

# PRIME TUVEL & MICELI

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ATTORNEYS AT LAW

April 30, 2025

**VIA OVERNIGHT AND E-MAIL**

Mayor and Council of the Township of Teaneck  
c/o Doug Ruccione, Township Clerk  
818 Teaneck Rd.,  
Teaneck, New Jersey 07666

**Re: Request for Inclusionary Development Pursuant to N.J.S.A. 52:27D-310(f)**

**Block 707, portion of Lot 5,  
Block 705, Lot 4.01,  
Block 819, Lots 1, 14, 16 and 17 (collectively, the "Property")**

Dear Mayor and Council:

Our office represents Crossroads Companies, LLC ("Crossroads") with respect to the above-described Property. The Township of Teaneck ("Township"), The Township Council of the Township of Teaneck, the Planning Board of the Township of Teaneck, Stop & Shop Supermarket Company LLC, Crossroads and NNN Teaneck NJ Owner, LP ("NNN Teaneck") are parties to a Settlement Agreement dated March 27, 2023 (the "Settlement Agreement") governing the proposed redevelopment of the Property. The Settlement Agreement contemplates that the Township will convey a portion of the Property to Crossroads (Block 705, Lot 4.01 and Block 819, Lots 1, 14, 16 and 17) for redevelopment. Pursuant to a Land Swap Agreement between Crossroads and NNN Teaneck, also dated March 27, 2023, Crossroads is the contract purchaser of the remainder of the Property from NNN Teaneck. The Property has been designated as a Non-Condensation Area in Need of Redevelopment.

As the Township is aware, it has a constitutional obligation to provide a realistic opportunity for the production of its fair share of the region's need for affordable housing. On January 30, 2025, the Township adopted a resolution determining its Fourth Round Prospective Need obligation to be 384 units. The Township's determination has been challenged before the Affordable Housing Dispute Resolution Program (the "Program") and a decision from the Program is pending. However, regardless of the outcome of that decision, the Township has a substantial

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Mayor and Council

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need for affordable housing to meet its Fourth Round obligation.

Given the Township's imminent need for realistic affordable housing opportunities to meet its Fourth Round obligation, and that the Property remains available, suitable, approvable and developable for an inclusionary residential community, we respectfully request that the Township (i) include the Property in the Township's Housing Element and Fair Share Plan to help satisfy the Township's Fourth Round obligation, and (ii) adopt a Redevelopment Plan for the Property in accordance with the Settlement Agreement, consisting of approximately 318 total units, of which 15% would be set aside as affordable housing units. A copy of the proposed concept plan is enclosed for your convenience, which has been reviewed by the Township and residents of Teaneck, and revised by Crossroads based on their collective comments. In addition, as contemplated by the Settlement Agreement, and to facilitate the redevelopment of the Property, the Township and Crossroads must enter into a Redevelopment Agreement and a Financial Agreement for a payment in lieu of taxes, without which the proposed project will not be viable.

Please advise when Crossroads can review the Township's draft Fair Share Plan and draft Redevelopment Plan for the Property. Thank you for your time and attention to this matter.

Very truly yours,

/s/ Jason R. Tuvell  
Jason R. Tuvell, Esq.  
Danielle Kinback, Esq.

Encl.

cc: Scott D. Salmon, Esq., Township Attorney (via e-mail)  
Jaclyn Hashmat, Township Manager (via e-mail)

# Concept Massing Plan

Cedar Land Redevelopment - Teaneck, NJ

## New Development Statistics (8/9/24):

- Residential: 318 Units
- Garage Parking: 873 Spaces
- Street Parking: 61 Spaces
- Commercial: 12,000 SF
- Public Space: 15,350 SF

RETAIL
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UTILITY
PARKING

**Stop & Shop** (Existing Block 707, Lots 1-5)  
(Proposed Block 707, Lots 1-4 & a portion of Lot 5 to be subdivided and retained by Apollo)

- Existing Footprint
- Surface Parking: 263 Spaces

**Building B** (Existing Block 707, Portion of Lot 5)  
(Proposed Block 707, Portion of Lot 5 to be subdivided and acquired by Crossroads with new Lot #TBD)

- Height: 6 Stories
- Residential: 128 Units
- Parking: 170 Spaces (1.33/du)

**Building C** (Block 819, Lots 1, 14, 16, 17)

- Height: 3 Stories + 4<sup>th</sup> Story Step Back
- Residential: 96 Units
- Commercial: 12,000 SF
- Garage Parking: 590 Spaces
- Public Space: 12,000 SF

**Building A** (Block 705, Lot 4.01)

- Height: 4 Stories
- Residential: 94 Units
- Parking: 149 Spaces (1.59/du)
  - Residential: 113 Spaces
  - On-Street: 36 Spaces
- Public Space: 3,350 SF

