

SCHWANEWEDE HALS & VINCE
ENGINEERING · LAND SURVEYING · PLANNING

October 8, 2025

Ms. Rosiland V. McLean, Secretary
Zoning Board of Adjustment
818 Teaneck Road
Teaneck, NJ 07666

Re: Variance & Site Plan Application
Proposed Retail Building
560-570 Cedar Lane
Block 204 – Lot 3
Teaneck, NJ

Dear Ms. McLean:

Our office has made a site inspection and reviewed the following documents:

1. Township of Teaneck Application Forms with Addendum signed on July 24, 2025.
2. Denial of Application by the Township of Teaneck Zoning Officer on June 26, 2025.
3. A set of engineering plans entitled "Proposed Retail Building, 560-570 Cedar Lane (County Route 62), Township of Teaneck, Bergen County, NJ 07666, Block: 204, Lot: 3, Tax Map: 2, Mixed-Use – 1 Zone" prepared by L2A Land Design LLC, dated May 22, 2025, last revised on July 17, 2025, consisting of 14 sheets.
4. A set of architectural plans entitled "Project: Proposed Retail Building, Location: 560-570 Cedar Lane, Township of Teaneck, Bergen County, New Jersey, Block: 204 Lot: 3" prepared by Jose Carballo Architecture, dated October 21, 2024, last revised on May 28, 2025, consisting of 3 sheets.
5. A survey entitled "ALTA/NSPS Land Title Survey for 560-570 Cedar Lane, Block 204, Lot 3, Township of Teaneck, Bergen County, New Jersey" prepared by Colliers Engineering & Design, dated July 16, 2021.
6. Environmental Impact Statement, prepared by L2A Land Design LLC, dated May 22, 2025.

The application was deemed COMPLETE on October 7, 2025.

Our comments are as follows:

General Comments

1. The applicant/owner is:
 560 Cedar LLC
 792 Route 17 N
 Paramus, NJ 07652

2. The property is commonly known as 560-570 Cedar Lane and is Lot 3 in Block 204 on Sheet 2 of the Township’s Tax Map.
3. The property is located in the MX-1 Mixed-Use 1 District.
4. The lot size is 29,314 s.f. or approximately 0.67 acres.
5. The property has frontage along Cedar Lane and Larch Avenue. Cedar Lane is a County Road under the jurisdiction of Bergen County. Larch Avenue a local road under the jurisdiction of the Township of Teaneck.
6. The property borders the RS Residential Zone to the south.
7. The site is currently developed with a bank and retail building, associated parking area, and other associated site improvements. The site is currently accessed by separate entrance and exit driveways from Cedar Lane and an exit driveway to Larch Avenue.
8. The Applicant is proposing to retain the existing building and construct a new one-story retail building. The proposed retail building is planned to have 2 separate retail spaces and a total footprint of 4,088 s.f. The majority of the existing parking area is to be reconstructed to accommodate the new building. The access from Cedar Lane is to be modified to a single, 2-way driveway.
9. The proposed use is permitted in the MX-1 Zone. The MX-1 Zone does not permit more than 1 principal use on a single property. The application will require a ‘d(1)’ use variance to allow two principal uses on a single property.
10. In addition to the use variance, the Applicant is seeking Preliminary and Final Site Plan Approval and approvals for various ‘c’ variances associated with the site plan.
11. The following zoning table provides the required and proposed bulk zoning requirements for the MX-1 Mixed-Use 1 District:

	Required	Existing	Proposed
Min. Lot Area	n/a	29,314.21 sf	29,314.21 sf
Min. Lot Width	n/a	201.17 ft	201.17 ft
Min. Side Yard Width	n/a	6.96 ft	0.30 ft
Min. Rear Yard Depth	20 ft	44.76 ft	44.76 ft
Max. Front Yard Setback	0 ft	5.22	0

Max. Building Coverage	25% (7,328.55 sf)	18% (5,277.07 sf)	31.28% (9,345.51 sf)**
Max. Lot Coverage	80% (23,451.37 sf)	92.41% (27,091.26 sf)*	90.21% (26,458.17 sf)**
Max. Building Height, Principal	2 Stories/35 ft	<2 Stories/35 ft	1 Story/28.67 ft

* Existing Non-conforming Condition

** Variance Required

12. The proposed site lighting levels exceed a maximum average of 0.5 footcandle and a maximum of 1.0 footcandle at any given point. A design waiver from §33-18(4) of the Ordinance is required.

13. The parking analysis for the site is as follows:

- a. Parking Criteria: Business Office: 1 space per 400 s.f.
Retail: 1 space per 200 s.f.
Financial Institution: 1 space per 300 s.f.
- b. Parking Requirement: Existing Building Office Space: $1338 \text{ s.f.} / 400 = 3.3$ spaces
Existing Building Retail Space: $1338 \text{ s.f.} / 200 = 6.7$ spaces
Existing Financial Institution: $2601 \text{ s.f.} / 300 = 8.7$ spaces
Prop. Building Retail Space: $4088 \text{ s.f.} / 200 = 20.4$ spaces
Total Parking Requirement = 40 spaces
- c. Parking Provided: A total of 40 physical spaces are being proposed.
A total of 4 electric vehicle spaces are being proposed.
A total of 44 spaces are proposed for the site (EV credit included)

14. Testimony regarding the proposed use of the site shall be provided. Items to be discussed shall include but not be limited to:

- a. Specific uses of the various spaces within the buildings.
- b. Hour of operation.
- c. Expected number of employees.
- d. Expected number of customers.
- e. Delivery operations and the location of any loading.
- f. Trash collection operations.

15. The Applicant shall provide testimony regarding any proposed signage.

16. We recommend any approval be conditioned on the following:

- a. The Township reserves the right to require modifications and changes to the lighting if light spillage or glare is detected for a period of 1 year following the issuance of a Certificate of Occupancy.
- b. Curb and sidewalk being replaced along the site frontage as directed by the Township Engineer.
- c. Any tree removal within the Township's right-of-way shall be approved by the Township Manager.
- d. Any retaining wall having a height greater than 4 feet or adjacent to a parking area shall be designed by an N.J. licensed design professional prior to construction and certified after construction.
- e. A N.J. licensed design professional shall submit a certification that the ADA parking space and paths of travel into the buildings have been designed and constructed in accordance with all applicable regulations.
- f. Any site plan approval shall be subject to, but not limited to, an approval or exemption from:
 - i. Bergen County Planning Board
 - ii. Bergen County Soil Conservation District

Design Comments

17. Portions of the proposed parking area are too steep and the grading shall be revised. We recommend a maximum slope within the parking area of approximately 8 percent.
18. The easterly parallel space adjacent to Larch Avenue is inaccessible due to the curb alignment. In addition, vehicle maneuvering on the Larch Avenue sidewalk will be required. We recommend the parallel spaces be eliminated and the Applicant consider angled spaces or keep the existing spaces in their current configuration.
19. The westerly parking space in the row of parking spaces along the south side of the proposed building will be difficult to access. We recommend the row of parking spaces along the south side of the proposed building be shifted to the east by approximately 3 feet to allow for additional maneuvering area to access the westerly parking space.
20. The plans shall provide details for the concrete retaining wall. The Applicant shall clarify as to whether the retaining wall is to extend above grade to function as a curb. A guiderail may be required for the wall depending on its design.

21. The lighting design will result in light spillage onto the adjacent residential properties to the south. The design must be revised to eliminate any light spillage onto residential properties.
22. The Applicant should consider adding landscaping along the fence on the southerly side of the site.

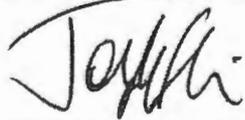
Technical Comments

23. The signature block on the cover sheet shall be changed from Planning Board to Zoning Board of Adjustment.
24. Bollards shall be used in lieu of concrete wheel stops in the parking spaces along the south side of the proposed building. A detail of the bollards shall be added to the plan set.
25. Concrete wheel stops or bollards shall be provided in the parking spaces along the west side of the existing building.
26. Storm sewer network capacity calculations shall be provided. The inlets and pipes shall be sized to pass the peak flow rate of a 25-year storm.
27. The concrete apron detail shall be revised to include a "flat" sidewalk area having a minimum width of 4 feet and a maximum cross slope of 2 percent.
28. The on-site pavement section shall be revised to include DGA beneath the asphalt base course.
29. Stop signs shall be located on separate poles from other signs per the MUTCD.

Please feel free to contact our office if you have any questions or need any additional information.

Very truly yours,

SCHWANNEWEDE HALS & VINCE



Joseph F. Vince, P.E., L.S., P.P. & C.M.E.
Zoning Board Engineer