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April 28, 2026

Via eCourts and Regular Mail

Hon. Lina P. Corrison, J.S.C.
 Superior Court of New Jersey, Law Division
 Bergen County Superior Court, Floor 3
 10 Main Street
 Hackensack, New Jersey 07601

**Re: In the Matter of the Township of Teaneck
 BER-L-776-25**

Dear Judge Corrison:

Beattie Padovano, LLC has been retained by 54 West Englewood, LLC and Mohammed Sadiqulla (collectively "54 West Englewood") to serve co-counsel in the above-referenced matter. I write to request a Case Management Conference in this matter because the Township's Redevelopment Plan adopted on March 16, 2026 for 54 West Englewood's property does not create a realistic opportunity for the development of the eleven (11) affordable units contemplated by the Settlement Agreement between 54 West Englewood and the Township.

In this regard, I enclose a conceptual site plan and architectural plan prepared by Chris Blake Architect, dated April 24, 2026 (the "Concept Plan") that was prepared using the bulk requirements in the Redevelopment Plan. While the Conceptual Plan fits up to 45 total units (as compared to the provision of the Settlement Agreement, which allows 53 units) based upon the bulk standards established by the Redevelopment Plan, the Concept Plan does not comply with its parking standards. A copy of the Redevelopment Plan is also enclosed.

The Redevelopment Plan provides that "all required parking shall comply with the Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21, as amended." [Redev. Plan at p. 21; § IV.G.1.a]. A 53-unit inclusionary development containing 11 affordable units requires, at a minimum¹, 98 parking spaces to comply with N.J.A.C. 5:21-4.14. This could be achieved with the installation of 89 parking spaces and 9 electric vehicle charging credits pursuant to N.J.S.A. 40:55D-66.20.

¹ This assumes that all of the market-rate units will be 1-bedroom units, requiring 1.8 parking spaces per unit.

Hon. Lina P. Corrison, J.S.C.
April 28, 2026
Page 2

But based on the bulk standards in the Redevelopment Plan, 54 West Englewood's architect was able to fit only 49 parking spaces. As noted on the Concept Plan, 49 parking spaces allows 54 West Englewood to construct 29 total units (including the 11 affordable units that the Redevelopment Plan requires, even though this is well in excess of the typical 20% set-aside and contrary to the terms of the Settlement Agreement) without violating the parking standards in the Redevelopment Plan. Thus, the Redevelopment Plan effectively saddles 54 West Englewood with a 37.9% affordable set-aside and the loss of 24 market-rate units (versus what the Settlement Agreement provides), which raises serious concerns that the Redevelopment Plan makes the project unrealistic.

For full disclosure, 54 West Englewood intends to appeal the adoption of the Redevelopment Plan to protect its rights but believes that the proceedings in this case are better fit to address the concerns outlined above. 54 West Englewood would welcome the earliest opportunity to discuss this issue with Your Honor.

Respectfully submitted,

BEATTIE PADOVANO, LLC
Attorneys for 54 West Englewood, LLC and
Mohammed Sadiqulla

By: /s/ Daniel L. Steinhagen
Daniel L. Steinhagen, Esq.

Cc: Client
All counsel of record
Nicholas Graviano, P.P. (special adjudicator)



#	Date	Revision
1		New Construction for:

Multi-Family Residence
 8400 1st Ave. Unit 202
 8400 1st Ave. Unit 202
 8400 1st Ave. Unit 202
 Teaneck, New Jersey

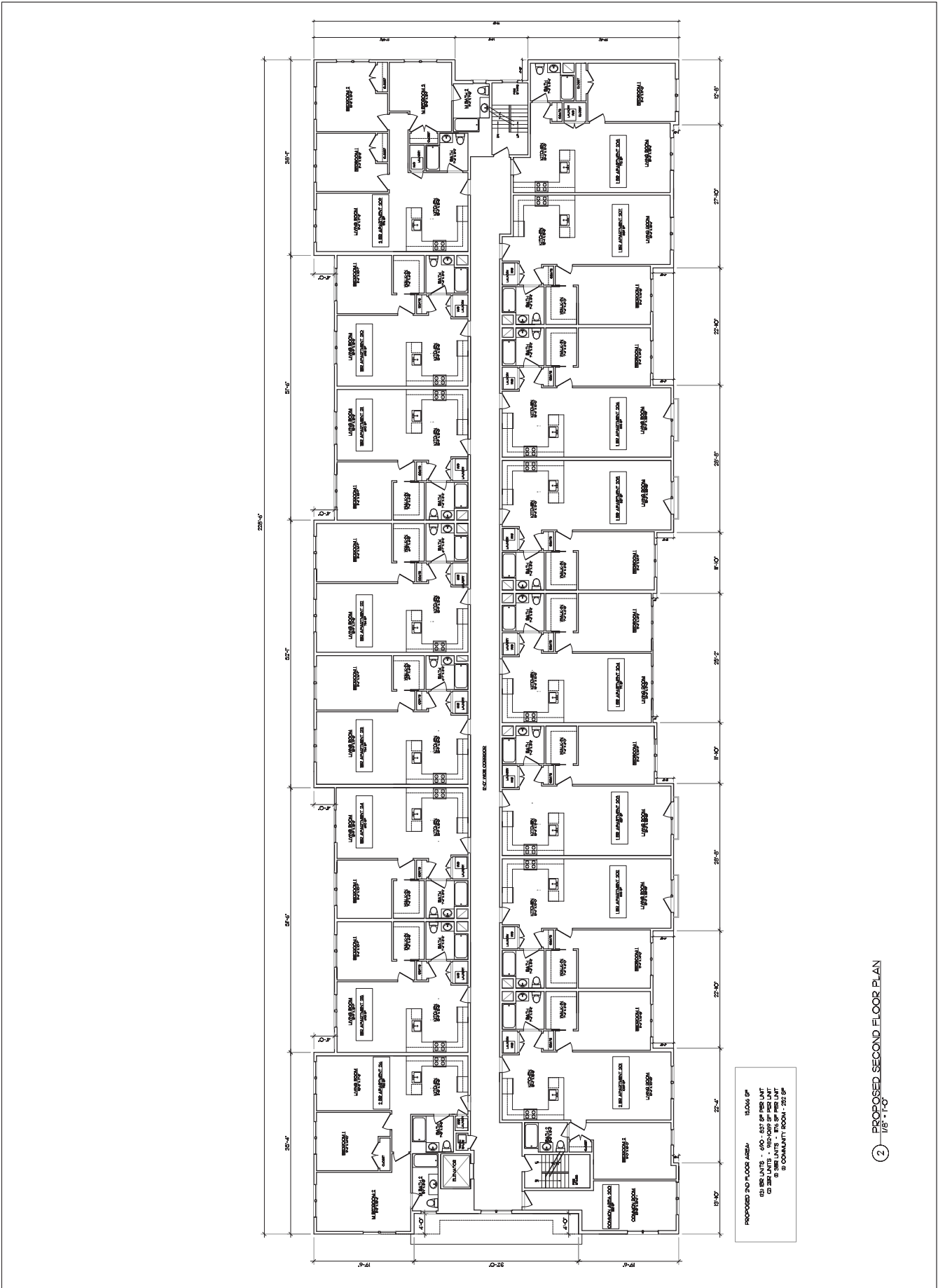
PROPOSED 2ND FLOOR PLAN
 Scale: 1/8" = 1'-0"

Date: APRIL 24, 2026

Submission: DESIGN DEVELOPMENT

Indemnification Clause:
 The Architect shall not be responsible for the construction of the project. The Architect's responsibility is limited to the design of the project and the construction of the project in accordance with the construction documents.

A3



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

54 West Englewood Avenue Redevelopment Plan

Block 4905, Lots 1-3



DRAFT 2026-02-27

Prepared For:



Township of Teaneck
818 Teaneck Rd.
Teaneck NJ, 07666

Prepared By:



Topology, LLC
60 Union Street, 1st Floor
Newark, NJ 07105

Adoption Date: XXXXXX, 2026
Ordinance Number XX-2026

DRAFT 2026-02-27

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Jaclyn Hashmat

Township Council
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Danielle Gee
Hillary Goldberg
Elie Katz
Karen Orgen, Deputy Mayor
Michael Pagan

Township Clerk
Doug Ruccione

Planning Board
Class I, Mayor Mark Schwartz
Class II, Deputy Police Chief Seth Kriegel
Class III, Deputy Mayor Denise Belcher
Class IV, Christopher Brown (Chair)
Class IV, Shaun Evans
Class IV, Yehuda Kohn
Class IV, Alan Sohn
Class IV, Yitz Stern
Class IV, Howard Thompson (Vice Chair)
Alternate, Duane Harley
Alternate, Victoria Marino

Township Attorney
Scott Salmon, Esq.

Planning Board Secretary
Rosiland Mclean

Planning Board Attorney
Nylema Nabbie, Esq.

Redevelopment Counsel
Michael Ash, Esq.

Township Architect
Earl Jackson, R.A., A.I.A.

Prepared by:



Golda MacMillan, AICP/PP
Planner License No. 639400

Julian Wexer, Planner I

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

DRAFT 2026-02-27



Table of Contents

Section 1: Introduction and Plan Requirements 3

Section 2: Relationship to Other Plans..... 6

Section 3: Existing Conditions 12

Section 4: Land Use, Building and Design Requirements 19

A. Permitted Principal Uses 19

B. Prohibited Uses 19

C. Accessory Uses 19

D. Area, Bulk + Density Requirements 19

E. Affordable Housing Requirements 19

G. Parking and Loading Requirements 21

H. Signage Requirements 23

I. Building Materials Standards 24

J. Garage Screening Standards. 24

K. Building Design Standards 25

L. Street Tree Standards..... 29

M. Landscaping Standards..... 29

N. Sustainability Standards..... 30

O. Lighting Standards. 30

P. Sidewalk Standards 30

Q. Utility and Operational Standards 31

R. Stormwater Standards 31

Section 5: Administration 33

Appendix A: Council Resolution Adopting “Area in Need” Study 40

Appendix B: Settlement Agreement..... 54

Appendix C: Definitions 62

DRAFT 2026-02-27

TOPO
LOGY

Section 1: Introduction and Plan Requirements

A. Plan Goal

The goal of this Plan is to provide a planning and policy framework for the redevelopment of 54 West Englewood Avenue in the Township of Teaneck through the adoption of a potential program for development according to the provisions of the Local Redevelopment and Housing Law (“LRHL”). Furthermore, this Plan permits the Mayor and Council to engage with property owners and/or prospective redevelopers of the properties in a manner which encourages and promotes the economic well-being and overall health, safety, and welfare of the Teaneck Township.

B. Key Plan Outcomes:

Key outcomes of this redevelopment plan include:

- Support housing diversity and inclusion through the development of multifamily housing with an affordable housing component, fulfilling the Township’s state-mandated obligations under its settlement agreement.
- Improve neighborhood circulation and safety through required roadway widening and infrastructure upgrades along Mersereau Terrace and Graham Place, enhancing emergency access and local street functionality.
- Establish enhanced architectural and site design standards that address building massing, roof articulation, façade treatment, pedestrian-oriented streetscape improvements and neighborhood compatibility beyond what is typically regulated through conventional zoning.
- Incorporate sustainability and operational performance standards to reduce nuisance impacts.
- Require traffic and parking management measures to address circulation, guest parking demand, and potential overflow impacts on surrounding neighborhood streets.
- Implement enhanced stormwater management and green infrastructure strategies to mitigate increased impervious coverage and improve environmental performance.
- Ensure redevelopment proceeds in a predictable and transparent manner through additional required Planning Board submission reports and documents.
- Advance smart growth and reinvestment near the Teaneck Road Business District by concentrating inclusionary housing development in proximity to existing commercial services, transit access, and established infrastructure.

DRAFT 2026-02-27

TOPO
LOGY

C. Plan Authorization

The Township of Teaneck has determined that the use of redevelopment powers granted to municipalities under the LRHL (N.J.S.A. 40A-12A-1, et seq.) would be the most effective to revitalize the parcel(s) contained in the Redevelopment Area. All properties within the Redevelopment Area were designated as "area in need of redevelopment" under Resolution #237-2022, adopted on [August 30, 2022](#). These parcels were originally included as part of a larger Area in Need of Redevelopment study. Subsequently, the Township Council amended the designation to remove all other parcels from the study area, leaving only Block 4905, Lots 1-3 as the designated Redevelopment Area and the subject of this Redevelopment Plan. The Report and both resolutions were adopted and are included in this Redevelopment Plan (see [Appendix A](#)). Municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions.

Pursuant to the Area in Need of Redevelopment Study, the redevelopment designation does not allow the use of condemnation powers.

D. Required Plan Components and Relationship to Municipal Ordinance

The LRHL identifies required components to be included in a redevelopment plan. In accordance with [N.J.S.A 40A:12A-7a](#), the redevelopment plan must include an outline for the planning, development, redevelopment or rehabilitation of a project area which is sufficient to indicate:

1. *Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.*
2. *Proposed land uses and building requirements in the project area.*
3. *Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.*
4. *An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.*
5. *Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et al.).*

DRAFT 2026-02-27

TOPO
LOGY

6. *As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.*
7. *A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.*
8. *Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.*

In accordance with N.J.S.A. 40A:12A-7c, the Redevelopment Plan shall describe its relationship to pertinent municipal development regulations. This Redevelopment Plan shall supersede the zoning district to the existing standards set forth in the Land Development Ordinance and/or Zoning Ordinance of the Municipal Code. Any standard, definition, or regulation in the Municipal Code that is not specifically addressed by a standard, definition, or regulation in this Redevelopment Plan shall apply as part of this Redevelopment Plan.

DRAFT 2026-02-27

TOPO
LOGY

Section 2: Relationship to Other Plans

Pursuant to the LRHL, “all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan” (N.J.S.A 40A:12A-7(d)). As well, the redevelopment plan must address “any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan” (N.J.S.A 40A:12A-7(a)(5)). This Plan is also consistent with the following plans:

1. Housing Element and Fair Share Plan Round Four ([June 17, 2025](#))

The Township of Teaneck has adopted its Fourth Round Housing Element (“Housing Plan”) on June 16, 2025. Relevant sections of the Housing Plan pertaining to the Redevelopment Area include citing the project as producing 11 Low- and Moderate-Income units with 5.5 “bonus credits” (Page 29). As such, the project shall produce at least 16.5 credits towards the Township’s Fourth Round obligation. Furthermore, the HEFSP states “The Township commits to a Redevelopment Plan... to permit the residential affordable housing” (Page 36).

Furthermore, the owner of the Redevelopment Area filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Fourth-Round Housing Plan on August 27, 2025. As a result, the Township and the owner entered into a settlement agreement pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24 (see [Appendix B](#)).

A unique requirement of the settlement agreement mandated that “a community impact meeting with neighbors and members of the public be held in a public forum...” (Settlement Agreement, Page 1). Such meeting was held on February 17, 2026. See Section 3.F of this Redevelopment Plan for further discussion of the meeting.

This Redevelopment Plan adopts zoning standards to permit the development of inclusionary housing providing at least eleven (11) low- and moderate-income units. Accordingly, the Redevelopment Plan is consistent with the Township’s Housing Plan and the terms of the settlement agreement.

2. Master Plan for the Township of Teaneck ([January 2025](#))

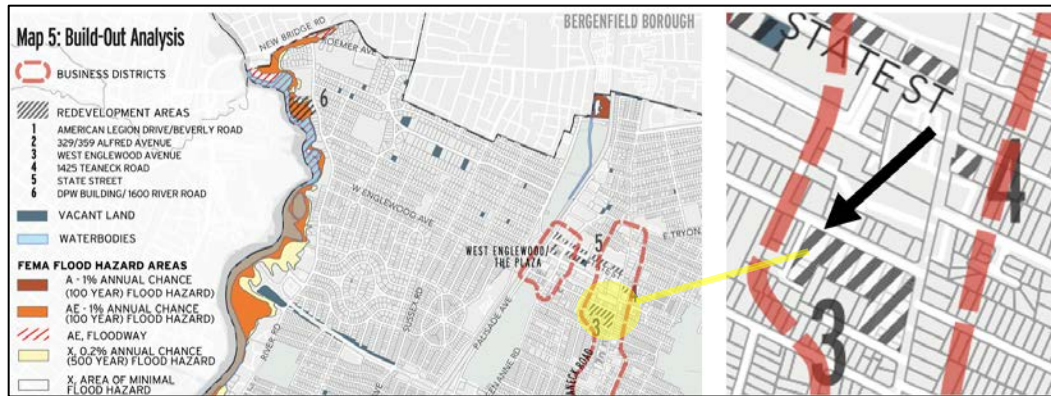
The Township of Teaneck adopted a new Master Plan in 2025.

By way of background, the Master Plan discusses Redevelopment Areas and describes this Redevelopment Area as part of the West Englewood

DRAFT 2026-02-27

TOPO
LOGY

Avenue an “Area in Need” (Page 41). The Master Plan also delineates the Redevelopment Area in both the built-out analysis and future land use maps as a “Business District” within the Teaneck Road corridor (see maps below). While the map is now outdated where the adjacent properties have been de-designated, this Redevelopment Area remains designated.



Figures 1-2: Redevelopment Area and Inclusion Within the Teaneck Road Business District (Master Plan, page 58 and 71), Annotated with Zoomed-In Detail

While the Redevelopment Area is in context of the Teaneck Road business corridor as mapped above, the proposed Redevelopment Plan envisions multifamily housing. During the Master Plan process, community workshops asked residents to share preferences in terms of building and site design for certain new development types. The following recommendations were suggested to be incorporated into design standards within redevelopment (Page 49-50):

All Development Types:

- Provide traditional architectural styles (Tudor, Colonial, etc.) that mimic the historic development patterns of the Township.
- Provide continuity in architectural vernacular for the same building.

DRAFT 2026-02-27

TOPO
LOGY

- Provide extensive landscaping along the street and in front yards. Specifically, full-foliage landscaping, lawns/courtyards, and greenery in front yards.
- Avoid “boxy” architectural styles or industrial styles.
- Avoid locating parking garages in prominent locations, particularly near the front of a building.

Multifamily/Multi-Unit:

- Provide open spaces (courtyards, plazas, landscaped setbacks, open space for “gathering,” etc.)
- Provide street trees.
- Relegate parking to the rear or side of buildings with low visual prominence.
- Avoid buildings that are “bulky” or “boxy.”
- Provide features that break up the bulk or massing of the building, e.g., step-backs, roof dormers, recessed portions of the façade, broken-up roofline, etc.
- Avoid flat building facades that extend the full height of the building.

Additionally, the following goals and objectives are outlined within the Township’s Master Plan:

- Land Use Goal 1: Promote a range of housing options to meet the needs of residents in different life phases
 - *Objective L.1.3 Expand housing options for young adults, seniors seeking to age-in-place, and single individuals*
 - *Objective L.1.5 Continue to address the Township’s constitutional obligation to provide a realistic opportunity for the construction of its fair share of affordable housing*
- Land Use Goal 2: Provide high standards of design and quality in the built environment
 - *Objective L.2.7 Improve the streetscape environment*
 - *Objective L.2.9 Ensure that proposed multifamily and mixed-use development projects feature site circulation plans that accommodate increased vehicle loading and unloading*
 - *Objective L.2.10 Promote sustainable building designs and materials*

DRAFT 2026-02-27

TOPO
LOGY

- Land Use Goal 3: Encourage the revitalization of Teaneck’s business districts
 - *Objective L.3.1 Utilize the tools of zoning and rehabilitation or redevelopment designations to promote revitalization and a cohesive identity for business districts*
 - *Objective L.3.3 Advance “smart growth” planning principles in business district revitalization*
 - *Objective L.3.8 Advance public-private partnerships that build neighborhoods through the provision of community benefits.*
 - *Objective L.3.9 Provide efficient parking in appropriate locations to accommodate demand.*

This Redevelopment Plan is intended to guide the development of affordable inclusionary multifamily housing suitable for young adults, singles, and seniors seeking to age in place. The development proposes incorporating architecture and sustainable design practices that enhance the streetscape and existing structures while providing community benefits such as street widening and on-site parking in an area with limited parking options. Located near the Teaneck Road business district, the Site encourages residential development in close proximity to commercial uses. As shown on the Master Plan maps, the Site is incorporated within the business district at its fringe, prior to crossing Mersereau Terrace, which lies directly across the street from the multifamily R-M district. Parcels closer to Teaneck Road currently contain residential uses and transition into a business-residential district.

While the adopted Master Plan provides the overarching framework for development within the community, certain detailed design and site-specific considerations contemplated by this Redevelopment Plan were not fully anticipated at the time of its adoption. Subsequent to the January 2025 Master Plan, the property became subject to a court-approved settlement agreement and state-mandated affordable housing litigation and compliance plan, which requires the inclusion of eleven (11) low-income affordable housing units on the site. These obligations were imposed outside the control of the municipality and necessitated design responses that differ in limited respects from the Master Plan’s original assumptions.

To the greatest extent practicable, the project’s architecture, site layout, and landscape design have been carefully regulated to achieve consistency with Master Plan objectives, including minimizing the visual perception of density,

DRAFT 2026-02-27

TOPO
LOGY

incorporating landscaping, and utilizing high-quality materials and design elements. While the redevelopment may not align with every fine-grained aspect of a Master Plan adopted prior to the affordable housing requirements, it represents the most effective and reasonable approach to implementing zoning controls and achieving Master Plan goals under the unique legal and regulatory constraints now governing the property.

3. Bergen County Master Plan ([April 2023](#))

The County Master Plan discusses land use/housing, economic vitality, transportation/mobility, and other relevant goals and objectives. This Redevelopment Plan aims to create housing, economic development, streetscape improvements, and future growth within the County. The following goals and objectives are advanced within the County's Master Plan:

- Land Use + Housing Goal 4: Encourage a wide variety of housing types, range of densities, and price points
 - *Objective 4.2: Help municipalities identify how to seamlessly integrate a more diverse housing stock into a community*
- Economic Vitality Goal 2: Encourage redevelopment and revitalization of underutilized sites
 - *Objective 2.1: Incentivize redevelopment*

This Redevelopment Plan envisions new quality housing with the intention of incorporating inclusionary housing, as well as redevelopment of an underutilized site with sustainable design practices, integrating diverse housing stock into an existing community. As such, this Plan is consistent with the Bergen County Master Plan.

4. Adjacent Municipalities

There are 7 contiguous municipalities to the Township of Teaneck: Hackensack, Bogota, Ridgefield Park, Leonia, Englewood, Bergenfield, and Tenafly. The Redevelopment Area is approximately 0.6 miles away from the nearest municipal border. No significant relationship was identified between the Redevelopment Plan and the Master Plan of these contiguous municipalities.

DRAFT 2026-02-27

TOPO
LOGY

5. State Development and Redevelopment Plan (“State Plan”)

- [2001](#): The Redevelopment Area is located within Planning Area 1 (PA-1), which is envisioned for much of the State’s future redevelopment. This Redevelopment Plan will advance encouragement of redevelopment. (Page 182, 187-194).
- [2025](#): The new Preliminary State Development and Redevelopment Plan was approved on December 4, 2024 and released on December 6, 2024. The project advances the State Plan’s emphasis on equitable, inclusive housing by providing a mix of residential units with an inclusionary affordable component, directly supporting statewide goals to expand housing opportunities and counter exclusionary zoning practices. As an infill redevelopment within an established community, the project aligns with the Plan’s focus on revitalization, efficient land use, and directing growth toward areas with existing infrastructure.

DRAFT 2026-02-27

TOPO
LOGY



Figure 4: Study Map of the Redevelopment Area

The following properties are included within the Redevelopment Area, as mentioned in the most recent tax records at the time of Plan adoption.

BLOCK, LOT	ADDRESS
Block 4905, Lot 1	61 Graham Place
Block 4905, Lot 2	1347 Mersereau Terrace
Block 4905, Lot 3	54 West Englewood Avenue

B. Key History Timeline of Redevelopment Area

Below is an abridged timeline highlighting key milestones in the designation of the Redevelopment Area and the evolution of the Redevelopment Plan:

- **May 2022:** The Township Council authorizes a Area in Need of Redevelopment Investigation (“AINR”) to determine whether the Block 4905, Lots 1 to 15 and 17 to 22.01 qualify as an Area in Need of Redevelopment.
- **July 2022:** Per the AINR, “Lot 3 was the subject of a Zoning Board application in 2021 and 2022 for consolidation with Lot 2 and a site plan

DRAFT 2026-02-27

TOPO
LOGY

- proposal with variances for multifamily development. The Board denied the application in July 2022.”
- **August 2022:** An AINR is prepared. The Township passes Resolution No. 237-2022 on August 30, 2022, declaring Block 4905, Lots 1, 2, 3, 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 as a non-condemnation area in need of redevelopment.
 - **June 2025:** The Township adopts its Fourth Round Housing Element and Fair Share Plan, which identifies 54 West Englewood Avenue as providing a realistic development potential of 11 LMI units, either through rezoning or redevelopment.
 - **August 2025:** The owner of the Redevelopment Area files a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Fourth-Round Housing Plan on August 27, 2025. As a result, the Township and the owner enters into a settlement agreement pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24 (see Appendix B).
 - **December 2025:** The Township passes Resolution No. 347-2025 on December 22, 2025, de-designating Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 (the parcels not located at 54 West Englewood Avenue) as a non-condemnation area in need of redevelopment.
 - **January 2026:** A Settlement Agreement is reached between the Prospective Redeveloper and the Township requiring adoption of zoning by March 15, 2026, pursuant to N.J.S.A. 52:27D- 301(f)(2)(c) (BER-L-000776-25).
 - **February 2026:** The Township holds a public community meeting where the Prospective Redeveloper presents the conceptual plan and receives input from the public.

C. Redevelopment Area Existing Conditions

The properties subject to this Plan are currently occupied by three lots with frontage along West Englewood Avenue, Mersereau Terrace, and Graham Place. Per the 2022 Area in Need of Redevelopment Preliminary Investigation, the following describes the site conditions in the Redevelopment Area:

- **Block 4905, Lot 1 – 61 Graham Place:** *“Lot 1 is a corner lot with 81.97 feet of frontage on the east side of Mersereau Terrace and 106 feet of frontage on the north side of Graham Place. Both streets terminate adjacent to this lot. The property consists of a 1½-story, two-family dwelling built in 1948... There are two driveways, with the front driveway leading to an attached one-car garage from Graham Place, and the rear driveway leading to another attached one-car garage, from Mersereau Terrace” (Page 13).*

DRAFT 2026-02-27

TOPO
LOGY

- Block 4905, Lot 2 – 1347 Mersereau Terrace: *“This property is located on the east side of Mersereau Terrace with 37 feet of frontage and a depth of 106 feet. The property was built in 1925 and consists of a two-story, single-family residence with an attached, below-grade garage”* (Page 14).
- Block 4905, Lot 3 – 54 West Englewood Avenue: *“This property is a corner lot with 106 feet of frontage on the south side of West Englewood Avenue and 145 feet of frontage on the east side of Mersereau Terrace. The property consists of a 2½-story frame dwelling built in 1909, a one-car garage/shed, and a short driveway from Mersereau Terrace”* (Page 15).

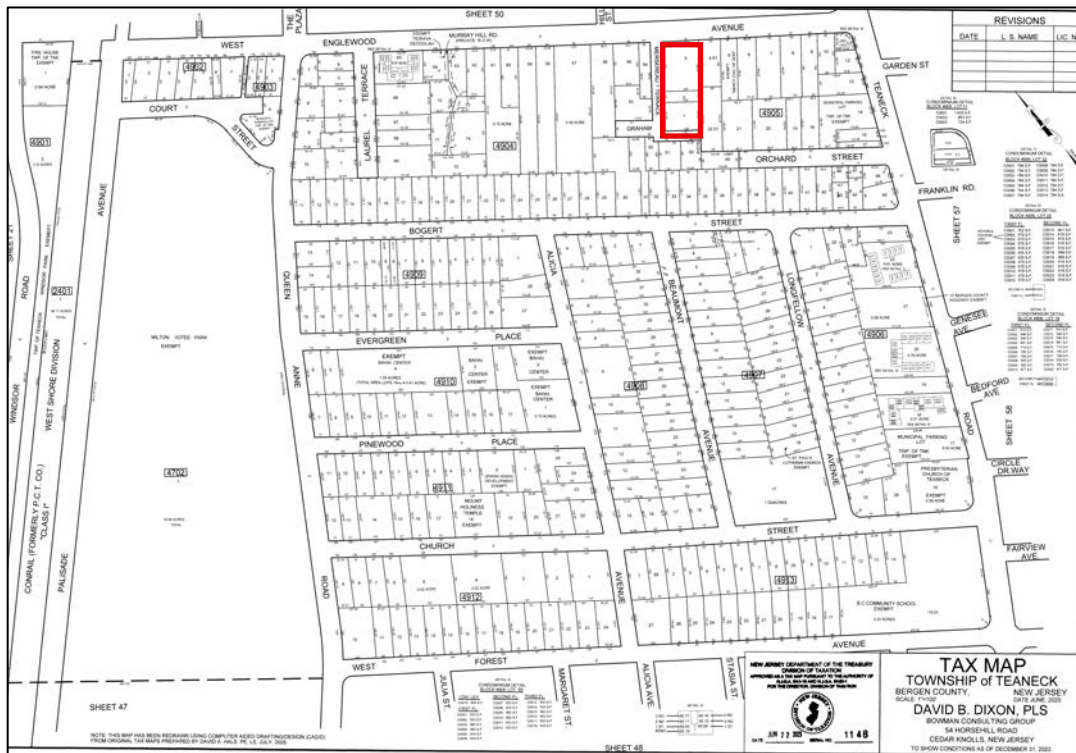


Figure 5: Tax Map 49

DRAFT 2026-02-27

TOPO
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D. Existing Zoning

The property within the Redevelopment Area is in the [R-S Residential Single Family Detached District](#). The sole permitted use is single-family detached dwellings. Permitted conditional uses include home professional offices, nurseries, elementary and secondary schools, quasi-public buildings and recreation areas, and houses of religious worship.

A link to the Zoning Ordinance can be found online: <https://ecode360.com/38151231>.

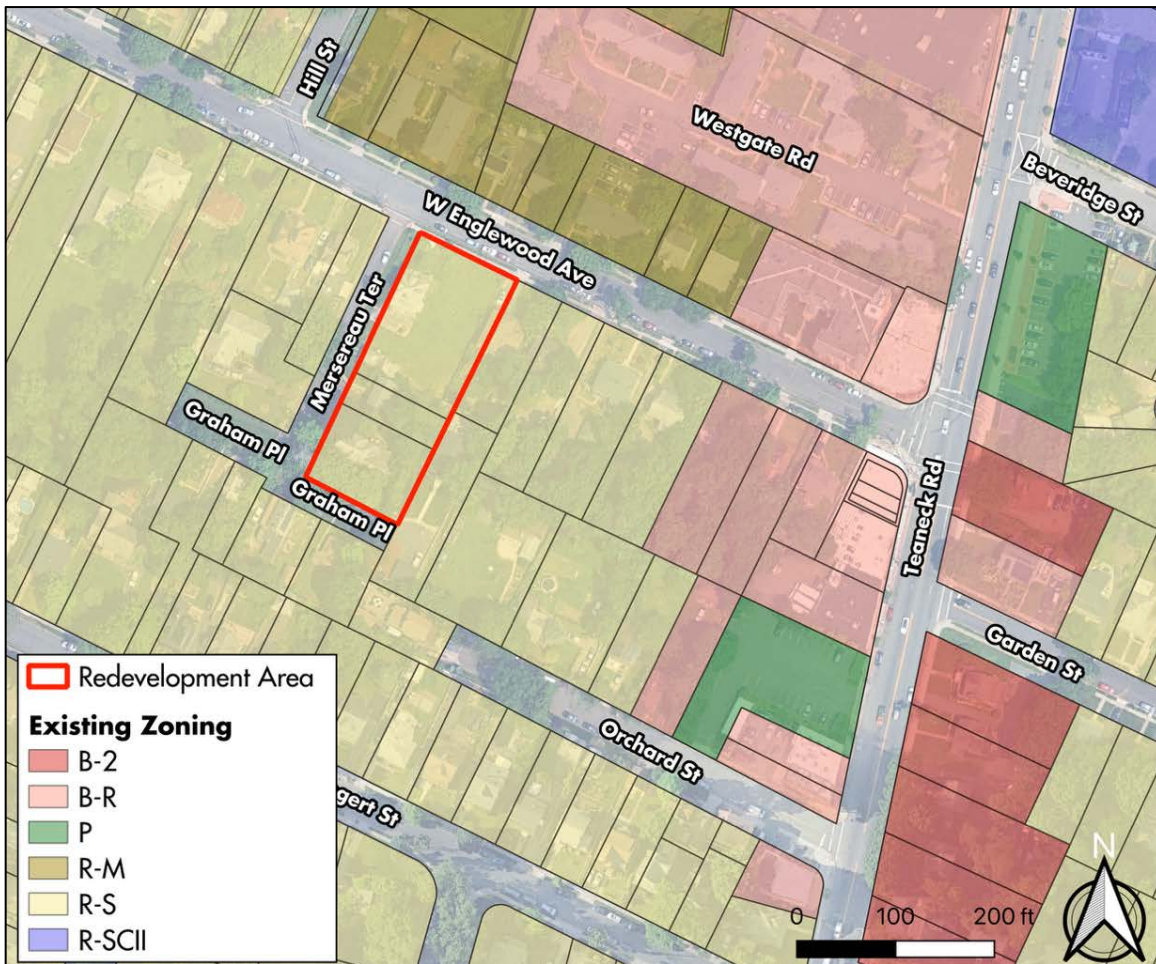


Figure 6: Map of Redevelopment Plan Area and Existing Zoning

DRAFT 2026-02-27

TOPO
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E. Property Restrictions - Easements

The Redeveloper(s) will be responsible for identifying, maintaining, and relocating, if necessary, any existing easements.

F. Property Restrictions - Contamination

At this time, the Municipality makes no representations as to the presence of environmental contamination on any parcel within the Redevelopment Area. The Redeveloper(s) will be responsible for investigating and remediating any possible contaminations on parcels they seek to redevelop.

G. Neighborhood Impact Meeting

See meeting video here: <https://youtu.be/Hs68wb9G09c?si=5wbhJORwqQ39P5-O>

A community meeting was held on February 17, 2026, at the Township Municipal Complex to review the preliminary concept proposed by the property owner and to receive neighborhood feedback regarding the proposed project concept in the Redevelopment Area. The meeting was attended by a Councilmember, the Township Redevelopment Attorney, the Township Planner, the Township Architect (subcontracted through the Township Planner), the Prospective Redeveloper, and members of the public.

The meeting served as a forum for residents and neighboring property owners to provide direct feedback on the concept plan and to identify key areas of concern to be considered through redevelopment plan standards and future site plan review. Overall, public comments focused on ensuring that any multifamily redevelopment adjacent to established single-family neighborhoods is appropriately scaled and designed to mitigate potential nuisance impacts.

A primary theme of the discussion was neighborhood compatibility. Residents expressed concern regarding the proposed building mass, parking configuration, and related infrastructure in proximity to adjacent homes. Attention was also given to the constrained nature of the surrounding street network, particularly circulation along Mersereau Terrace and Graham Place.

The Township Professionals acknowledged that certain design controls are necessary to mitigate adverse impacts identified by the community within this Redevelopment Plan. In particular:

- Roadway widening and related infrastructure upgrades may be necessary, including potential right-of-way dedication to accommodate expanded cartway widths.

DRAFT 2026-02-27

TOPO
LOGY

- Building height, setbacks, and massing associated with a four-story structure must be carefully regulated to ensure compatibility with the existing neighborhood character, including enhanced architectural standards.
- Parking supply (resident and visitor), traffic circulation, deliveries, loading and the potential for overflow parking impacts on neighborhood streets require formal traffic impact analysis and related controls.
- Operational and environmental considerations warrant enhanced development standards, including regulations addressing lighting, landscaping, utilities, construction staging, trash removal and environmental impact analysis.

Overall, the community impact meeting provided guidance to the Township in identifying appropriate design and performance controls within the Redevelopment Plan. To the extent practicable within the framework of a multifamily inclusionary housing development in a formerly R-S zoned area, the feedback received informed the development of bulk, design, circulation, and submission requirements incorporated into this Redevelopment Plan.

DRAFT 2026-02-27

Section 4: Land Use, Building and Design Requirements

The purpose of these standards is to ensure that multifamily residential development is compatible with adjacent single-family neighborhoods and mitigates potential nuisances related to scale, traffic, parking, lighting, and operations.

A. Permitted Principal Uses

1. Multifamily Dwellings

B. Prohibited Uses

1. Any other uses not specifically permitted by this Redevelopment Plan

C. Accessory Uses

1. Permitted Uses

- a. Off-street parking facilities.
- b. Lobbies, mail rooms, and common spaces serving residential units.
- c. Utility and service rooms.
- d. Any other uses determined to be customary or incidental to the permitted principal uses.

2. Bulk Standards

- a. No accessory structure shall be permitted within any front yard area.
- b. All accessory structures shall maintain a minimum setback of 5 FT from all side property lines and not exceed 15 FT in height.

D. Area, Bulk + Density Requirements

1. Lot Area and Lot Width (Minimum): The minimum lot area and lot width shall be calculated using the aggregate area and frontage of existing Lots 1, 2, and 3. Such minimums may only be reduced to the extent necessary to accommodate required right-of-way dedication for the widening of Mersereau Terrace and Graham Place.
2. Front Setback (Minimum) - West Englewood Avenue: Twenty (20) feet.
3. Front Setback (Minimum) - Mersereau Terrace: Fifteen (15) feet.
4. Front Setback (Minimum) - Graham Place: Fifteen (15) feet.
5. Side Setback – East (Minimum): Thirty (30) feet. The eastern side setback may be reduced to a minimum of twenty (20) feet, provided that all windows on the east-facing façade incorporate triple-pane glazing or equivalent enhanced sound attenuation measures, subject to review by the Township.
6. Building Coverage (Maximum): Sixty percent (60%).

DRAFT 2026-02-27

TOPO
LOGY

7. Impervious Coverage (Maximum): eighty percent (80%), inclusive of any right-of-way dedication required for roadway widening per Section 4.F.
8. Density (Maximum): Fifty-three (53) dwelling units.
9. Height (Maximum): The maximum permitted building height shall be three (3) stories and thirty-six (36) feet to the highest architectural roof element. A conditional height increase to a maximum of four (4) stories and forty-six (46) feet to the highest architectural roof element may be permitted, provided that:
 - a. A licensed professional engineer submits a subsurface feasibility analysis in accordance with Section G.2 of this Redevelopment Plan demonstrating that below-grade or partially below-grade parking is infeasible due to documented geotechnical, groundwater, or structural constraints, to the satisfaction of the Township; and
 - b. In the event that below-grade parking is determined to be infeasible, any portion of the building exceeding thirty-six (36) feet in height shall be stepped back a minimum of eight (8) feet from the primary façade.
 - c. The conditional fourth story shall comply with all applicable roof articulation and massing requirements set forth in this Redevelopment Plan.

E. Affordable Housing Requirements

Any multi-family residential development, including the residential portion of a mixed-use project, shall be subject to the Affordable Housing Ordinance in [Article VI: Affordable Housing](#).

A minimum set-aside of eleven (11) units or 20% (whichever is greater) shall be provided, consistent with the Low- and Moderate-Income requirement of the June 16, 2025 Housing Element and Fair Share Plan.

DRAFT 2026-02-27

TOPO
LOGY

F. Roadway Improvements and Right-of-Way Requirements

1. Both Mersereau Terrace and Graham Place are existing two-way streets with a pattern of curbside parking. Roadway improvements shall be designed using a complete street cross-section approach and shall include, at minimum:
 - a. A two-way carriageway in width compliant with RSIS.
 - b. On-street parking accommodation on side of street adjacent to the Redevelopment Area compliant with RSIS.
2. Where necessary to accommodate the approved cross-section, right-of-way dedication shall be required and incorporated into any Redevelopment Agreement (RDA).
3. Final dimensions may be adjusted based on engineering constraints, utility locations, emergency access requirements, and existing conditions, provided that the overall intent of improving circulation, pedestrian safety, and streetscape character is achieved.
4. Final roadway widening dimensions and cross-sections for Mersereau Terrace and Graham Place shall be determined by a licensed traffic engineer and subject to review and approval by the Township Engineer. Improvements shall reflect the existing two-way traffic operations and the established on-street parking conditions.

G. Parking and Loading Requirements

1. Vehicle Parking Standards.
 - a. All required parking shall comply with the Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21, as amended.
 - b. Parking areas adjacent to the eastern residential property line shall maintain a minimum setback of five (5) feet and shall be subject to required landscape buffering.
 - c. No surface parking spaces shall front on West Englewood Avenue, Mersereau Terrace, or Graham Place.
 - d. No head-on parking spaces shall be oriented toward or directly face an adjacent residential property unless such parking is fully enclosed within the building or adequately screened to prevent headlight glare and nuisance impacts. Screening shall be designed to eliminate direct light spillover onto neighboring residential properties.
 - e. All required parking shall be located within an enclosed garage structure and shall not be visible from public streets or adjacent R-S zoned properties.
 - f. Standard parking spaces shall measure a minimum of nine (9) feet in width and eighteen (18) feet in depth.

DRAFT 2026-02-27

TOPO
LOGY

- g. Compact parking spaces may be permitted at a minimum of eight (8) feet in width and eighteen (18) feet in depth, provided that no more than twenty percent (20%) of the total parking supply is designated as compact.
- h. Tandem parking spaces may be provided for residential uses subject to the following: No more than twenty percent (20%) of the total required parking spaces shall be tandem; and Tandem spaces shall be assigned to and used exclusively by the same dwelling unit.
- i. Accessible parking spaces shall comply with the dimensional and locational standards of the Americans with Disabilities Act (ADA) and all applicable State requirements.
- j. Angle parking may be permitted and shall comply with RSIS aisle width and maneuverability standards.
- k. Electric vehicle charging infrastructure shall be provided in accordance with P.L. 2021, c.171 and the Electric Vehicle Infrastructure requirements set forth in [Chapter 33, Article VII](#) of the Township Code.
- l. Prior to any Redeveloper designation, both a Traffic Impact Study and an overflow parking plan shall be submitted addressing on-site parking, guest parking, and spillover parking mitigation.

2. Below-Grade Parking Feasibility Requirement

To the greatest extent practicable, the Prospective Redeveloper shall incorporate below-grade or partially below-grade parking in order to reduce the apparent building height, minimize above-grade massing, and improve compatibility with adjacent single-family residential properties.

- a. As part of the Redeveloper designation and Redevelopment Agreement (RDA) process, the Redeveloper shall submit a formal feasibility analysis prepared by a licensed professional engineer evaluating the potential for subsurface or semi-subsurface parking. Such analysis shall include, at minimum:
 - 1) A geotechnical and soils investigation addressing groundwater conditions, bearing capacity, and constructability constraints;
 - 2) Structural and engineering considerations related to excavation, drainage, and building design;
 - 3) An assessment of whether below-grade parking could reduce the need for an additional above-grade story or lower the building's apparent height; and
 - 4) A written explanation of any site conditions or technical limitations that would prevent incorporation of below-grade parking.
 - 5) A estimate of costs to construct subsurface parking.

DRAFT 2026-02-27

TOPO
LOGY

- b. Below-grade parking shall be required unless the Redeveloper demonstrates to the satisfaction of the Township Engineer that such parking is infeasible due to documented subsurface constraints or undue engineering hardship.
3. Circulation Standards.
 - a. A minimum drive aisle width of 24 feet shall be provided.
 - b. The Mersereau Terrace street frontages shall be limited to no more than two (2) curb cuts. West Englewood Avenue and Graham Place shall not have a curb cut.
 - c. During Site Plan, turning movement templates shall be submitted demonstrating safe ingress and egress (including emergency vehicles).
 4. Bicycle Parking Standards.
 - a. A minimum ratio of one (1) bicycle parking space per two (2) residential units shall be provided.
 - b. Bicycle parking shall be provided within a secure, locked area located inside the building or parking garage. Bicycle parking areas shall include securely anchored racks designed to allow the bicycle frame and at least one wheel to be locked.
 - c. A minimum of 15 square feet of floor area per bicycle space shall be allocated to ensure adequate maneuvering room around handlebars and pedals.
 5. Loading Standards.
 - a. No separate loading dock or loading door is permitted in a street-facing facade. Any vehicular loading should use the permitted garage entry/exit.
 - b. A dedicated loading and staging space shall be required for residential move-ins/outs and package deliveries.

H. Signage Requirements

1. Signage shall be permitted only on the building façade fronting West Englewood Avenue. Such signage shall:
 - a. Be mounted no higher than twelve (12) feet above finished grade;
 - b. Project no more than six (6) inches from the façade surface; and
 - c. Not exceed fifteen (15) square feet in sign area.
 - d. Signage shall be limited to building identification only.

DRAFT 2026-02-27

TOPO
LOGY

2. No signage of any kind shall be permitted on building façades or site areas facing Mersereau Terrace, Graham Place, or the eastern side yard frontage.
3. Illuminated signs are prohibited, except if lighting is deemed necessary for safety or identification purposes, illumination shall be limited to low-level, downward-directed fixtures, and externally illuminated.

I. Building Materials Standards

1. Permitted Primary Building Materials.
 - a. Natural wood clapboard or shingles (or high-quality engineered wood siding).
 - b. Fiber cement lap siding and panels.
 - c. High-quality vinyl siding is permitted on condition that sample materials be provided to Planning Board during site plan review process to ensure premium grade materials are selected.
 - d. Other quality materials approved by the Planning Board, provided they are consistent with residential character.
2. Permitted Accent / Secondary Materials
 - a. Natural brick or brick veneer
 - b. Natural stone or stone veneer
 - c. Cast stone detailing
 - d. Decorative masonry piers or foundation treatments
3. Prohibited Building Materials.
 - a. Reflective, glossy, or visibly synthetic materials.
 - b. Exterior insulation finishing systems (EIFS)
 - c. Simulated or faux materials intended to imitate higher-quality finishes (e.g. faux brick, faux stone veneer)

J. Garage Screening Standards.

1. Garage openings visible from a R-S zoned public right-of-way shall:
 - a. Be screened with high-quality architectural treatments (e.g. decorative metal grilles; perforated metal panels; wood or composite slat systems; architectural louvers; brick or masonry screening elements).
 - b. Be integrated into the building façade design so as to appear as a finished architectural element rather than exposed parking.

DRAFT 2026-02-27

TOPO
LOGY

- c. Mechanical exhaust vents associated with parking garages shall not face adjacent residential properties.

K. Building Design Standards

See precedent imagery at end of this section, provided by Earl Jackson Architecture Workshop to inform intent of regulating a larger-scale multi-family development adjacent to R-S single-family zoned homes.

1. Required Massing and Building Segmentation

a. Required Massing Breaks

- i. Along West Englewood Avenue and Graham Place, façades shall incorporate a minimum of two (2) massing breaks.
- ii. Along Mersereau Terrace, façades shall incorporate a minimum of four (4) massing breaks.
- iii. Along Mersereau Terrace, building segments shall be articulated to create the visual appearance of four (4) distinct residential-scale structures. This shall be achieved through:
 - Bringing each segment down to grade;
 - Step-ins and step-outs of the façade plane;
 - Roofline variation; and
 - Material and color differentiation.
- iv. Each required massing break shall include a minimum horizontal plane offset of four (4) feet and extend vertically from grade to roofline.
- v. Long, continuous façade planes exceeding fifty (50) feet without articulation shall be prohibited.

2. Required Façade Treatment

- a. All building elevations facing any public street shall comply with façade standards. No façade visible from a public right-of-way shall be treated as a secondary or service elevation (i.e. appears as “front” façade).
- b. Rear and side elevations facing residential properties shall incorporate comparable levels of architectural detailing, materials, and articulation.
- c. Blank walls exceeding twenty (20) feet in horizontal length shall be prohibited on any façade.

DRAFT 2026-02-27

TOPO
LOGY

d. Architectural articulation, windows, material changes, or decorative elements shall be provided to interrupt wall planes.

e. Vertical and Horizontal Articulation

i. Vertical articulation shall be provided at regular intervals along any façade.

ii. Horizontal articulation shall include material changes, belt courses, trim bands, roofline changes, or plane shifts sufficient to break down building mass.

iii. The parking base shall be fully integrated into the architectural design and shall not appear as a continuous single-plane podium wall or as a continuous open parking band. The façade at the parking level shall be articulated, screened, and treated with residential-scale materials so that the building does not appear to “float” above the parking structure.

Particular attention shall be given to the south and east elevations, where proximity to adjacent residential properties requires enhanced screening. Parking openings on these elevations shall be minimized and designed to prevent direct headlight glare onto neighboring properties. Continuous horizontal openings are prohibited.

3. Required Top Floor and Roof Regulations

To reduce perceived building mass and ensure neighborhood compatibility, any fourth story shall incorporate the following:

a. Any portion of the building above thirty-six (36) feet in height shall be stepped back a minimum of eight (8) feet from the façade.

b. Stepbacks shall be expressed through a continuous horizontal architectural element.

c. The uppermost level shall incorporate residential roof design elements, including:

i. Eaves designed to visually reduce the apparent height of the upper floor;

ii. Roof materials wrapping down a minimum of one (1) story below the top level to visually lower the building mass;

iii. Sloped roof forms, dormers, and/or gambrel roof configurations.

d. Flat, unarticulated rooflines are prohibited along public street frontages.

e. Roof forms shall incorporate a pitched configuration consistent with residential architectural character. Minimum roof pitch shall be

DRAFT 2026-02-27

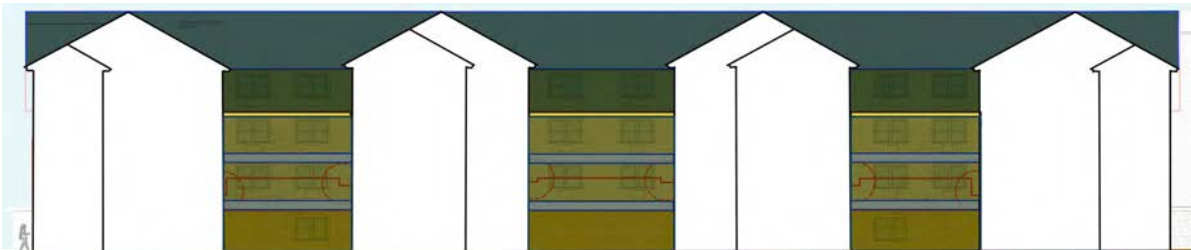
TOPO
LOGY

established during final architectural review but shall not be less than 6:12 unless otherwise approved by the Planning Board.

- f. All rooftop mechanical equipment (e.g. exhaust fans and similar appurtenances) shall be fully screened from view from public streets and adjacent residential properties using architectural enclosures integrated into the building design. Screening materials shall match or complement façade materials.

4. Precedent Imagery:

The below precedent diagram illustrates the intended architectural approach for building massing and façade articulation along Mersereau Terrace.



The diagram demonstrates how a multifamily building may be visually composed as a series of distinct residential-scale forms rather than as a single continuous structure. In this concept, four foreground building masses are brought fully to grade, creating the appearance of individual houses aligned along the street frontage. These masses are articulated with pitched roof forms and consistent vertical proportions to reinforce a residential rhythm.

Behind these foreground masses, a larger background building volume is set visually apart through several architectural techniques:

- The upper story is stepped back from the façade plane to reduce perceived height.
- The eave line is lowered by one story through the extension of roof materials downward, visually masking the uppermost level.
- The background mass is treated with darker or more recessive materials and colors to reduce its visual prominence.
- Roof forms, dormers, and sloped elements are used to break up the horizontal roofline and avoid a flat, monolithic appearance.
- At the ground level, the parking base is integrated into the overall architectural composition and visually screened so that the building does not appear to “hover” above grade. The intent is to avoid a long, uninterrupted podium wall and instead create depth, shadow, and rhythm along the street.

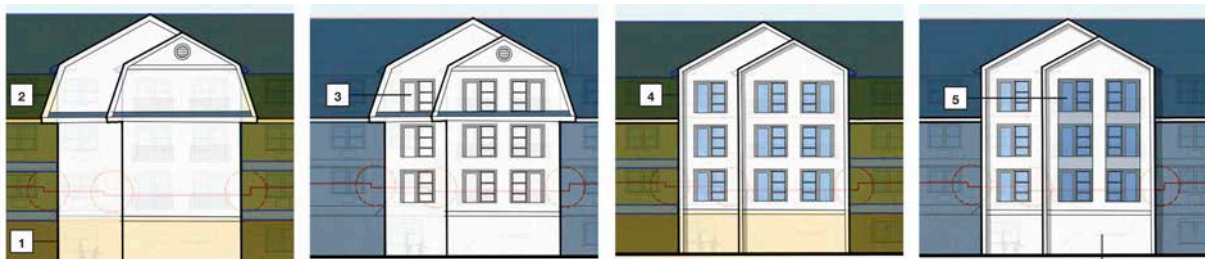
DRAFT 2026-02-27

TOPO
LOGY

This precedent is provided to illustrate the Redevelopment Plan's requirement that development along Mersereau Terrace be articulated to read as multiple residential-scale structures, with massing, roof forms, and façade treatment coordinated to reduce the perceived scale of the overall building.

The diagram does not prescribe a specific architectural style; rather, it demonstrates the massing principles required under this Redevelopment Plan to ensure compatibility with adjacent single-family properties.

The below precedent images illustrate the Redevelopment Plan's intent to reduce the perceived height and mass of any uppermost story through roof articulation and architectural techniques that visually "drop" the top floor into a residential roof form.



As shown, the apparent scale of a four-story building can be significantly moderated when the upper level is not expressed as a full vertical façade plane, but instead is incorporated into the roof structure. The progression demonstrates several key principles required under this Redevelopment Plan:

- **Lowered Eave Line and Roof Wrap-Down:** By bringing the eave line downward and extending roof materials one story below the top level, the uppermost floor becomes visually absorbed into the roof mass rather than reading as an additional full story.
- **Dormers and Sloped Roof Forms:** The use of dormers, gables, and pitched roof configurations breaks up the continuous roofline and provides residential-scaled window proportions on the upper floor. This avoids the appearance of a flat, monolithic fourth-story façade.
- **Step-Back and Shadow Effects:** Upper-story step-backs, combined with deeper roof overhangs, create shadow lines that further reduce the visual prominence of the top level and set it back from the façade plane.
- **Material and Color Differentiation:** The precedent demonstrates how the top floor may be visually recessed through the use of darker or more subdued roof materials, allowing the uppermost mass to recede while the lower floors maintain a more traditional residential façade composition.

DRAFT 2026-02-27

TOPO
LOGY

Overall, these images are provided to illustrate the Redevelopment Plan requirement that any fourth story be architecturally disguised through roof form, eave placement, dormer articulation, and material treatment. The objective is not to mandate a particular style, but to ensure that the building's height is perceived as compatible with the surrounding residential neighborhood character.

L. Street Tree Standards

1. A minimum of three (3) pollution resistant shade trees shall be planted along the West Englewood Avenue frontage, spaced at regular intervals of 30 FT. Trees shall be a minimum of 2.5 inches in diameter at breast height.
2. A minimum of eight (8) pollution resistant shade trees shall be planted along Mersereau Terrace frontage, spaced at regular intervals of 30 FT. Trees shall be a minimum of 2.5 inches in diameter at breast height.
3. A minimum of three (3) pollution resistant shade trees shall be planted along Graham Place frontage, spaced at regular intervals of 30 FT. Trees shall be a minimum of 2.5 inches in diameter at breast height.
4. Brick or Belgian block pavers at the perimeter of tree pits are encouraged.
5. Raingardens and/or bioswales in tree pits are encouraged.
6. Tree irrigation bags must be installed and maintained for at least 6 months after planting.
7. Unless otherwise specified, [Chapter 37](#): Trees and Shrubs shall apply.
8. Specific parameters of long-term street tree maintenance may be addressed within Redevelopment Agreement(s).

M. Landscaping Standards.

1. Landscaping within the Redevelopment Area shall be designed to reinforce a high-quality residential character, enhance neighborhood compatibility, and soften the visual impacts of building mass and parking areas. All landscaped areas shall incorporate a cohesive planting plan utilizing shade trees, ornamental plantings, and foundation landscaping consistent with the surrounding residential context.
2. The eastern yard setback area shall include a continuous landscaped buffer consisting of a planted evergreen screen, designed to provide year-round opacity; and solid fencing of a minimum height of six (6) feet.
3. Foundation plantings shall be required along all building façades visible from a public right-of-way or adjacent residential properties.

DRAFT 2026-02-27

TOPO
LOGY

4. All landscaping and screening shall be maintained in a healthy and attractive condition. Any dead or damaged plant material shall be replaced within the next planting season.

N. Sustainability Standards

1. Sustainable design strategies and materials are encouraged. Sustainable design strategies shall include at least 3 of the following elements:
 - a. Low VOC paints, stains, and building materials
 - b. LED lighting
 - c. Low Flow Water Fixtures
 - d. Energy Star Fixtures
 - e. Double or triple paned windows

O. Lighting Standards.

1. Lighting fixtures shall be residential in character.
2. Light spillover onto adjacent residential properties shall be prohibited.
3. Lighting shall be between 0.5-2 fc at parking area and driveways.
4. No exterior light source, including fixtures not mounted on the structure, shall be mounted higher than 12 Feet measured from the actual grade immediately beneath the light source.
5. All exterior lighting fixtures shall be equipped with houseside shields.
6. No flashing, laser, searchlight, strobe, tracing, pulsating, or neon exterior lighting is permitted.
7. All new exterior site and building lighting shall be selected to minimize glare, light trespass, and light pollution, particularly with regards to adjoining residential neighborhoods.
8. Lighting fixtures shall be selected from the International Dark Sky Association's Fixture Seal of Approval Program, which specifies fixtures that are directionally downcast, full-cutoff, and that have a warm color temperature.

P. Sidewalk Standards

1. A public sidewalk shall be provided along every street which borders the property of atleast four (4) feet.
2. Tactile pavers shall be installed to the same standards required by ADA at the base of public sidewalk curb ramps.

DRAFT 2026-02-27

TOPO
LOGY

3. Where the Englewood Avenue pedestrian pathway cross vehicular aisles or driveways, crosswalks shall be provided with textured pavement, pavers, or raised pavement with adequate striping.
4. Unless otherwise specified, [Chapter 32](#): Streets and Sidewalks shall apply.

Q. Utility and Operational Standards

1. Utilities and mechanical equipment (including, but not limited to, transformers, generators, meters, utility boxes, HVAC units, and similar appurtenances) shall be located within the footprint of the building to the maximum extent feasible.
2. Where a third-party utility provider requires such equipment to be placed externally, all exterior utility meters shall be fully screened through architectural enclosures and/or landscaping so that they are not visible from the public right-of-way or adjacent residential properties. Due to the property situated within a R-S zone and having three frontages, all ground-mounted utility boxes (e.g. transformer) shall be placed in underground vault.
3. Utility distribution supply lines and service connections shall be underground where permitted by local utility.
4. All buildings shall provide an interior refuse area sufficient to accommodate all trash and recycling generated on-site between collections.
5. A snow removal plan shall be submitted with site plan application.
6. A trash management plan shall be submitted with site plan application.
7. A construction staging plan addressing on-site staging, material storage, traffic/pedestrian management, construction access, public street access, and neighborhood protection measures shall be submitted with site plan application.

R. Stormwater Standards

1. Given the increased impervious coverage associated with multifamily development and required roadway widening in a previous R-S zone, enhanced stormwater management controls shall be required beyond the minimum standards of the New Jersey Stormwater Management Rules.
2. The development shall incorporate 3 of the following stormwater mitigation techniques, subject to review and approval by the Township Engineer:

DRAFT 2026-02-27

TOPO
LOGY

- a. Subsurface detention systems exceeding minimum storage requirements.
 - b. Bioretention basins (rain gardens) integrated into site landscaping.
 - c. Underground infiltration galleries designed to reduce runoff volume.
 - d. Stormwater planters incorporated along building edges or frontages.
 - e. Extended detention basins designed to reduce peak flow below pre-development rates.
 - f. Tree box filters or similar green infrastructure installations along street frontages.
 - g. Reduction of impervious coverage below the maximum permitted where feasible.
 - h. On-site stormwater reuse systems (e.g. irrigation or graywater reuse).
3. All stormwater systems shall be designed to:
 - a. Reduce peak discharge rates,
 - b. Improve water quality treatment,
 - c. Maximize on-site infiltration where soil conditions permit, and
 - d. Minimize off-site runoff impacts to adjacent residential properties.
 4. Stormwater management shall comply with [Chapter 38](#): Stormwater Control.

DRAFT 2026-02-27

TOPO
LOGY

Section 5: Administration

- A. **Validity of Plan:** If any section, subsection, paragraph, division, subdivision, clause, or provision of this Plan shall be deemed by a court of competent jurisdiction to be invalid, such part(s) shall be severed and the invalidity thereby shall not affect, impair, or invalidate the remainder of the Plan.
- B. **Computations:** When a numerical calculation of zoning standards for a particular Lot results in a fractional number, such numbers shall be rounded down to the next whole number for fractions less than .500 and rounded up for fractions .500 and above.
- C. **Other Actions by the Township of Teaneck in Furtherance of the Plan:** Other actions may be taken by the Township of Teaneck in its sole discretion, to further the goals of the Plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service new development and vacation of public utility easements and other easements and rights-of-way as may be necessary for redevelopment. The costs for such actions shall be borne by the designated redeveloper(s).
- D. **Municipal Designation – Redevelopment Agreement:**
- Usage of the word “Developer”: Anytime the word “developer” is utilized in this Redevelopment Plan, the same shall mean the redeveloper or redeveloper(s) that are designated by the Municipal Council in accordance with this Redevelopment Plan and the LRHL.
- Standing before Planning Board: Only redevelopers designated by the Township Council by resolution of the Municipal Council and having executed a Redevelopment Agreement with the Township Council may proceed to implement the redevelopment projects set forth in this Redevelopment Plan before the Planning Board.
- In order to assure that the vision of this Redevelopment Plan will be successfully implemented in an effective, comprehensive, and timely way, and in order to promptly achieve the public purpose goals of the Plan, the Municipal Council, will select the redeveloper(s) in all areas governed by this Redevelopment Plan. Any party not specifically designated as the “redeveloper” as set forth above shall not have the standing to proceed before the Planning Board for site plan approval.
- E. **Procedural Standards for Redeveloper Applications:** All designated redeveloper(s) will be required to execute a Redevelopment Agreement

DRAFT 2026-02-27

TOPO
LOGY

satisfactory to and authorized by the Municipal Council. The procedural standards described here will guide redeveloper selection. The Municipal Council, acting as the Redevelopment Entity may, at any time, entertain unsolicited proposal(s) from a prospective redeveloper(s) for redevelopment of one or more parcels.

The selection process shall include the submission of the following materials, at the discretion of Municipal Council:

- Conceptual plans and elevations sufficient in scope to demonstrate that the design approach, architectural concepts, land uses, parking, traffic circulation, flood mitigation, landscaping, open space, construction schedule, including estimated pre-construction time period to secure permits and approvals, and other elements are consistent with the objectives and standards of this Redevelopment Plan.
 - Documentation evidencing the financial responsibility and capability of the proposed redeveloper with respect to carrying out the proposed redevelopment includes but is not limited to: type of company or partnership, disclosure of ownership interest, list of comparable projects successfully completed, list of references with name, address and phone information, list of any general or limited partners, financing plan, and financial profile of the redeveloper entity and its parent, if applicable.
 - Traffic Impact Study
 - Overflow Parking Management Plan (See Section 4 for requirements)
 - Subsurface or Semi-Subsurface Parking Analysis (See Section 4 for requirements)
 - Required escrows to the Township of Teaneck.
 - Additional submission materials may be requested as deemed appropriate to the particular project sites.
- F. Approval Process: All submission documents shall be submitted to the Township Zoning Subcommittee for Consistency Review. Thereafter, upon designation by the Municipal Council as a Redeveloper, all development applications shall be submitted to the Planning Board through the site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Redevelopment Plan incomplete if the applicant has not been designated by the Municipal Council as a redeveloper(s) and a Redevelopment Agreement has not been fully executed.

DRAFT 2026-02-27

TOPO
LOGY

- G. All projects within the Redevelopment Area shall require site plan or subdivision approval by the Planning Board in the normal course. The Planning Board may request additional reasonable analyses and information as is required to make a decision. All submissions shall meet design standards enumerated in this Redevelopment Plan and indicate any deviations from this Redevelopment Plan.
- H. Deviations: The Planning Board may grant deviations from the regulations contained within this Plan where, by reason for exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk, or design objective or regulation adopted pursuant to this Redevelopment Plan would result in peculiar practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Plan would be advanced by a deviation from the strict requirements of this Redevelopment Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12. a. and b. Notwithstanding the above, any changes to the uses permitted in this Redevelopment Area, or any other deviation requiring a “d” variance shall be permitted only by means of an amendment of the Redevelopment Plan by the Municipal Council.
- I. Approvals by Other Agencies: The redeveloper shall be required to provide the Township of Teaneck with copies of all permit applications made to federal, state, and county agencies upon filing such applications, as will be required by the Redevelopment Agreement to be executed between the redeveloper and the Township of Teaneck.
- J. Severability: The provisions of this Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Plan and implementing Ordinance shall remain in full force and effect.

DRAFT 2026-02-27

TOPO
LOGY

- K. Adverse Influences: No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.
- L. Non-Discrimination Provisions: No covenant, lease, conveyance or other instrument shall be effected or executed by the Township of Teaneck or by a developer or any of their successors or assignees, whereby land within the Area is restricted by the Township of Teaneck, or the developer, upon the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land in perpetuity, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Area on the basis of race, creed, color, national origin, ancestry, sexual orientation, gender identity, marital status, or gender.
- M. Redevelopment Actions: The Township of Teaneck shall have such powers and duties as set forth in the LRHL and as may be conferred by this Plan, including, but not limited to, the authority to acquire real property without eminent domain, to relocate residents and businesses, to designate redevelopers, to establish clear terms and conditions for redevelopment through the negotiation, execution, and administration of redevelopment agreements, and to do such other things as permitted by law.
- N. Relocation Requirements: Implementation of this Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Township of Teaneck will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.
- O. Escrows: At a minimum, the Redevelopment Agreement shall provide that the redeveloper shall be responsible to post sufficient escrows to cover any and all costs of the Township of Teaneck and the professional consultants

DRAFT 2026-02-27

TOPO
LOGY

retained by the Township of Teaneck to negotiate the Redevelopment Agreement, undertake any studies in connection with the project, review the proposed redevelopment project and advise the Township of Teaneck on any and all aspects of the redevelopment process and as otherwise set forth in the Redevelopment Agreement.

- P. **Infrastructure:** The redeveloper, at the redeveloper's cost and expense, shall provide all reasonably necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades to traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project or required due to the impacts of the project, in addition to all required tie-in or connection fees. The redeveloper shall also be responsible for providing, at the redeveloper's cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on- and off-site traffic controls and road improvements for the project or required due to the impacts of the project.
- Q. **Procedures for Amending the Plan:** This Plan may be amended from time to time upon compliance with the requirements of state law. A request for same may be submitted to the Municipal Council. The Township of Teaneck reserves the right to amend this plan. The Township of Teaneck, at its sole discretion, may require an escrow deposit from the party requesting the amendments, so that the Township of Teaneck may prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals as may be required by the Township of Teaneck.
- R. **Redevelopment Plan Duration:** The provisions of this Plan specifying the redevelopment of the Redevelopment Area and the requirements and restriction with respect thereto shall be in effect until such time as the purpose of the Plan has been satisfied and the designated Redevelopment Area's need for redevelopment has been substantially alleviated.
- S. **Certificates of Completion:** Upon final inspection and issuance of a certificate of occupancy by the construction official for all buildings and the release of all performance and maintenance bonds for improvements by the Township of Teaneck, the redeveloper may apply to the Township of Teaneck for issuance of a certificate of completion, which will release the

DRAFT 2026-02-27

TOPO
LOGY

redeveloper from any further obligation under the redevelopment agreement for that project.

- T. **Land Use Map Amendments:** The adoption of this Plan or any amendments thereto shall automatically allow for any necessary modifications to the Official Zoning Map of the Township of Teaneck to ensure consistency between the two documents.
- U. **Additional Superseding Provisions:** The standards contained within this Redevelopment Plan shall supersede any conflicting standards contained within the Zoning Ordinance of the Township of Teaneck or other applicable municipal codes or ordinances.
- V. **Terms + Definitions:** Any terms or definitions not addressed within this Plan shall rely on the applicable terms and conditions set forth in the Zoning Ordinance of the Township of Teaneck.
- W. **Other Applicable Design + Performance Standards:** Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Zoning Ordinance of the Township of Teaneck.
- X. **Other Provisions:** This Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, improved public utilities, recreation and community facilities, and other public improvements. This Plan has laid out various programs and strategies requiring implementation in order to carry out the objectives set forth herein. This Plan lays out the proposed land uses and building requirements for the Redevelopment Area. The diagrams, images and other graphic representations provided in this Plan are intended to provide a framework for interpretation of the written standards and regulations contained herein. Nothing in this Redevelopment Plan shall preclude the partial redevelopment of a Block depicted in such diagrams, images, or other graphic representations, provided that such subdivision or resubdivision and partial redevelopment of a Block is fully in conformance with the written standards and regulations contained herein. Pursuant to the provisions of the LRHL, the RAB Law and other applicable law, the Township of Teaneck is authorized to issue bonds, and in anticipation thereof, bond anticipation notes, to fund any of the redevelopment project improvements described herein, including but not limited to, acquisition of land, construction and/or renovation of municipal facilities, water, sewer, roadway, parking and

DRAFT 2026-02-27

TOPO
LOGY

pedestrian infrastructure, and any other public improvements as necessary to effectuate such redevelopment projects. The Mayor or Business Administrator are hereby authorized to execute and deliver, on behalf of the Township of Teaneck, any agreements, contracts, or additional instruments for the purpose of effectuating the issuance of such bonds and bond anticipation notes.

DRAFT 2026-02-27

TOPO
LOGY

Appendix A: Council Resolution Adopting "Area in Need" Study

See full Area in Need of Redevelopment report:

<https://www.teanecknj.gov/media/zjclvms3/ainr-investigation-block-4905-west-englewood-ave--teaneck.pdf>



Township Council
c/o Township Clerk
Teaneck, NJ 07666

Meeting: 08/30/22 08:00 PM
Department: Township Clerk
Category: Designate
DOC ID: 7427

RESOLUTION 237-2022

FINDING AND DECLARING THAT BLOCK 4905. LOTS 1, 2, 3, 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 17, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF TEANECK, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

DRAFT 2026-02-27

TOPO
LOGY

Resolution 237-2022

Meeting of August 30, 2022

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

237-2022

**FINDING AND DECLARING THAT BLOCK 4905. LOTS 1, 2, 3, 4.01, 5, 6,
7, 8, 9,10, 11, 12, 13, 14, 15 AND 17, AS SHOWN ON THE TAX MAP OF
THE TOWNSHIP OF TEANECK, AS A NON-CONDEMNATION AREA
IN NEED OF REDEVELOPMENT**

WHEREAS, by Resolution No. 129-2022, adopted on May 17, 2022, the Township Council of the Township of Teaneck authorized Phillips, Preiss, Grygiel, Leheny, Hughes LLC to undertake professional planning services in connection with the potential redevelopment of Block 4905, Lots 1-22.01 as shown and designated on the Tax Map of the Township of Teaneck, including assisting the Planning Board in an investigation of whether the area is an area in need of redevelopment

WHEREAS, by Resolution No. 127-2022, adopted on May 17, 2022, the Township Council of the Township of Teaneck authorized and directed the Planning Board of the Township of Teaneck to undertake a preliminary investigation to determine whether the area known and designated as Block 4905, Lots 1-22.01 as shown on the Tax Map of the Township of Teaneck, may be determined to be a non-condemnation area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5, which shall not authorize the Township of Teaneck to exercise the power of eminent domain to acquire any property within the delineated area; and

WHEREAS, Phillips, Preiss, Grygiel, Leheny, Hughes LLC submitted to the Planning Board a report dated August, 2022 entitled "Area in Need of Redevelopment Investigation Block 4905, Lots 1-22.01 | Township of Teaneck, New Jersey;" and

WHEREAS, a public hearing thereon was held by the Planning Board on August 11, 2022, following the publication of a notice, once each week for two consecutive

Page 2

Packet Pg. 105

DRAFT 2026-02-27

TOPO
LOGY

Resolution 237-2022

Meeting of August 30, 2022

weeks (July 24, 2022 and August 1, 2022), the last publication being not less than 10 days prior to the date set for the hearing, in The Record, of the time, date and place of the hearing before the Planning Board, setting forth the general boundaries of the area to be investigated, and stating that an "Area in Need of Redevelopment Investigation for Block 4905, Lots 1-22.01 | Township of Teaneck, New Jersey" prepared by Keenan Hughes, P.P., from Phillips, Preiss, Grygiel, Leheny, Hughes, LLC and accompanying map, showing the boundaries of the proposed redevelopment area and location of the parcels included therein, along with a statement setting forth the basis for the investigation in accordance with *N.J.S.A. 40A:12A-6(b)(1)*, and supporting documentation, are on file and available for public inspection at the Office of the Township Clerk, during regular business hours; and

WHEREAS, a copy of the notice of such hearing was mailed at least 10 days prior to the date set for the hearing to the last owners of each parcel of property within the area according to the assessment records of the Township of Teaneck and to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcels; and

WHEREAS, at said hearing the Planning Board heard and considered the testimony of Keenan Hughes and the "Area in Need of Redevelopment Investigation for Block 4905, Lots 1-22.01 | Township of Teaneck, New Jersey," dated August, 2022, prepared by Keenan Hughes of Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, as well as both questions and comments from the public; and

WHEREAS, following such hearing, the Planning Board voted on August 11, 2022, to recommend to the Township Council the designation of Block 4905, Lots 1-15

Page 3

Packet Pg. 106

DRAFT 2026-02-27

TOPO
LOGY

Resolution 237-2022

Meeting of August 30, 2022

and 17 as shown on the Tax Map of the Township of Teaneck, as a non-condemnation area in need of redevelopment, as memorialized in the letter dated August 16, 2022, from the Planning Board's attorney, Brian E. Eyerman, Esq.; and

WHEREAS the Township Council has considered the recommendations of the Planning Board, the "Area in Need of Redevelopment Investigation for Block 4905, Lots 1-22.01 | Township of Teaneck, New Jersey," dated August, 2022, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, comments from the public at the aforesaid hearing before the Planning Board and any written objections received;

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, pursuant to *N.J.S.A. 40A:12A-6* that the Township Council hereby declares and determines that Block 4905, Lots 1, 2, 3, 4.01, 5, 6, 7, 8, 9,10, 11 (C0001, C0002, C0003), 12, 13, 14, 15 and 17, as shown on the Tax Map of the Township of Teaneck, generally bounded on the west by Mersereau Terrace, on the north by West Englewood Avenue, on the east by Teaneck Road and on the south by Orchard Street, as a Non-Condemnation Area in Need of Redevelopment pursuant to the following criteria set forth in *N.J.S.A. 40A:12A-5*:

- "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

Page 4

Packet Pg. 107

DRAFT 2026-02-27

TOPO
LOGY

Resolution 237-2022

Meeting of August 30, 2022

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...

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..."

as well as N.J.S.A. 40A: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," as more particularly set forth in the "Area in Need of Redevelopment Investigation for Block 4905, Lots 1-22.01

Page 5

Packet Pg. 108

DRAFT 2026-02-27

TOPO
LOGY

Resolution 237-2022

Meeting of August 30, 2022

| Township of Teaneck, New Jersey," dated August, 2022, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, and the recommendation of the Planning Board at the meeting on August 11, 2022, as memorialized in the letter dated August 16, 2022 from the Planning Board's attorney, Brian E. Eyerman, Esq.; and BE IT FURTHER

RESOLVED that the Township Clerk shall forthwith transmit a copy of the within Resolution to the Commissioner of Community Affairs for review; and BE IT FURTHER

RESOLVED that a copy of this resolution shall be placed on file in the Office of the Township Clerk and that the Township Clerk, within 10 days after the adoption hereof, shall serve a copy thereof upon the owner of each parcel of property within the area so designated according to the assessment records of the Township of Teaneck and to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcels and to each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent, or who appeared at the Planning Board hearing on August 11, 2022 and voiced an objection and provided an address to which notice of determination may be sent.

Page 6

Packet Pg. 109

DRAFT 2026-02-27

TOPO
LOGY

12.C.3.a

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*Member, NJ & NY Bars
**Member, NJ & D.C. Bars
‡Member, NJ & FL Bars
MEMBER, NJ, NY & PA Bars

August 16, 2022

The Honorable Mayor and Council of the Township of Teaneck
Municipal Building
818 Teaneck Road
Teaneck, New Jersey 07666

RE: Area in Need of Redevelopment Investigation regarding certain properties, identified as BLOCK 4905, LOTS 1, 2, 3, 4.01, 5, 6, 7, 8, 9, 1011-C0001, 11-C0002, 11-C0003, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22.01

Dear Mr. Mayor, Deputy Mayors and Council Members:

I have the privilege to serve as the Board Attorney for the Township of Teaneck Planning Board. Allow this letter to serve as formal correspondence/noticeregarding the happenings of the Planning Board's August 11, 2022 meeting.

At such meeting, the Township of Teaneck Planning Board heard the presentation of Board Planner Keenan Hughes on the redevelopment investigation regarding certain properties, identified as BLOCK 4905, LOTS 1 (61 GRAHAM PLACE), 2 (1347 MERSEREAU TERRACE), 3 (54 W ENGLEWOOD AVENUE), 4.01 (44 W ENGLEWOOD AVE), 5 (40 W ENGLEWOOD AVE), 6 (32 W ENGLEWOOD AVENUE), 7 (26 W ENGLEWOOD AVENUE), 8 (22 W ENGLEWOOD AVENUE), 9 (20 W ENGLEWOOD AVENUE), 10 (18 W ENGLEWOOD AVENUE), 11-C0001 (1360 TEANECK RD (a.k.a. 1364 TEANECK RD), 11-C0002 (1362 TEANECK ROAD), 11-C0003 (1364 TEANECK RD (a.k.a. 1360 TEANECK ROAD), 12 (1354-1358 TEANECK ROAD), 13 (1348-1352 TEANECK ROAD), 14 (1344 TEANECK ROAD), 15 (1338-1340 TEANECK ROAD), 17 (1334 TEANECK ROAD), 18 (23 ORCHARD STREET), 19 (27 ORCHARD STREET), 20 (35 ORCHARD STREET), 21 (43 ORCHARD STREET) and 22.01 (1335 GRAHAM PLACE).

Upon completion of Mr. Hughes' presentation the matter was opened to the public for both questions as well as comments and, by roll call vote, the Planning Board of the Township of Teaneck voted in the affirmative to find/designate as a Non-Condensation Redevelopment Area the area as described in the Area In Need of Redevelopment Investigation Study ("Area in Need Study") prepared by Phillips, Preiss, Grygiel, Leheny Hughes, LLC dated July 2022 and

314 48TH STREET
UNION CITY, NEW JERSEY 07087
TELEPHONE (201) 865-5599
TELE-FAX (201) 865-1361

157 ACKERMAN AVENUE
CLIFTON, NEW JERSEY 07011
TELEPHONE (973) 340-6565
TELE-FAX (973) 340-6681

75 WALL STREET
SUITE 26-I
NEW YORK, NEW YORK 10005
(212) 566-4060

Packet Pg. 110

Attachment: W Englewood AIRR PB Reviewarea consistency-airr-8112022_kh (237-2022 : FINDING AND DECLARING THAT BLOCK 4905, LOTS

DRAFT 2026-02-27

TOPO
LOGY

12.C.3.a

accompanying map (Figure 5) showing the proposed Area in Need of Redevelopment boundaries and locations of the parcels of property included therein.

Same shall be further memorialized in the meeting minutes for the Planning Board's August 11, 2022 meeting when adopted.

I remain available to the Mayor and Council for any questions or comments.

Very truly yours,



Brian E. Eyerman, LL.M., Esq.

cc: Chairman and Planning Board of the Township of Teaneck
Clerk, Twp. of Teaneck

Attachment: W Englewood AINR PB Review area consistency-ainr-8112022_kh (237-2022 : FINDING AND DECLARING THAT BLOCK 4905. LOTS

DRAFT 2026-02-27

TOPO
LOGY



Township Council
c/o Township Clerk
Teaneck, NJ 07666

Meeting: 12/22/25 06:00 PM
Department: Township Clerk
Category: Authorization
DOC ID: 9392

RESOLUTION 347-2025

DE-DESIGNATING BLOCK 4905, LOTS 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 17, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF TEANECK, AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT

RESULT:	ADOPTED [4 TO 2]
MOVER:	Hillary Goldberg, Councilwoman
SECONDER:	Denise Belcher, Councilwoman
AYES:	Michael S Pagan, Denise Belcher, Danielle Gee, Hillary Goldberg
NAYS:	Mark J. Schwartz, Karen Orgen
ABSTAIN:	Elie Y. Katz

Page 1

Packet Pg. 9

DRAFT 2026-02-27

TOPO
LOGY

Resolution 347-2025

Meeting of December 22, 2025

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

347-2025

**DE-DESIGNATING BLOCK 4905, LOTS 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15 AND 17, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF
TEANECK, AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Act"), provides a process for municipalities to participate in the redevelopment and improvement of areas designated as areas in need of redevelopment or as areas in need of rehabilitation; and

WHEREAS, by resolution No. 129-2022, adopted on May 17, 2022, the Township Council of the Township of Teaneck authorized Phillips, Preiss, Grygiel, Leheny, Hughs LLC to undertake professional planning services in connection with the potential redevelopment of Block 4905, Lots 1-22.01 as shown and designated on the Tax Map of the Township of Teaneck, including assisting the Planning Board in an investigation of whether the area is an area in need of redevelopment.

WHEREAS, by Resolution No. 127-2022, adopted on May 17, 2022, the Township Council of the Township of Teaneck authorized and directed the Planning Board of the Township of Teaneck to undertake a preliminary investigation to determine whether the area known and designated as Block 4905, Lots 1-22.01 as shown on the Tax Map of the Township of Teaneck, may be determined to be a non-condemnation area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5, which shall not authorize the Township of Teaneck to exercise the power of eminent domain to acquire any property within the delineated area; and

WHEREAS, Phillips, Preiss, Grygiel, Leheny, Hughs LLC submitted to the Planning Board a report dated August 2022 entitled "Area in Need of Redevelopment Investigation Block 4905, Lots 1-22.01 | Township of Teaneck, New Jersey;" and

WHEREAS, a public hearing was held by the Planning Board on August 11, 2022, following the publication of a notice, once each week for two consecutive weeks (July 24, 2022, and August 1, 2022), the last publication being not less than 10 days prior to the date set for the hearing, in The Record, of the time, date and place of the hearing before the Planning Board, setting forth the general boundaries of the area to be investigated, and stating that an "Area in Need of Redevelopment Investigation for Blocks 4905, Lots 1-22.01 | Township of Teaneck, New Jersey" prepared by Keenan Highes, P.P., from Phillips, Preiss, Grygiel, Leheny, Hughs LLC and accompanying map, showing the boundaries of the proposed redevelopment area and location of the parcels included therein, along with a statement setting forth the basis for the investigation in accordance with N.J.S.A. 40A:12A-6(b)(1), and supporting documentation, are

Page 2

Packet Pg. 10

DRAFT 2026-02-27

TOPO
LOGY

Resolution 347-2025

Meeting of December 22, 2025

on file and available for public inspection at the Office of the Township Clerk, during regular business hours; and

WHEREAS, a copy of the notice of such hearing was mailed at least 10 days prior to the date set for the hearing to the last owners of each parcel of property within the area according to the assessment records of the Township of Teaneck and to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcels; and

WHEREAS, at said hearing the Planning Board heard and considered the testimony of Keenan Hughes and the "Area in Need of Redevelopment Investigation for Blocks 4905, Lots 1-22.01 | Township of Teaneck, New Jersey", dated August, 2022, prepared by Keenan Hughes, P.P., from Phillips, Preiss, Grygiel, Leheny, Hughs LLC, Planning and Real Estate Consultants, as well as both questions and comments from the public; and

WHEREAS, following such hearing, the Planning Board voted on August 11, 2022, to recommend to the Township Council the designation of Block 4905, Lots 1-15 and 17 as shown on the Tax Map of the Township of Teaneck, as a non-condemnation area in need of redevelopment, as memorialized in the letter dated August 16, 2022, from the Planning Board's attorney, Brian E. Eyerman, Esq.; and

WHEREAS, the Township Council has considered the recommendations of the Planning Board, the "Area in Need of Redevelopment Investigation for Blocks 4905, Lots 1-22.01 | Township of Teaneck, New Jersey", dated August, 2022, prepared by Keenan Hughes, P.P., from Phillips, Preiss, Grygiel, Leheny, Hughs LLC, Planning and Real Estate Consultants, comments from the public at the aforesaid hearing before the Planning Board and any written objections received;

WHEREAS, the 2022 designation resolution included certain properties pursuant to N.J.S.A. 40A:12A-3, which permits the inclusion of properties "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"; and

WHEREAS, the New Jersey Supreme Court established the Mount Laurel Doctrine through decisions in Southern Burlington County NAACP v. Mount Laurel as a civil rights remedy to address exclusionary zoning and residential segregation; and

WHEREAS, Fair Share Housing Center has recognized that the Mount Laurel Doctrine "creates pathways for racial and economic integration" and represents "one of the strongest frameworks in the country to prevent and address residential segregation"; and

Page 3

Packet Pg. 11

DRAFT 2026-02-27



Resolution 347-2025

Meeting of December 22, 2025

WHEREAS, P.L.2024, c.2 provides that "the provision of housing in urban areas must be balanced with the need to provide housing throughout the State for the free mobility of citizens"; and

WHEREAS, the Township has undertaken Fourth Round Affordable Housing compliance planning pursuant to P.L.2024, c.2; and **WHEREAS**, the Township adopted a Housing Element and Fair Share Plan on June 17, 2025, which identified Block 4905, Lot 3 (54 West Englewood Avenue) as a site for affordable housing development providing 11 low- and moderate-income units; and

WHEREAS, the Township is simultaneously considering Fourth Round Affordable Housing settlement terms dated December 22, 2025, which include Block 4905, Lot 3 for rezoning or redevelopment to provide affordable housing; and

WHEREAS, Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 are not included in the Township's Fourth Round Housing Element and Fair Share Plan or in the proposed settlement terms; and

WHEREAS, given that Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 are not included in any redevelopment plan or Fourth Round affordable housing compliance strategy, their continued designation is no longer necessary for the effective redevelopment of the area pursuant to N.J.S.A. 40A:12A-3; and

WHEREAS, the Township Council is committed to ensuring that its Fourth Round affordable housing compliance advances the Mount Laurel Doctrine's integration objectives and promotes geographically balanced affordable housing development throughout the Township; and

WHEREAS, the Township Council recognizes that stable, established residential neighborhoods should be preserved and protected, and that redevelopment designations should be used to address genuine blight and deterioration rather than to facilitate displacement of existing residents and the fabric of established communities; and

WHEREAS, the Township Council no longer believes it is in the best interests of the residents of the Township to redevelop Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 that were previously designated as an Area in Need of Redevelopment; and

WHEREAS, rather, the Township Council believes that it is in the best interests of the residents of the Township that said parcels be de-designated as an Area in Need of Redevelopment and that conditions within this portion of Block 4905 have stabilized such that these properties no longer require the extraordinary intervention of redevelopment designation; and

Page 4

Packet Pg. 12

DRAFT 2026-02-27



Resolution 347-2025

Meeting of December 22, 2025

WHEREAS, this de-designation protects the established residential character of the neighborhood and ensures that residents are not subject to displacement through unnecessary redevelopment activity; and

WHEREAS, upon re-evaluation of the statutory criteria set forth in N.J.S.A. 40A:12A-5, the Township has determined that Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 17 no longer meet the criteria for designation as a Non-Condensation Area in Need of Redevelopment; and

WHEREAS, this action is taken in connection with the Township's Fourth Round Affordable Housing compliance matters, which are the subject of this special meeting;

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Teaneck, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-6 that the Township Council hereby declares and determines that Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11 (C0001, C0002, C0003), 12, 13, 14, 15, and 17, as shown on the Tax Map of the Township of Teaneck, generally bounded on the west by Mersereau Terrace, on the north by West Englewood Avenue, on the east by Teaneck Road, and on the south by Orchard Street, as **no longer** being recognized as a Non-Condensation Area in Need of Redevelopment, AND BE IT FURTHER

RESOLVED, pursuant to N.J.S.A. 40A:12A-6 that the Township Council hereby **de-designates** Block 4905, Lots 4.01, 5, 6, 7, 8, 9, 10, 11 (C0001, C0002, C0003), 12, 13, 14, 15, and 17, as shown on the Tax Map of the Township of Teaneck, as no longer meeting the criteria of N.J.S.A. 40A:12A-6, AND BE IT FURTHER

RESOLVED, by the Township Council of the Township of Teaneck, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-6 that the Township Council hereby declares and determines that Block 4905, Lots 1, 2 & 3, as shown on the Tax Map of the Township of Teaneck, SHALL REMAIN as a Non-Condensation Area in Need of Redevelopment, AND BE IT FURTHER

RESOLVED, that the Township Clerk shall forthwith transmit a copy of the within resolution to the Commissioner of Community Affairs for review; and BE IT FURTHER

RESOLVED, that a copy of this resolution shall be placed on file in the Office of the Township Clerk and that the Township Clerk, within 10 days after the adoption hereof, shall serve a copy thereof upon the owner of each parcel of property within the area so designated according to the assessment records of the Township of Teaneck and to all persons, at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcels and to each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent, or who appeared at the Planning Board hearing on August 11, 2022 and voiced an objection and provided an address to which notice of determination may be sent

DRAFT 2026-02-27

TOPO
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Resolution 347-2025

Meeting of December 22, 2025

This is to certify that the above Resolution was adopted by the
Township Council on December 22, 2025

Doug Ruccione

Doug Ruccione
Township Clerk

Page 6

Packet Pg. 14

DRAFT 2026-02-27

TOPO
LOGY

Appendix B: Settlement Agreement



Township Council
c/o Township Clerk
Teaneck, NJ 07666

Meeting: 01/06/26 06:30 PM
Department: Township Clerk
Category: Authorization
DOC ID: 9439

RESOLUTION 33-2026

**AUTHORIZING A MEDIATION SETTLEMENT AGREEMENT WITH 54 WEST
ENGLEWOOD, LLC and MOHAMMED SADDIQUILLA**

RESULT:	ADOPTED BY CONSENT VOTE [4 TO 0]
MOVER:	Mark J. Schwartz, Councilman
SECONDER:	Karen Orgen, Councilwoman
AYES:	Mark J. Schwartz, Karen Orgen, Denise Belcher, Danielle Gee
ABSTAIN:	Elie Y. Katz, Michael S Pagan, Hillary Goldberg

DRAFT 2026-02-27

TOPO
LOGY

Resolution 33-2026

Meeting of January 6, 2026

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

33-2026

AUTHORIZING A MEDIATION SETTLEMENT AGREEMENT WITH 54 WEST ENGLEWOOD, LLC AND MOHAMMED SADDIQUILLA

WHEREAS, the Township of Teaneck has a demonstrated history of voluntary compliance as evidenced by its Prior Round and Third Round record; and

WHEREAS, pursuant to In re Adoption of N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on February 1, 2019, the Township of Teaneck filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine;” and

WHEREAS, that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes all Mount Laurel lawsuits, including builder’s remedy lawsuits, until July 1, 2025; and

WHEREAS, the Township of Teaneck continues to actively implement its Court-approved Third Round Housing Element and Fair Share Plan; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

WHEREAS, the Township adopted a “binding resolution” accepting the DCA-calculated Present Need, but not the DCA-calculated Prospective Need due to the Township’s assessment of the allocation factors, on January 28, 2025, establishing its Fourth Round Present Need of 214 and Prospective Need of 384; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Township filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 30, 2025; and

WHEREAS, the filing of the DJ Complaint gave the Township automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, the Township received no objections to its Present Need numbers, but received objections to its Prospective Need numbers; and

WHEREAS, on May 30, 2025, the Court entered an order establishing the Township’s Fourth Round Present Need of 214 and Prospective Need of 431; and

DRAFT 2026-02-27



Resolution 33-2026

Meeting of January 6, 2026

WHEREAS, now that the Township has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt and endorse a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the Township's planner drafted a Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Planning Board held a public hearing on the Township's Fourth Round Housing Element and Fair Share Plan on June 16, 2025, and adopted the Fourth Round Housing Element and Fair Share Plan via a resolution on that same night; and

WHEREAS, the Township filed its 4th Round HEFSP on June 19, 2025, and

WHEREAS, 54 West Englewood, LLC and Mohammed Saddiqulla filed a challenge pursuant to a N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the 4th Round HEFSP; and

~~WHEREAS, FSHC asserted in its challenge the following points pursuant to 52:27D-304.1(f)(2)(b) regarding the 4th Round HEFSP: (1) revise its realistic development potential ("RDP") and vacant land analysis to be compliant with the Fair Housing Act and N.J.A.C. 5:93-4.2; (2) provide mechanisms to address its full unmet need for the Fourth Round, including sites likely to redevelop to address at least 25 percent of the unmet need obligation; and (3) commit to revise its HEFSP, ordinances, resolutions, affirmative marketing plan, spending plan, and program manuals to comply with applicable law; and~~

~~WHEREAS, the Township filed opposition seeking to dismiss the challenge filed by FSHC for failure to state objections with specificity as required by N.J.S.A. 52:27D-304.1.f.(2)(b); and~~

~~WHEREAS, the Township and 54 West Englewood, LLC and Mohammed Saddiqulla the Owners have agreed to amicably resolve the issues set forth in FSHC's challenge through a mediation agreement and present the agreement for review by the Program and referral to the Bergen County Mount Laurel judge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, and the mediation agreement, if approved, will result in a compliance certification for the Township for the Fourth Round.~~

~~NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Teaneck as follows:~~

- ~~1. The Township Council hereby approves a settlement with 54 West Englewood, LLC and Mohammed Saddiqulla I/M/O Teaneck Affordable Housing Compliance, BER-L-776-25.~~
- ~~2. The Township Council hereby authorizes the Mayor and all other necessary officials to execute the attached Mediation Settlement Agreement and any other documents necessary to effectuate a settlement with 54 West Englewood, LLC and Mohammed Saddiqulla.~~

DRAFT 2026-02-27

TOPO
LOGY

Resolution 33-2026

Meeting of January 6, 2026

~~3. A copy of this resolution and Settlement Agreement shall remain on file in the Clerk's office for public inspection.~~

This is to certify that the above Resolution was adopted by the Township Council on January 6, 2026

Doug Ruccione

Doug Ruccione
Township Clerk

DRAFT 2026-02-27



Settlement Agreement between the Township of Teaneck
and 54 West Englewood, LLC and Mohammed Sadiqulla

This settlement agreement is entered into on the ___ of January 2026 by and between the Township of Teaneck (the “Township”) and 54 West Englewood Ave LLC, Mohammed Sadiqulla, Individually (collectively “Owners”) in consideration of mutual promises set forth below;

WHEREAS, on January 30, 2025, the Township filed a 4th Round declaratory judgment action captioned I/M/O the Application of the Township of Teaneck, Docket No. BER-L-000776-25 (the “DJ action”) seeking a determination that it complied its 4th Round affordable housing obligations under the Amended Fair Housing Act (the “AFHA”), and the Township filed an adoption 4th Round Housing Element and Fair Share Plan (the “4th Round HEFSP”) in the DJ action on June 19, 2025; and

WHEREAS, on or about August 27, 2025, Owners filed a challenge to the 4th Round HEFSP (“Owner’s Challenge”); and

WHEREAS, Owners are the owners and/or contract purchasers of real property located in the Township who submitted demands to be included in the Township’s HEFSP; and

WHEREAS, 54 West Englewood Ave LLC is amenable to fully and finally resolving its Owner’s Challenge premised upon the right to construct a 53 unit inclusionary development on Block 4905, Lots 1, 2, and 3, with a substantial set aside of twenty percent (20%), which would provide 11 on-site units of affordable housing pursuant to the terms set forth herein; and

WHEREAS, the Parties wish to enter into this Agreement setting forth the terms, conditions, responsibilities, and obligations of the Parties, and seek the Program and County Mount Laurel Judge’s approval of this Agreement as part of the DJ Action.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

A. General

1. The Township shall provide a draft redevelopment plan to allow for a 53 unit inclusionary development on Block 4905, Lots 1, 2, and 3, with a substantial set aside of twenty percent (20%), which would provide 11 on-site units of affordable housing in accordance with the terms herein by January 16, 2026 and adopt this redevelopment plan by no later than March 15, 2026. The Township shall schedule a community impact meeting with neighbors and members of the public in a public forum in January 2026. The public meeting will be attended by a representative of 54 West Englewood, LLC who will answer questions at the meeting. The redevelopment plan may be revised to incorporate revisions based on input and feedback in the community meeting.

DRAFT 2026-02-27

TOPO
LOGY

2. In the event of any legal challenges to this Settlement or the respective zoning ordinances for each property, including a challenge by any third party, the Parties agree to diligently defend any such challenge and the parties shall cooperate with each other regarding said defense.
3. The Township has an obligation to maintain the rezoning of the Properties for the duration of the Fourth Round, to July 1, 2035, and shall not amend the ordinance unless mutually agreed upon by the parties.

B. Township's Obligations to Cooperate

1. The Township will cooperate with Owners' efforts to obtain any and all necessary and applicable agreements, approvals, and permits from all outside public entities and utilities; such as, by the way of example only, Township of Teaneck utility department, the County of Bergen, Public Service Electric and Gas, the Bergen County Planning Board, the New Jersey Department of Environmental Protection, New Jersey Transit, and the New Jersey Department of Transportation. The Township agrees to use all reasonable efforts to assist Owners in their undertakings to obtain all these approvals.
2. The Township and the Planning Board shall not impose any unnecessary cost generative requirements on the proposed development. "Unnecessary cost generative requirements" are defined as those requirements referenced in N.J.A.C. 5:93-10.2(a)(1) thru (6).
3. While the Planning Board is not a party to this agreement, the Township will request the Planning Board process Owners' applications with reasonable diligence, expedite the processing of Owners' development applications.

C. Procedure

1. The Parties will jointly present this settlement agreement and proposed redevelopment plan (the "Redevelopment Plan") to the Program for review and approval by the Program and County Mount Laurel Judge. If the Program and County Mount Laurel Judge approve this settlement agreement, Owners shall withdraw the Owner's Challenge within 48 hours of the approval of this settlement agreement. As it pertains to the Property, Owner shall directly or indirectly oppose or undertake any action to interfere with the Program or Court's adjudication of the Township's 4th Round HEFSP, or the entry of a Final Judgment regarding same. Owner shall also not directly or indirectly oppose or undertake any action to interfere with the Program or Court's

2

DRAFT 2026-02-27

TOPO
LOGY

approval and/or implementation of the 4th Round HEFSP, as it may be amended in any form, unless the 4th Round HEFSP deprives Owner of any rights created hereunder, or unless any other defendants or interested parties undertake any action to obstruct or impede Owner from securing such approvals as it needs to develop the Property as set forth herein and pursuant to the Redevelopment Plan.

2. The Township shall adopt the amended zoning ordinances required under this settlement agreement no later than March 15, 2026.
3. In the event of any legal challenges to the Court's approval of this Agreement including a challenge by any third party, the Parties agree to diligently defend any such challenge and the Parties shall cooperate with each other regarding said defense.

On behalf of the Township of Teaneck, with the authorization of the governing body:

DRAFT 2026-02-27

TOPO
LOGY

On Behalf of the
TOWNSHIP OF TEANECK:

On Behalf of the
54 WEST ENGLEWOOD, LLC:

Date: *3/6/26* *Mark Schwartz, Mayor*

Date:

Doug Riccione

MOHAMMED SADIQULLA

*Doug Riccione,
Town Clerk*

Date:

DRAFT 2026-02-27

TOPO
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Appendix C: Definitions

The following definitions supersede those found in the Zoning Ordinance. For anything not defined within this Redevelopment Plan, the definitions found in § 33-3 of the Zoning Ordinance shall continue to be applicable.

Blank Wall shall mean a façade segment lacking windows, doors, architectural relief, material variation, or other features providing visual interest.

Massing Break shall mean a substantial variation in building plane, height, roofline, or architectural composition intended to visually divide a façade into smaller residential-scaled components.

Overflow Parking Management Plan shall mean a plan demonstrating how guest, service, and excess parking demand will be accommodated on-site without spillover onto neighborhood streets.

Residential Character shall be achieved through pitched roofs, dormers, façade articulation, and use of permitted residential materials.