

# PRIME TUVEL & MICELI

ATTORNEYS AT LAW

May 12, 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 5002, Lot 26  
143 State Street**

Dear Mr. Ruccione:

Our office represents 143 State Street, LLC (“State Street”), the contract purchaser of property within the Township of Teaneck (the “Township”), located at 143 State Street, and officially designated on the Township tax maps as Block 5002, Lot 26 (the “Property”). By way of background, the Property is approximately 0.28 acres and is currently improved with an auto glass repair facility which is ripe for redevelopment. The Property is located in the Township’s B-1 Business Retail zone, which permits a variety of commercial uses as well as apartments over commercial uses. For the reasons set forth herein, please accept this letter as State Streets’s request that the Township rezone the Property for inclusionary zoning.

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. That constitutional obligation is commonly referred to as the Mount Laurel Doctrine.<sup>1</sup> Pursuant to the

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<sup>1</sup> The Mount Laurel Doctrine is collectively embodied by the judicial precedent established in Southern Burlington Cty. N.A.A.C.P. v. Tp. of Mt. Laurel, 67 N.J. 151 (1975)(“Mount Laurel I”), Southern Burlington Cty. N.A.A.C.P. v. Tp. of Mt. Laurel, 92 N.J. 189 (1983)(“Mount Laurel II”) and their judicial progeny, the Legislature’s enactment of the Fair Housing Act, N.J.S.A. 52:27D-301, et seq (“FHA”) and the First (1987-1993) and Second (1993-1999) Round

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Hackensack, NJ 07601  
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ADDITIONAL OFFICES

Mount Laurel, NJ | Hoboken, NJ | Jersey City, NJ | Fort Washington, PA | New York, NY

FHA, that affordable housing obligation was to be quantified by COAH utilizing an accepted methodology, which methodology would provide each New Jersey municipality, including the Township, a definitive affordable housing obligation for a given period, known as the Mount Laurel Obligation. Those time periods, known as “Rounds” were delineated as the First Round (1987-1993) the Second Round (1993-1999) (the First Round and Second Round collectively “Prior Round”) and the Third Round (1999-2025).

In 2024, Legislature adopted revisions to the FHA which included the elimination of COAH (the “2024 FHA”). In October 2024, the New Jersey Department of Community Affairs (“DCA”) issued the statewide and regional affordable housing needs for the Fourth Round (2025-2035), which assigned the Township a Present Need of 214 units and a Fourth Round Prospective Need of 431 units. 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 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 Mount Laurel Obligation, we request that pursuant to N.J.S.A. 52:27D-310(f), the Township rezone the Property for a realistic opportunity for inclusionary development, as the Property remains available, suitable, approvable and developable for such an inclusionary development. State Street proposes. State Street proposes a 41 unit inclusionary mixed use development, of which 1 unit would be a management unit, with a substantial set aside of fifteen percent (15%) which would provide 6 on-site units of affordable housing as well as a contribution for off-site partial unit. A concept plan is enclosed herewith for your review.

Upon your review of the enclosed plan, we would appreciate the opportunity to meet with the Township at their earliest convenience to discuss the next steps to include the Property in the Township’s Fourth Round Housing Element and Fair Share Plan and rezoning the Property to accommodate the proposed inclusionary development. Thank you for your time and attention to this matter.

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regulations adopted by the New Jersey Council on Affordable Housing (“COAH”), N.J.A.C. 5:91-1, et seq., N.J.A.C. 5:92-1, et seq. and N.J.A.C. 5:93-1, et seq., (the “Rules”).

Mayor and Council  
May 12, 2025  
Page 3

Very truly yours,

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

Encl.

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

# NEW MULTIFAMILY DWELLING BUILDING

143 STATE STREET, TEANECK TOWNSHIP, BERGEN COUNTY, NJ.

TAX LOT #26 \_ Block #5002



6401 Park Ave.  
Suite 201  
West New York,  
New Jersey, 07093  
Tel: 201 868 0701  
Fax: 201 868 0708  
www.cpaarchitecture.com



## ARCHITECTURAL DRAWING LIST

T-100	COVER SHEET
A-100	GROUND PARKING FLOOR PLAN
A-101	SECOND PARKING FLOOR PLAN
A-102	THIRD FLOOR PLAN
A-103	TYPICAL FLOOR PLAN (4TH - 5TH)
A-104	SIXTH FLOOR PLAN
A-105	ROOF TERRACE FLOOR PLAN
A-106	TYPICAL UNIT TYPES
A-200	ARCHITECTURAL ELEVATION
A-201	SCHEMATIC SECTION

## SCOPE OF WORK

DEMOLITION OF ONE STORY MASONRY BUILDING TO NEW 6 STORY MULTIFAMILY DWELLING BUILDING.  
 - TWO LOWER LEVELS OF PARKING  
 - 4 LEVELS OF APARTMENT UNITS AT UPPER LEVELS  
 - ONE ROOF TERRACE AMENITIES SPACE

### PARKING: 50 PARKING SPACES

PARKING RATIO: 1.219  
 - 43 PARKING SPACES HEAD ON  
 - 7 TANDEM COMPACT PARKING SPACES  
 - 2 ADA PARKING SPACES INCLUDING 1 VAN ADA  
 - 17 COMPACT PARKING SPACES = 34% of 50  
 - 8 EV PARKING SPACES  
 - 9 BIKE PARKING

### PROJECT UNIT MIX:

UNITS	Residential						TOTAL
		2ND FL	3RD FL	4TH FL	5TH FL	6TH FL	
	%	Units	Units	Units	Units	Units	
Management Unit	2.44%	-	-	-	-	1	1
One Bedroom	58.54%	6	6	6	6	-	24
Two Bedroom	39.02%	4	4	4	4	-	16
<b>TOTAL</b>	<b>100.00%</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>1</b>	<b>41</b>

## APPLICANT / OWNER PROFESSIONALS

ARCHITECT  
 CPA ARCHITECTURE  
 6401 PARK AVENUE,  
 SUITE 201  
 WEST NEW YORK, NJ 07093

APPLICANT/OWNER  
 143 STATE STREET, LLC  
 586 NEWARK AVENUE,  
 4TH FLOOR  
 JERSEY CITY, NJ 07306

CHRISTIANO PEREIRA, R.A.  
 NY 039843-1  
 NJ 21A102003200  
 CT ARI.0013958

CIVIL ENGINEER  
 KOESTNER ASSOCIATES  
 PROFESSIONAL ENGINEERS &  
 LAND SURVEYORS  
 P.O. BOX 514 HACKENSACK  
 N.J. 07602

ATTORNEY  
 PRIME TUVEL & MICELI  
 ATTORNEYS AT LAW  
 1 UNIVERSITY PLAZA DRIVE  
 SUITE 500, HACKENSACK  
 N.J. 07601

STEVEN L. KOESTNER, P.E. & L.S.  
 (201) 342-6264  
 INFO@KOESTNERASSOCIATES.COM

JASON TUVEL  
 (201) 883-1010  
 JASON@PRIMELAW.COM

THIS PLAN HAS BEEN APPROVED ON \_\_\_\_\_  
 BY TEANECK TOWNSHIP  
 APPROVED BY:

Board Chairman \_\_\_\_\_ Date \_\_\_\_\_

Board Secretary \_\_\_\_\_ Date \_\_\_\_\_

Board Engineer \_\_\_\_\_ Date \_\_\_\_\_

SEAL / CONSULTANTS:

Christiano Pereira R.A.  
 NJ 21A102003200  
 NY 039843-1  
 CT ARI.0013958

REVISIONS:

PROJECT: PROPOSED NEW MULTIFAMILY RESIDENTIAL FOR: 143 STATE STREET, LLC AT: 143 STATE STREET TEANECK TOWNSHIP, NJ BERGEN COUNTY LOT #26 BLOCK #5002

DRAWING TITLE: COVER SHEET

PROJECT No: 24-048A DATE: 02/24/2025  
 DRAWN BY: ER SCALE: AS SHOWN

T-100

# Lands N/F Richard Ackerman

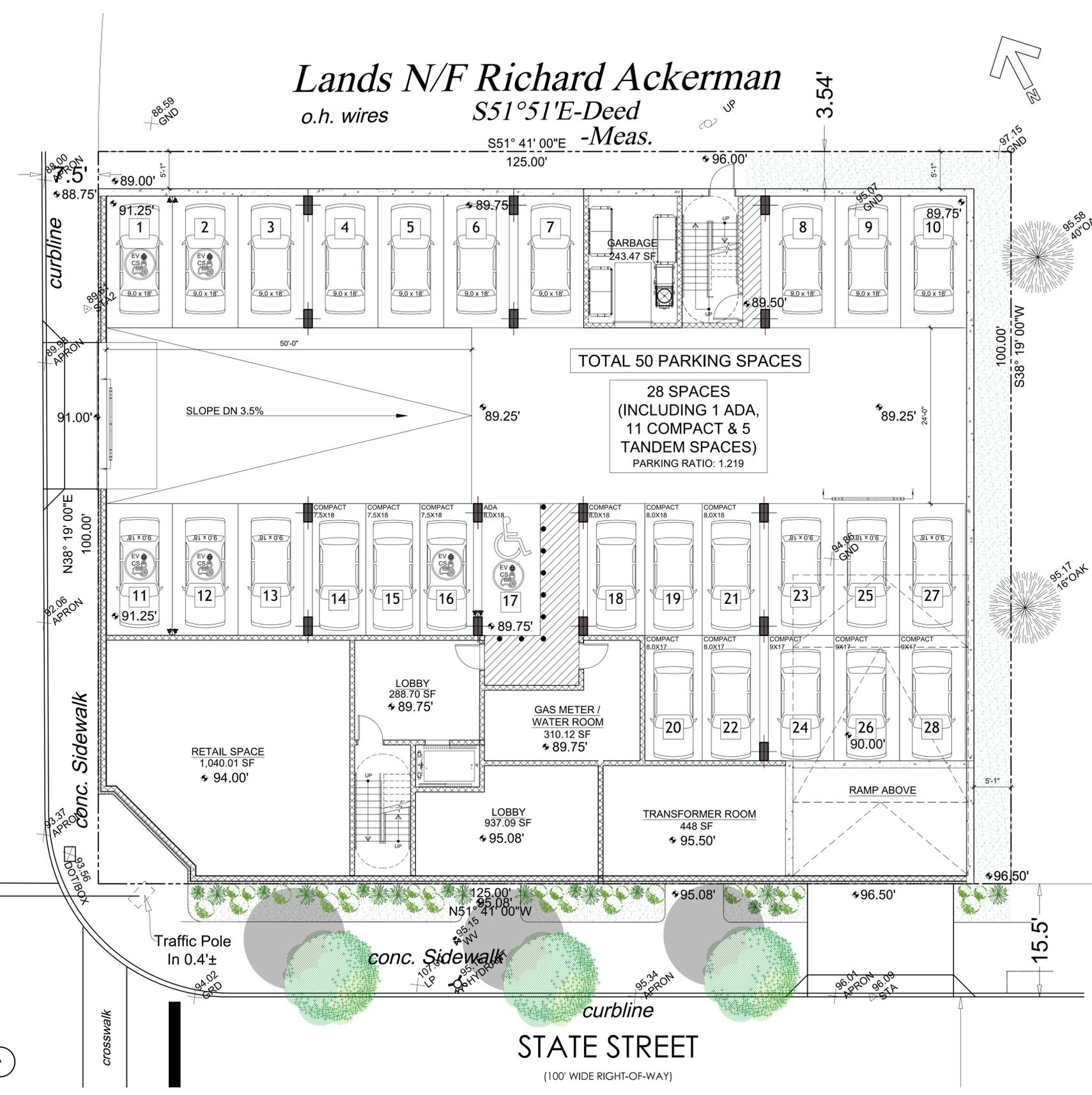
*o.h. wires* *S51°51'E-Deed*  
*-Meas.*

## QUEEN ANNE ROAD

(50' WIDE RIGHT-OF-WAY)  
AS PER TAX MAP  
(Fmly Tryon Ave.)  
(Variable Width @ Intersection)

Block  
460-A

Tax Block  
5002



LEGEND	
	EV DETAIL PEDESTAL MOUNT
	BICYCLE STORAGE RACK DETAIL
	CLEARANCE BAR DETAIL
	TRAFFIC BOLLARDS DETAIL

REFER TO PAGE A-300 FOR SPECIFICATIONS

NOTE:  
PROPOSED LOCATION OF EV CHARGING STATIONS MUST BE COORDINATED AND FINALIZED W/ CIVIL DRAWINGS AS WELL AS LOCAL FIRE DEPARTMENT

1 GROUND PARKING FLOOR PLAN  
SCALE 1/8" = 1'-0"



SEAL / CONSULTANTS:

No.	DATE	DESCRIPTION

PROJECT:  
PROPOSED  
NEW MULTIFAMILY RESIDENTIAL  
FOR: 143 STATE STREET, LLC  
AT: 143 STATE STREET  
TEANECK TOWNSHIP, NJ  
BERGEN COUNTY  
LOT #26 BLOCK #5002

DRAWING TITLE:  
-FLOOR PLANS

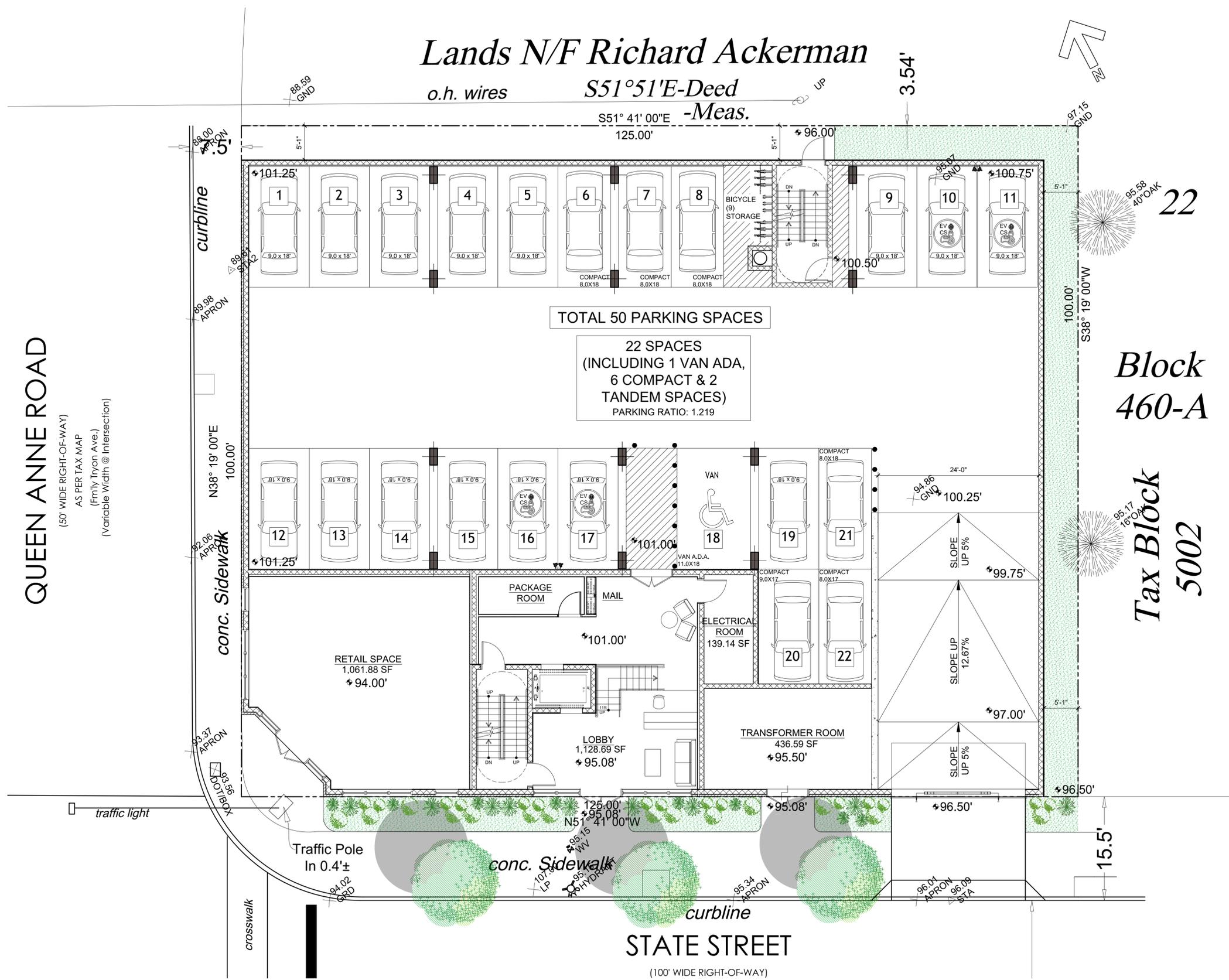
PROJECT No: 24-049A	DATE: 02/24/2025
DRAWN BY: ER	SCALE: AS SHOWN

A-100

# Lands N/F Richard Ackerman

*o.h. wires* S51°51'E-Deed  
-Meas.

**QUEEN ANNE ROAD**  
(50' WIDE RIGHT-OF-WAY)  
AS PER TAX MAP  
(Fmly Tyon Ave.)  
(Variable Width @ Intersection)



- LEGEND**
- RETAIL
  - GARBAGE
  - UTILITY
  - STAIR/ ELEVATOR
  - AMENITIES / LOBBY

**Block 460-A**

**Tax Block 5002**

SEAL / CONSULTANTS:  
Christiano Pereira R.A.  
NJ 2440000000  
N.J. 00000000  
N.Y. 00000000  
N.Y. 00000000

NO.	DATE	DESCRIPTION

**PROPOSED**  
**NEW MULTIFAMILY RESIDENTIAL**  
FOR: 143 STATE STREET, LLC  
AT: 143 STATE STREET  
TEANECK TOWNSHIP, NJ  
BERGEN COUNTY  
LOT #26 BLOCK #5002

LEGEND	
	EV DETAIL PEDESTAL MOUNT
	BICYCLE STORAGE RACK DETAIL
	CLEARANCE BAR DETAIL
	TRAFFIC BOLLARDS DETAIL

REFER TO PAGE A-300 FOR SPECIFICATIONS

**NOTE:**  
PROPOSED LOCATION OF EV CHARGING STATIONS MUST BE COORDINATED AND FINALIZED W/ CIVIL DRAWINGS AS WELL AS LOCAL FIRE DEPARTMENT

2 SECOND PARKING FLOOR PLAN  
SCALE 1/8"=1'-0"



DRAWING TITLE:  
**-FLOOR PLAN**

PROJECT No. 24-049A	DATE 02/24/2025
DRAWN BY: ER	SCALE: AS SHOWN



REVISIONS:	DATE	DESCRIPTION

**PROJECT:**  
PROPOSED  
NEW MULTIFAMILY RESIDENTIAL  
FOR: 143 STATE STREET, LLC  
AT: 143 STATE STREET  
TEANECK TOWNSHIP, NJ  
BERGEN COUNTY  
LOT #26 BLOCK #5002

**DRAWING TITLE:**  
-FLOOR PLAN

PROJECT No. 24-049A	DATE 02/24/2025
DRAWN BY: ER	SCALE: AS SHOWN

**QUEEN ANNE ROAD**

(50' WIDE RIGHT-OF-WAY)  
AS PER TAX MAP  
(Fmly Tyon Ave.)  
(Variable Width @ Intersection)



**LEGEND**

-  RETAIL
-  STAIR/ ELEVATOR
-  REFUSE ROOM
-  AMENITIES
-  1 BEDROOM
-  2 BEDROOM

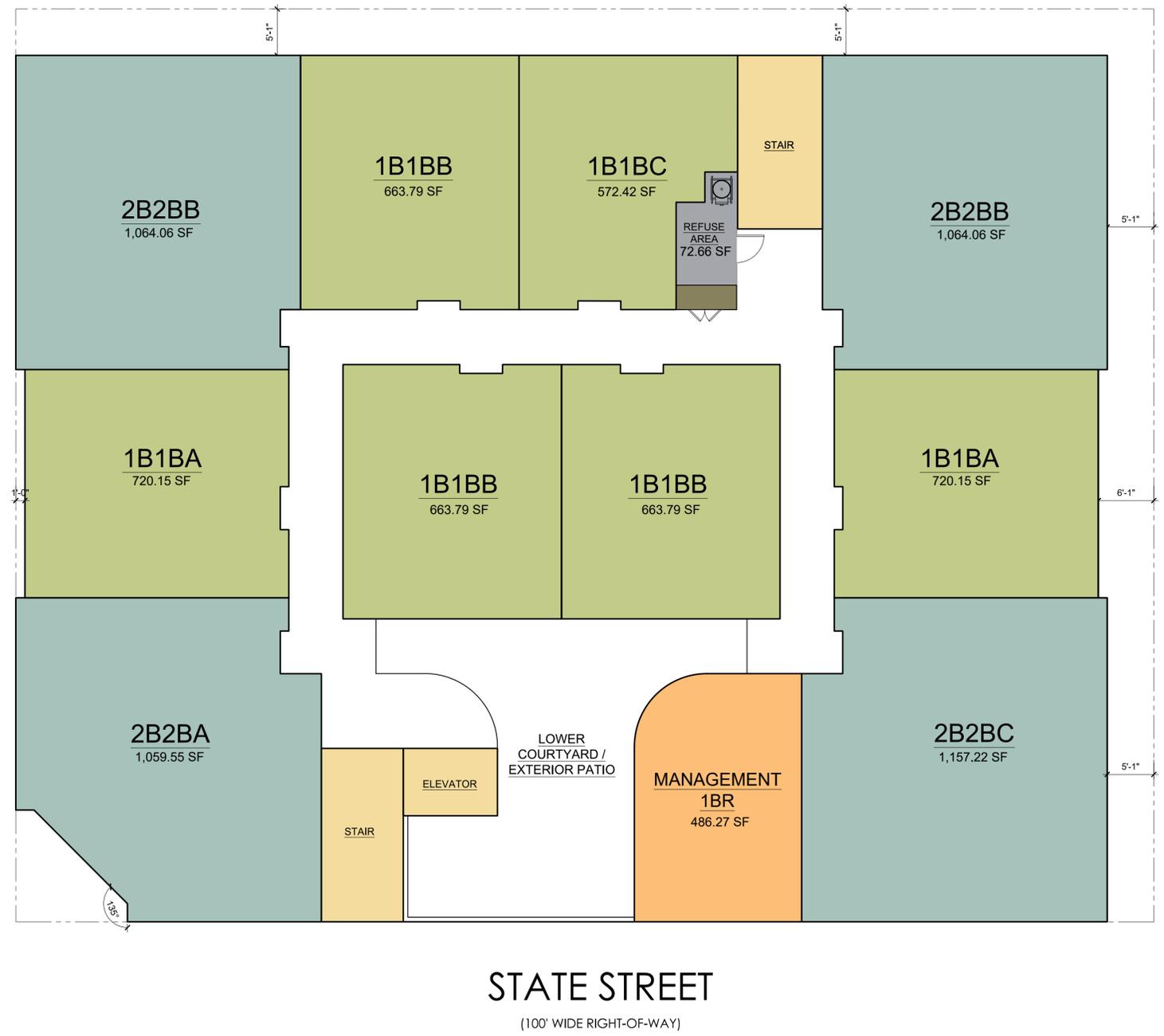
UNITS P/ FLOOR	10
UNITS TOTAL	41

**STATE STREET**  
(100' WIDE RIGHT-OF-WAY)

4 TYPICAL 4TH - 5TH FLOOR PLAN  
SCALE 1/8"=1'-0"



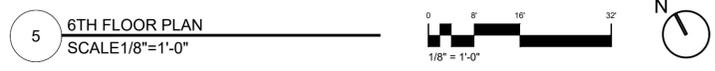
**QUEEN ANNE ROAD**  
(50' WIDE RIGHT-OF-WAY)  
AS PER TAX MAP  
(Fmly Tyon Ave.)  
(Variable Width @ Intersection)



**LEGEND**

- RETAIL
  - STAIR/ ELEVATOR
  - REFUSE ROOM
  - AMENITIES
  - 1 BEDROOM (MANAGEMENT) 1
  - 1 BEDROOM 6
  - 2 BEDROOM 4
- |                |    |
|----------------|----|
| UNITS P/ FLOOR | 11 |
| UNITS TOTAL    | 41 |

**STATE STREET**  
(100' WIDE RIGHT-OF-WAY)



SEAL / CONSULTANTS:

Christiano Pereira R.A.  
Professional Engineer  
No. 009864-1  
Exp. 07/2026

REV. NO.	DATE	DESCRIPTION

**PROJECT:**

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NEW MULTIFAMILY RESIDENTIAL**  
FOR: 143 STATE STREET, LLC  
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BERGEN COUNTY  
LOT #26 BLOCK #5002

**DRAWING TITLE:**

**-FLOOR PLAN**

PROJECT No. 24-049A	DATE 02/24/2025
DRAWN BY: ER	SCALE: AS SHOWN

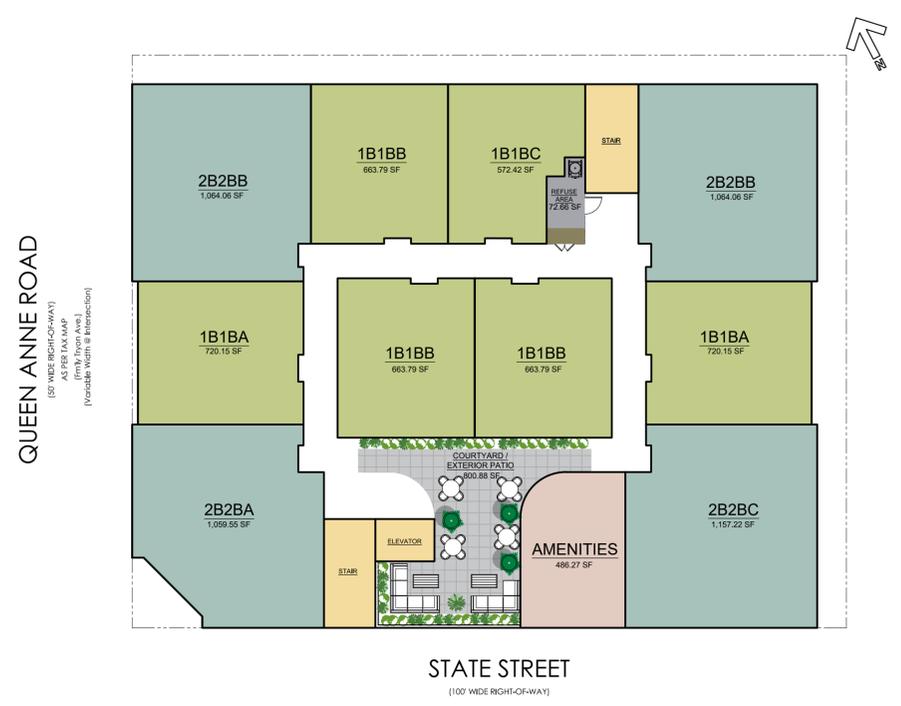


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BERGEN COUNTY  
LOT #26 BLOCK #5002

**DRAWING TITLE:**  
- TYPICAL UNIT TYPES

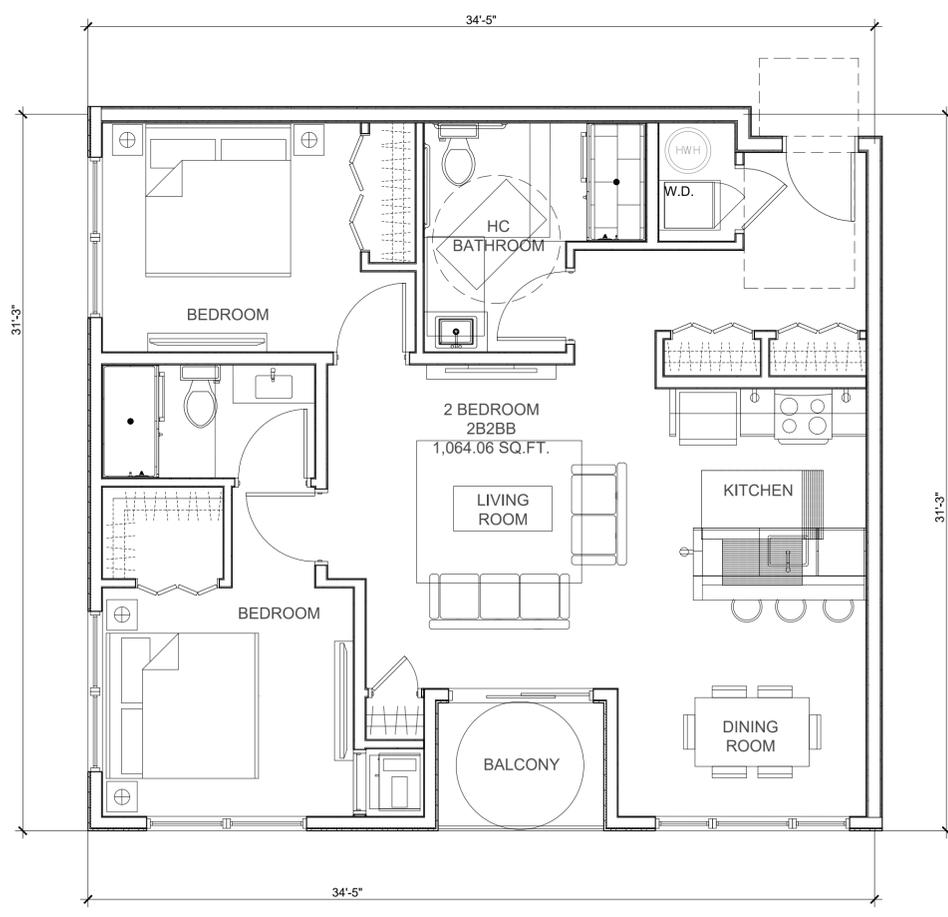
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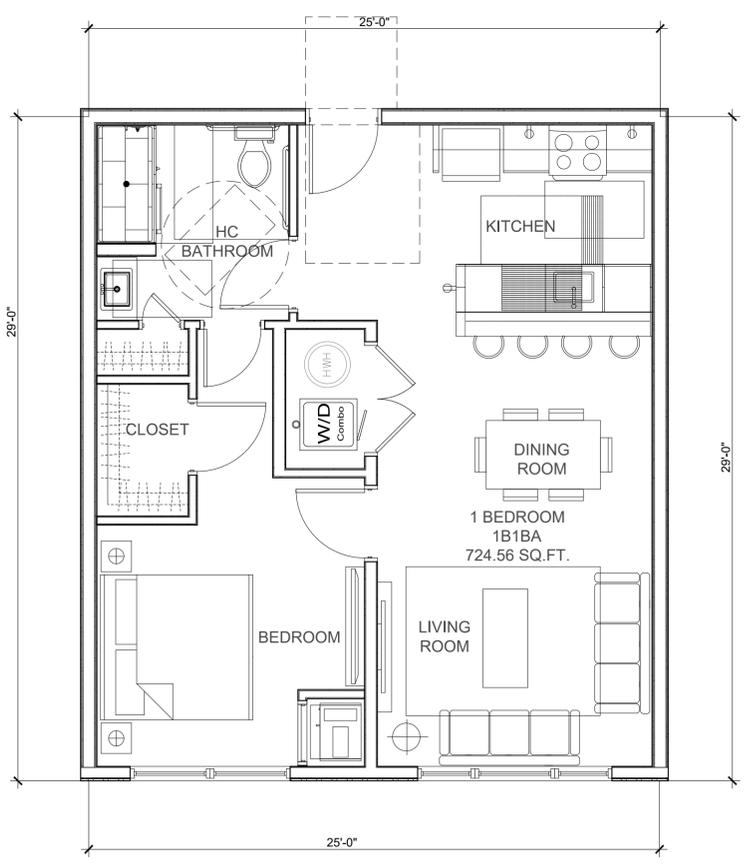
**PROPOSED MINIMUM SQUARE FOOTAGE PER UNIT TYPE:**

1 BEDROOM -	486.27 SQ. FT.
2 BEDROOM -	1,064.06 SQ. FT.
MANAGEMENT UNIT -	1,154.60 SQ. FT.

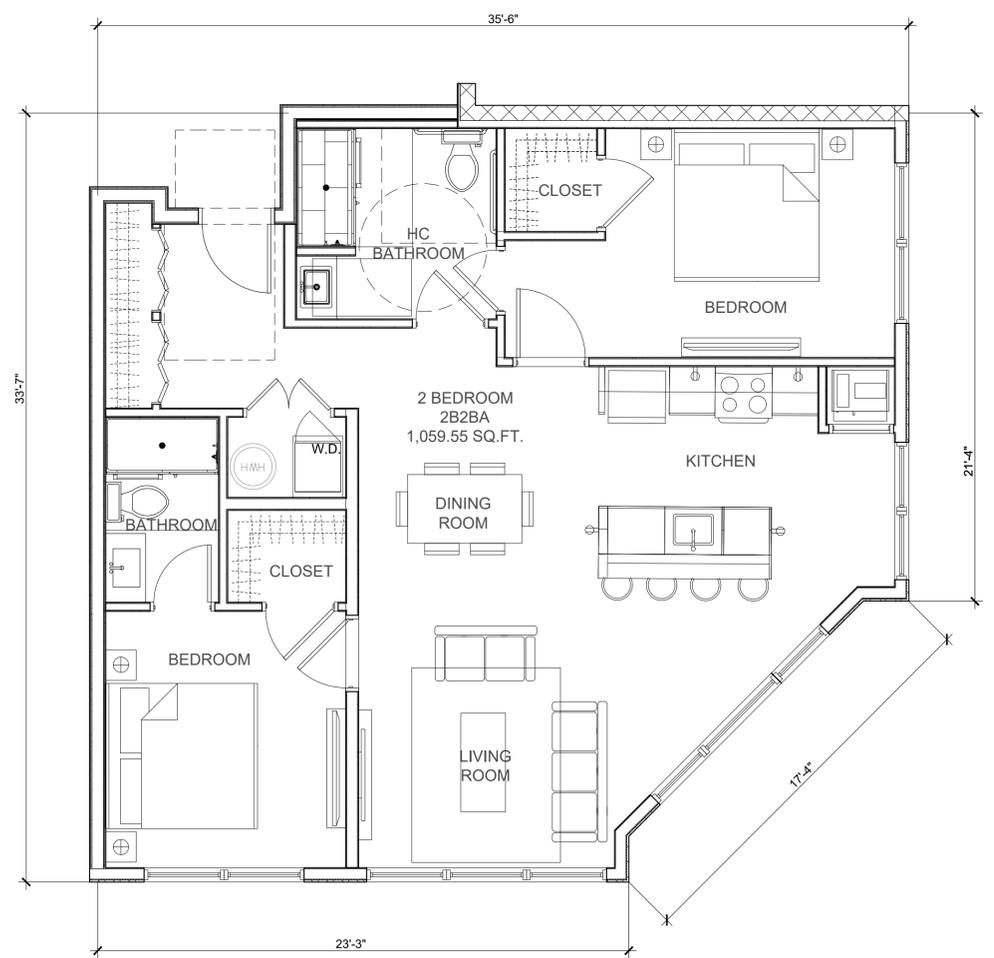
**A TYPICAL UNIT ON PLAN KEY**  
Scale 1/16"=1'-0"



**1 2 BEDROOM APARTMENT- TYPE 2B2BB**  
Scale 1/4"=1'-0"



**2 1 BEDROOM APARTMENT- TYPE 1B1BA**  
Scale 1/4"=1'-0"



**3 2 BEDROOM APARTMENT- TYPE 2B2BA**  
Scale 1/4"=1'-0"

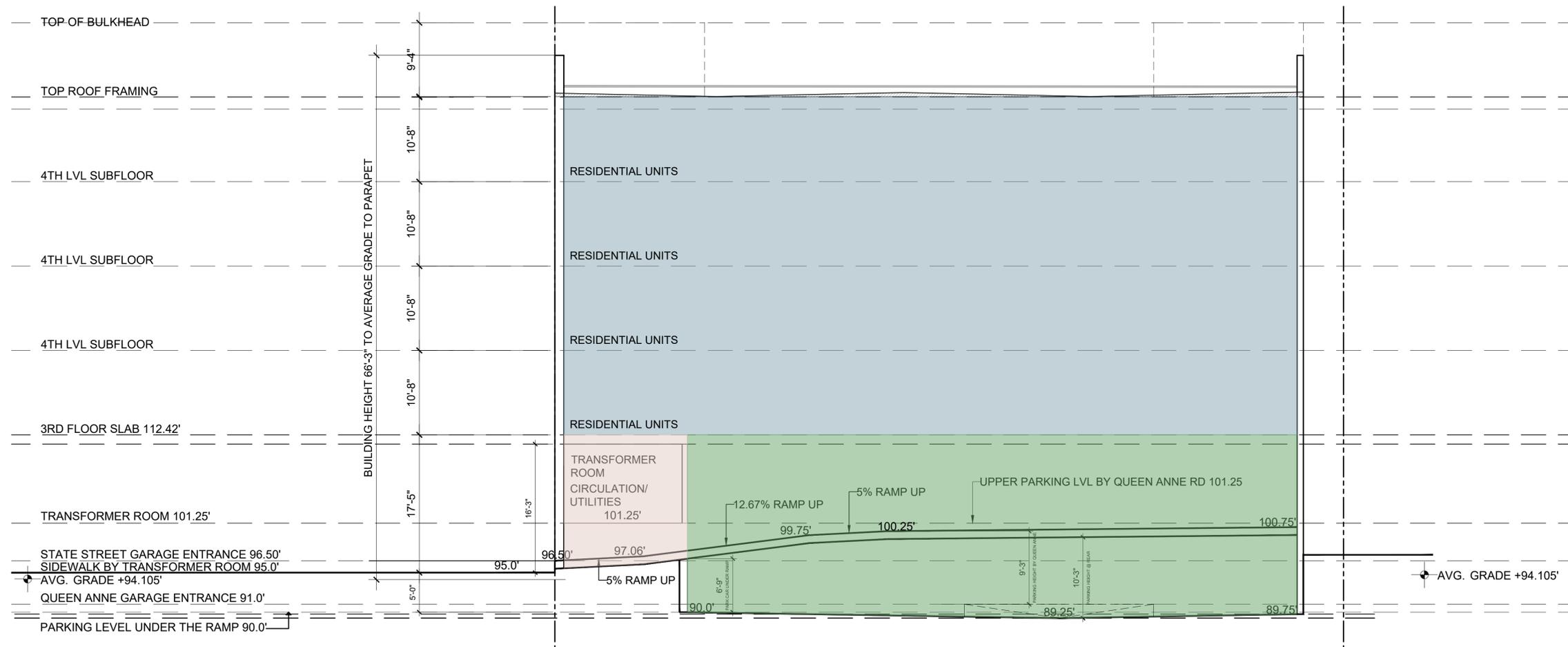


# BUILDING HEIGHT DEFINITION BY TOWN ORDINANCE

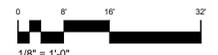
## BUILDING HEIGHT

Height in feet shall be measured as follows, except in the RR-M, RC-1, RC-2 and RC-3 Redevelopment Districts and the H Hospital District, which shall be measured as set forth in § 33-24 herein. For all buildings, building height shall be the vertical distance from the average ground elevation around the foundation to the building's highest point, exclusive of chimney, mechanical equipment, elevator tower and flagpole, which shall not exceed the height of the existing building by more than 12 feet, but in no event shall it exceed the maximum building height specified for a particular zone by more than eight feet.

- (a) The average ground elevation shall be calculated by measuring the ground elevation at ten-foot intervals around the perimeter of the foundation.
- (b) At no point around the perimeter of the building shall the height of the building, exclusive of chimney, mechanical equipment, elevator tower and flagpole, exceed by more than five feet the maximum allowed in the zoning district.
- (c) Where soil or rock removal lowers the ground elevation around the perimeter of the foundation, the building height shall be based on the lowered elevation.
- (d) Where fill raises the ground elevation around the perimeter of the foundation, building height shall be based on the elevation as it existed prior to the use of fill.



3 SCHEMATIC SECTION  
SCALE 1/8" = 1'-0"



6401 Park Ave,  
Suite 201  
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Tel: 201 868 0701  
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BERGEN COUNTY  
LOT #26 BLOCK #5002

DRAWING TITLE:  
-SCHEMATIC SECTION

PROJECT No. 24-049A  
DATE: 02/24/2025  
DRAWN BY: ER  
SCALE: AS SHOWN

A-201

