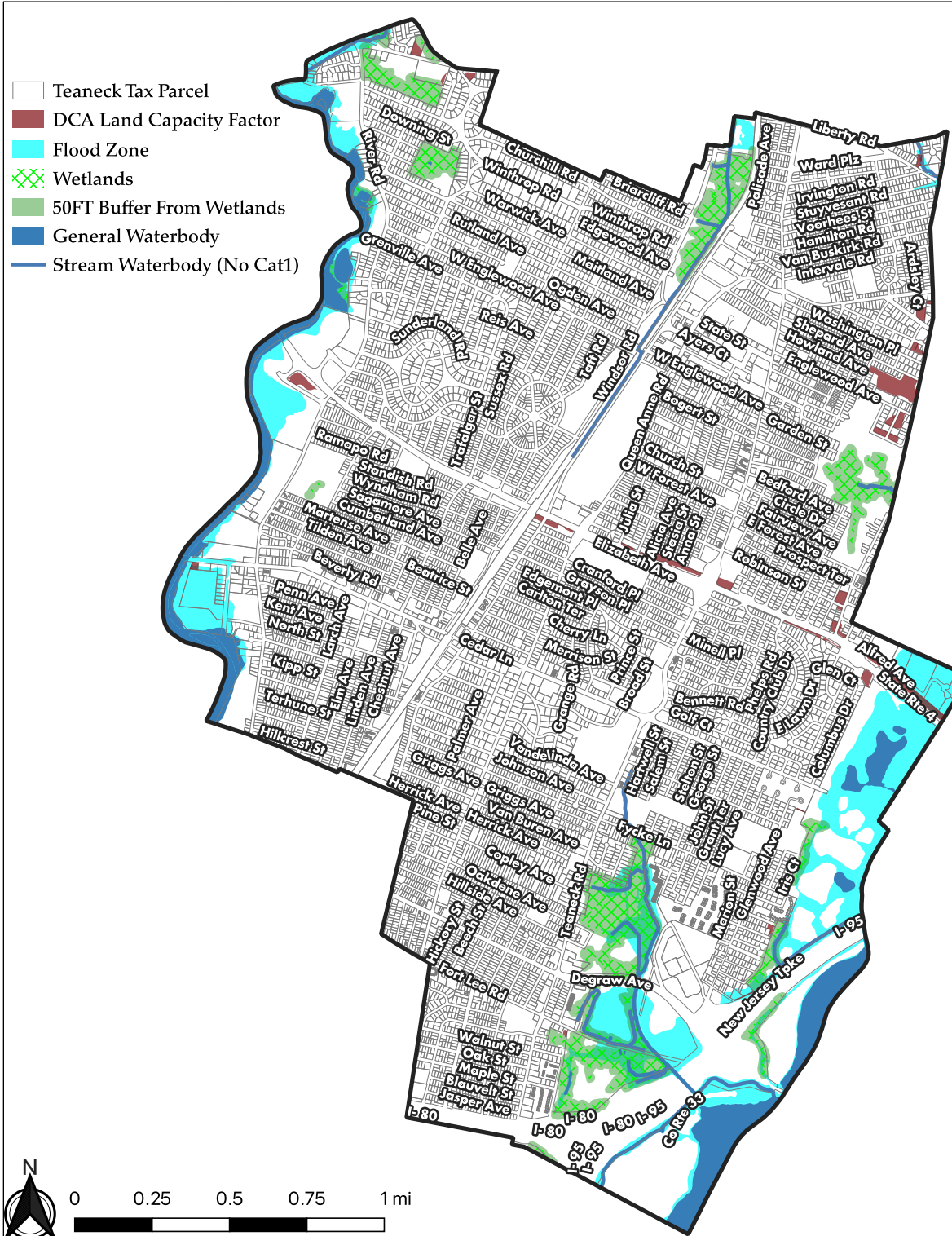
Appendix "A"

Teaneck DCA Land Capacity Factor Map with Environmental Layers + Individual DCA Land Capacity Factor Maps with Environmental Layers / Narrow Lots

GIS Data Sources:

- [Land Capacity Analysis for P.L. 2024, c.2](#) from the New Jersey Department of Community Affairs (DCA), last updated November 22, 2024.
- **Mod IV Tax Assessment Data** was obtained from the most recent Assessment Records. Parcel files were used utilizing the New Jersey Geographic Information Network (NJGIN) Open Data portal.
- [Flood Hazard Area Dataset](#) was obtained from the Federal Emergency Management Agency (FEMA).
- **Wetlands Dataset** was developed using the Land Use/Land Cover from the New Jersey Department of Environmental Protection (NJDEP), last updated 2020. A 50-foot riparian buffer is also included.
- **Waterbodies Dataset** was obtained from the National Hydrography Dataset Waterbody Streams and Waterbodies dataset as developed by the NJDEP, last updated 2015.

Teaneck DCA Vacant Land Map with Environmental Layers



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 5608, Lot 10 (Owner: Township of Teaneck)



Route 4, in the vicinity of Palisade Avenue, CSX Railroad and Windsor Road, suffers from geometric deficiencies, traffic congestion, safety issues, and a structurally deficient bridge. NJDOT proposes to replace the structurally deficient and functionally obsolete bridge and to improve the roadway operational problems³.

As such, several Green Acres encumbered properties along the Route 4 corridor will be impacted and require equivalent replacement land or monetary compensation to address Green Acres mitigation requirements. As part of the compensation, NJDOT proposes utilizing approximately 1.2 acres of 210 Shepard Place (Block 5608, Lot 10) as a “replacement parcel” for the diversions per N.J.A.C. 7:36-26.5 (amongst several solutions).

Anticipated construction start date for the Route 4 Over Palisade Avenue, CSX Railroad, and Windsor Road Bridge Replacement is planned in June 2025, with completion anticipated in June 2028.

³ <https://www.nj.gov/transportation/capital/stip1827/sec3/pdf/routes/rt4.pdf>

Block 6002, Lot 10 (Owner: Township of Teaneck)



Block 4808, Lot 15 (Owner: Township of Teaneck)



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Block 5919, Lot 1 (Owner: ST ANASTASIA'S CHURCH)



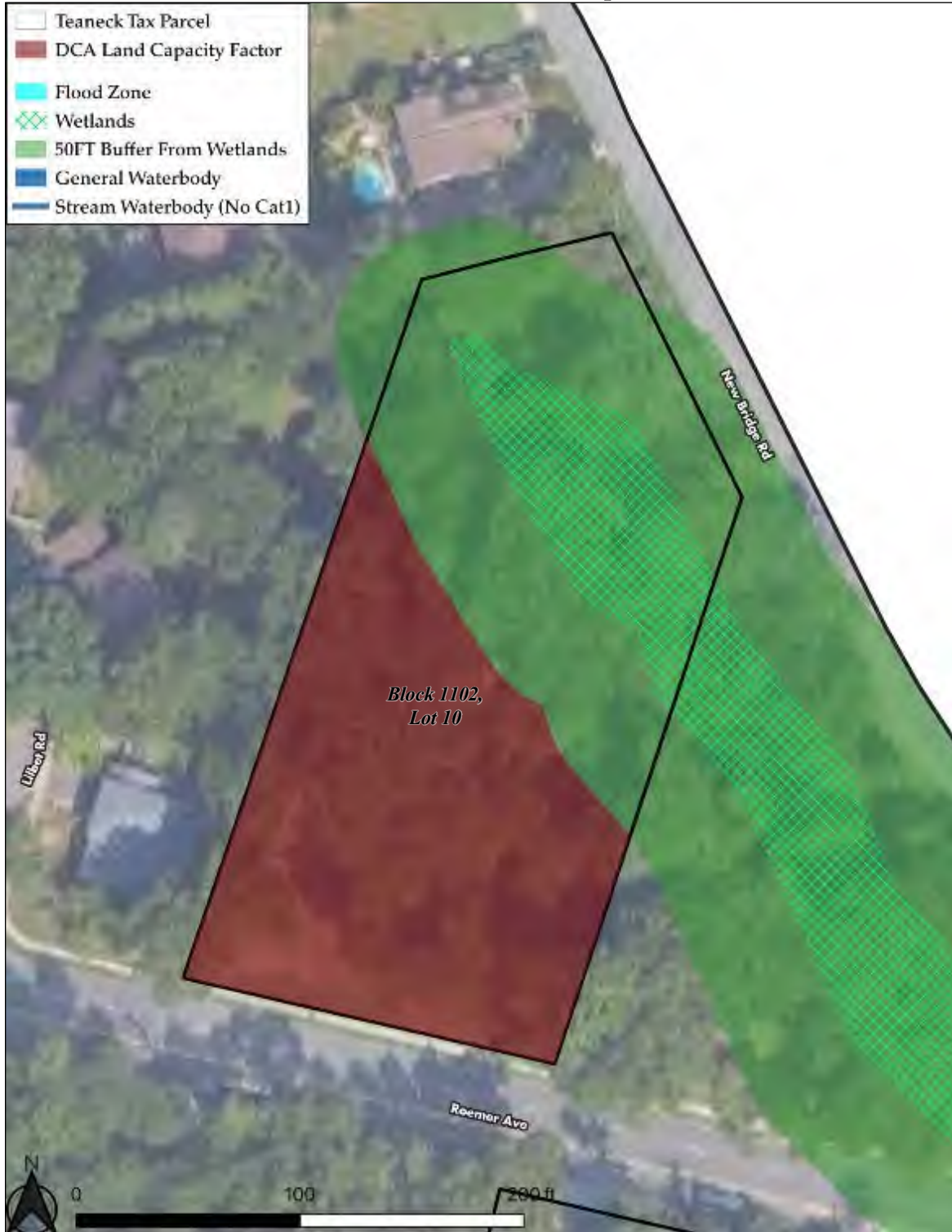
Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 4102 Lot 27 (Owner: Township of Teaneck)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 1102, Lot 10 (Owner: Township of Teaneck)



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**Block 2703, Lot 10 (Owner: Township of Teaneck)
Block 2702, Lot 11 (Owner: Township of Teaneck)**



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 4003, Lot 23 (Owner: Township of Teaneck)

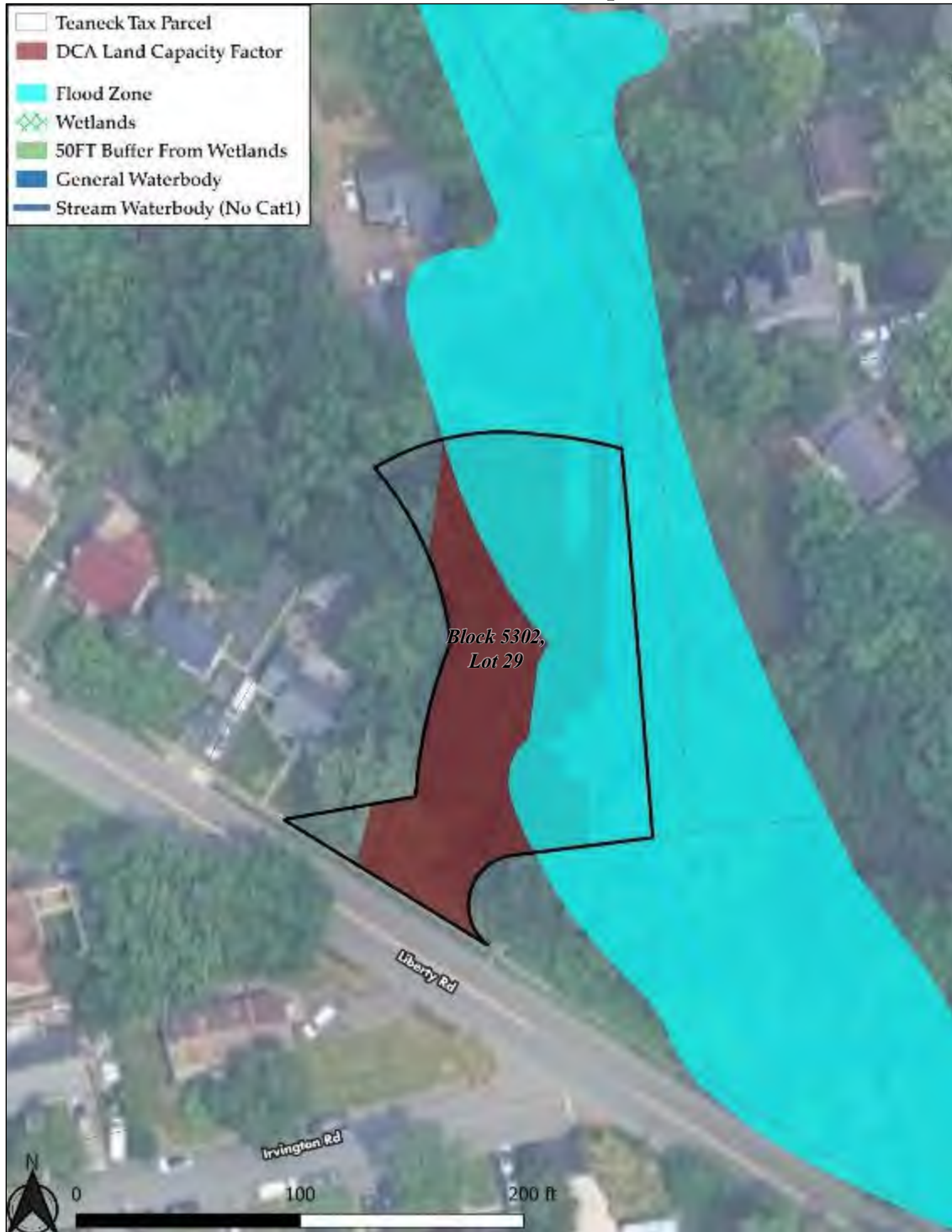


Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 6002, Lot 10 (Owner: Township of Teaneck)

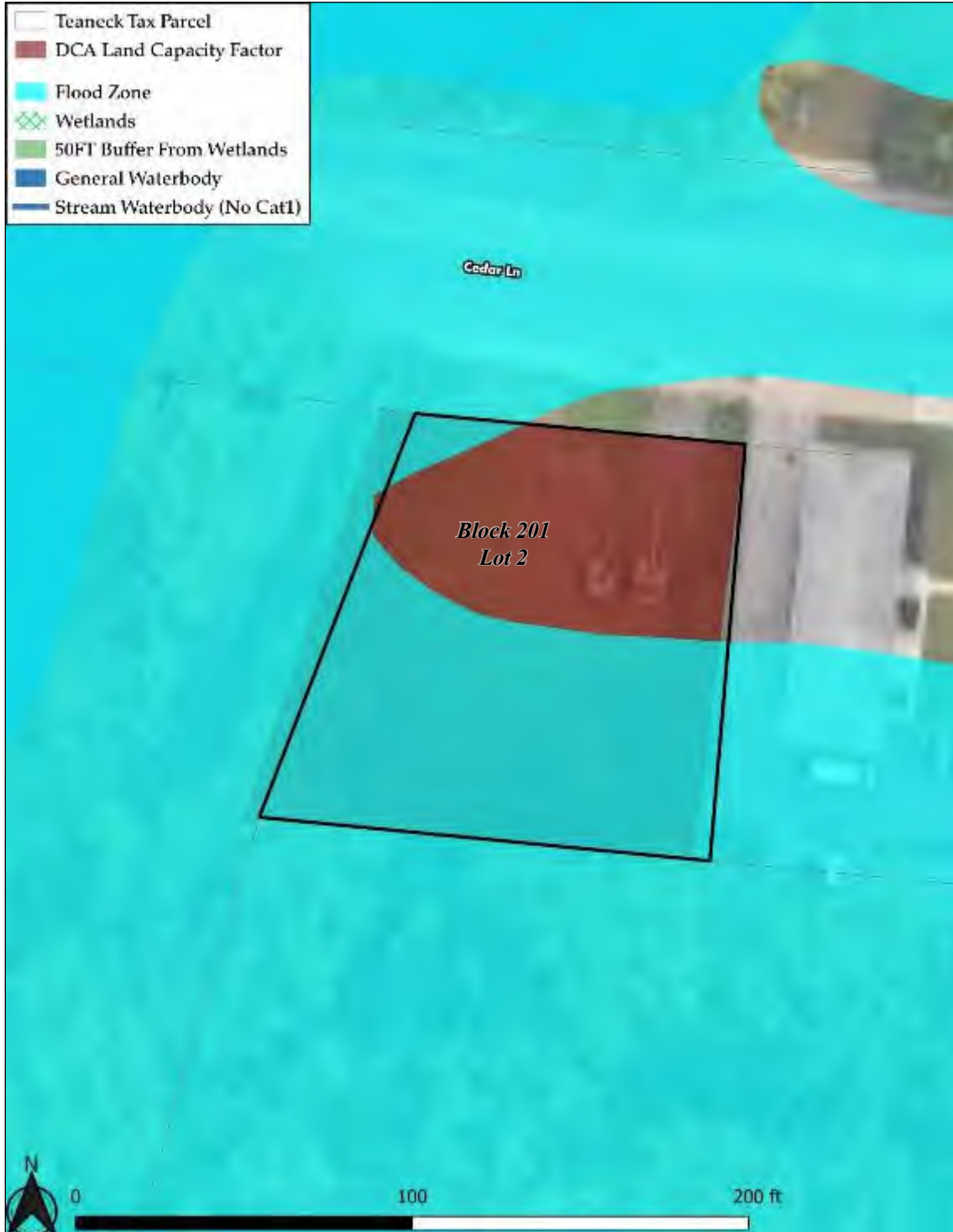


Block 5302, Lot 29 (Owner: Township of Teaneck)



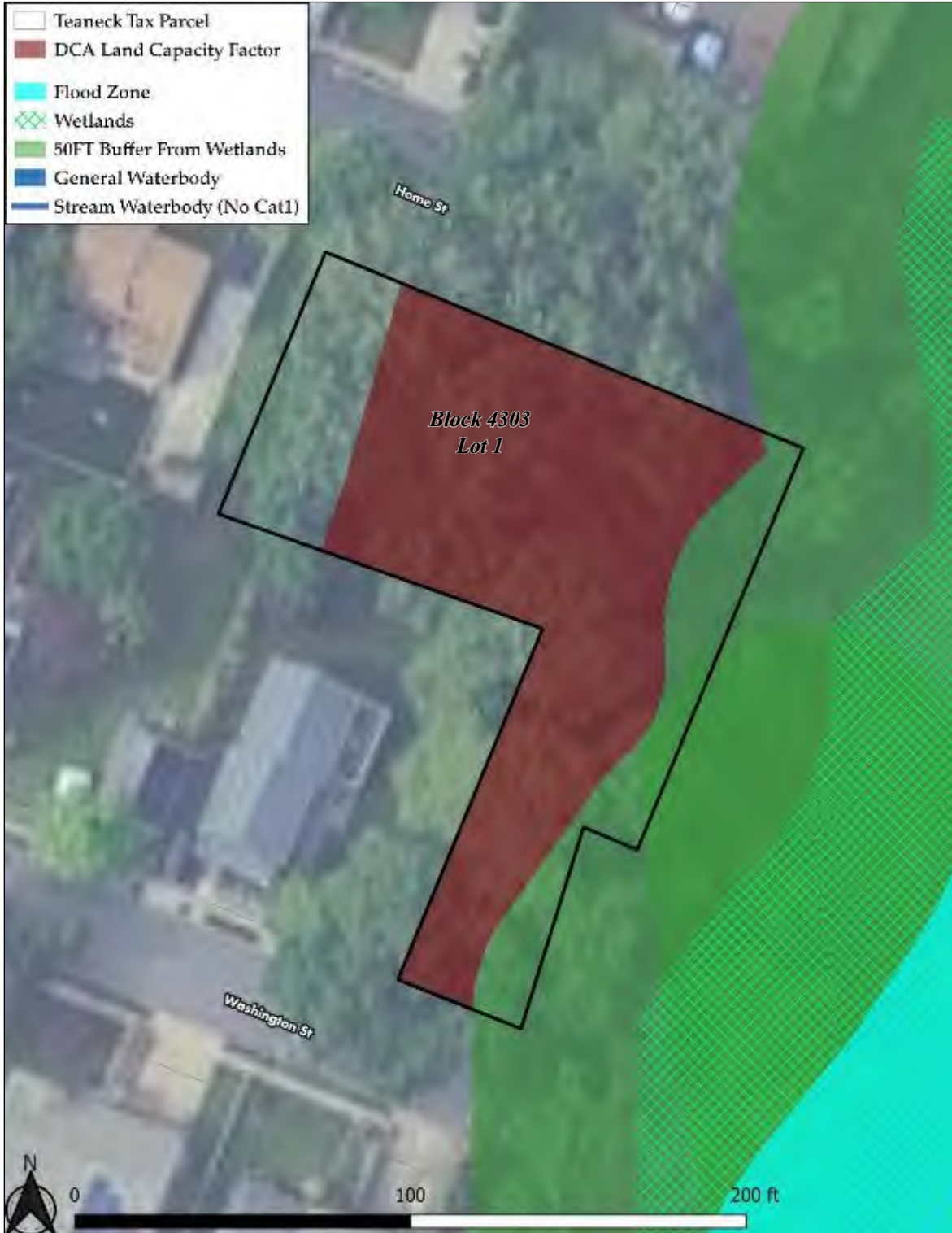
Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 201, Lot 2 (Owner: 836 CEDAR LA LLC C/O ERICHSEN,S)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 4303 Lot 1 (Owner: Township of Teaneck)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 4812, Lot 15 (Owner: Township of Teaneck)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 1103, Lot 4.01 (Owner: NORTHERN TEANECK SYNAGOGUE ASSOC.)



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Block 4003, Lot 23 (Owner: Township of Teaneck)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 4402, Lot 11 (Owner: Dar-UI-Islah)
Block 4402, Lot 12 (Owner: Township of Teaneck)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 3502.01, Lot 8 (Owner: Township of Teaneck)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 4811, Lot 12 (Owner: Township of Teaneck)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 5507, Lot 16 (Owner: Township of Teaneck)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED

Block 4204, Lot 5 (Owner: Township of Teaneck)
Block 4201, Lot 19 (Owner: Township of Teaneck)



Attachment: 2025.01.22 - Teaneck DCA Number Assessment (42-2025) : COMMITTING TO ROUND FOUR PRESENT AND PROSPECTIVE NEED