

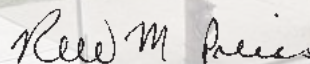


Area in Need of Redevelopment Investigation for  
**Block 1002, Lot 2 and Block 5703, Lot 11**  
Township of Teaneck New Jersey

Prepared on behalf of the Township of Teaneck Planning Board  
by **PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC**  
Planning & Real Estate Consultants

April 15, 2019

The original of this report was signed and sealed in accordance with N.J.S.A. 13:41-1.2



Richard Preiss, PP  
New Jersey Professional Planner License # 3461

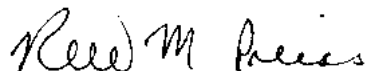
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**Prepared on behalf of:**  
The Township of Teaneck Planning Board

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## **I. INTRODUCTION**

The following study has been prepared at the direction and on behalf of the Township of Teaneck Planning Board whether two Township-owned properties, the first located along River Road near the Township's northwestern boundary and the second at the intersection of Teaneck Road and Westervelt Place qualify as "non-condemnation areas in need of redevelopment" as defined under the Local Redevelopment and Housing Law ("LRHL") at N.J.S.A. 40A:12A. The areas to be considered are identified on the Borough's official tax maps as Block 1002, Lot 2 and Block 5703, Lot 11 (known herein as the "Study Areas" or "Block 1002, Lot 2" and "Block 5703, Lot 11")

The Township Council of the Township of Teaneck authorized and directed the Planning Board to conduct this study in a resolution adopted on November 19, 2018 (see Resolution #222-2018).

In preparation of the study, Phillips Preiss Grygiel Leheny Hughes LLC (Phillips Preiss) reviewed the following records and documents:

- Master Plans and Master Plan Reexamination Reports, 1994 through 2017
- Zoning map and ordinances of the Township of Teaneck
- Tax maps of the Township of Teaneck
- Tax records and ownership information for the subject properties
- Aerial photos of the Study Area
- Environmental documentation from the New Jersey Department of Environmental Protection (NJDEP)

In addition to the above, Phillips Preiss has physically inspected the Study Areas several times, most recently in March 2019, including interior and exterior inspections of existing buildings. Further, Phillips Preiss has held conversations with Township officials to obtain additional information on the existing uses and conditions of the Study Area properties.

The remainder of this report is divided into six chapters. Chapter II provides a description of the Study Areas and their locational contexts. Chapter III provides an analysis of the applicable master plan and zoning designations for the Study Areas. Chapter IV discusses the qualifying criteria set forth at N.J.S.A. 40A:12A-5 for an "area in need of redevelopment" determination. Chapter V applies these criteria to the Study Areas to determine whether or not an area in need of redevelopment determination is warranted. Chapter VI summarizes the overall conclusions of the report.

## II. DESCRIPTION OF THE STUDY AREAS AND LOCATIONAL CONTEXTS

The area under consideration for redevelopment area designation consists of 2 non-contiguous parcels that are designated on the Township's tax maps as Block 1003, Lot 2 and Block 5703, Lot 11. According to the Township's official tax records, Block 1002, Lot 2, encompasses 7.58 acres at 1600 River Road, in the northwestern portion of the Township, on the west side of River Road adjacent to the Hackensack River. Block 5703, Lot 11 encompasses 0.32 acres and is situated at 1425 Teaneck Road at the southwest corner of its intersection with Westervelt Avenue. The locations of the Study Areas within the Township of Teaneck are shown on Figure 1.

**Table 1: Study Area Properties**

Block	Lot	Owner	Street Address	Area (Acres)
1002	2	Township of Teaneck	1600 River Road	7.58
5703	11	Township of Teaneck	1425 Teaneck Road	0.32

The tax lots and area boundaries Block 1002, Lot 2 and Block 5703, Lot 11, are shown on Figures 2 and 3, respectively.

Block 1002, Lot 2 is located in the northwestern-most portion of the Township. It is bounded generally by River Road to the east; Block 1211, Lot 1 to the south; the Hackensack River to the west; and Block 1002, Lot 1 to the north. Single-family residences are located to the south and across River Road to the east. Township-owned open space (Clarence W. Brett Park) is located to the north. The Hackensack River serves as the western boundary for both the subject property and the Township. Commercial and industrial properties in the City of Hackensack, including The Shops at Riverside mall, are located to the west across the river. The setting of Block 1002, Lot 2 within its immediate surrounding area is shown on Figure 4.

Block 5703, Lot 11 is located in the northern-central portion of the Borough and is bounded generally by Block 5703, Lot 12 to the east; Block 5703, Lot 10 to the south; Teaneck Road to the west; and Westervelt Place to the north. Single-family residences are located along Westervelt Place to the east and north. Commercial uses are located along Teaneck Road, including a restaurant to the south and a strip shopping center across Teaneck Road to the west. The setting of Block 5703, Lot 11 within its immediate surrounding area is shown on Figure 5.

In terms of land use, both parcels are owned by the Township of Teaneck and utilized by the Township's Department of Public Works (DPW). Block 1002, Lot 2 serves as the principal yard for the DPW, including offices and recycling facilities. Other activities on the site include outdoor storage of active and disabled Township vehicles and equipment, vehicle and equipment repair service, and outdoor material storage, such as road salt and landscaping materials. Block 5703, Lot 11 is used as the DPW's maintenance shop, where smaller equipment such as road signs are repaired and stored.



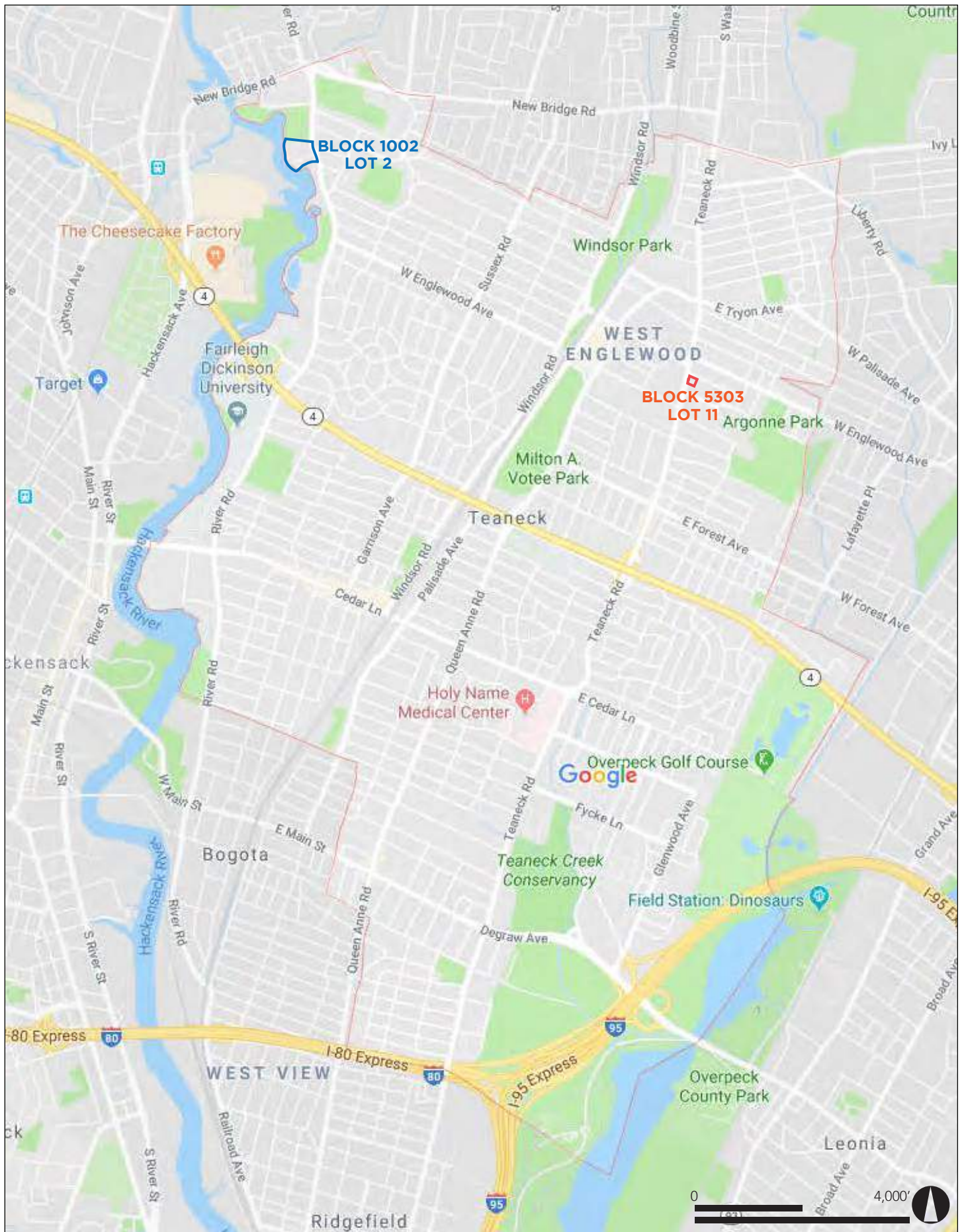


Figure 1: Location | AINR Investigation for Block 1002, Lot 2 and Block 5303, Lot 11 | Township of Teaneck, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019



Figure 2: Block 1002, Lot 2 Study Area Tax Map | AINR Investigation for Block 1002, Lot 2 and Block 5303, Lot 11 | Township of Teaneck, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019





Figure 3: Block 5303, Lot 11 Study Area Tax Map | AINR Investigation for Block 1002, Lot 2 and Block 5303, Lot 11 | Township of Teaneck, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019





Figure 4: Block 1002, Lot 2 Study Area Aerial Context | AINR Investigation for Block 1002, Lot 2 and Block 5303, Lot 11 | Township of Teaneck, NJ  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019



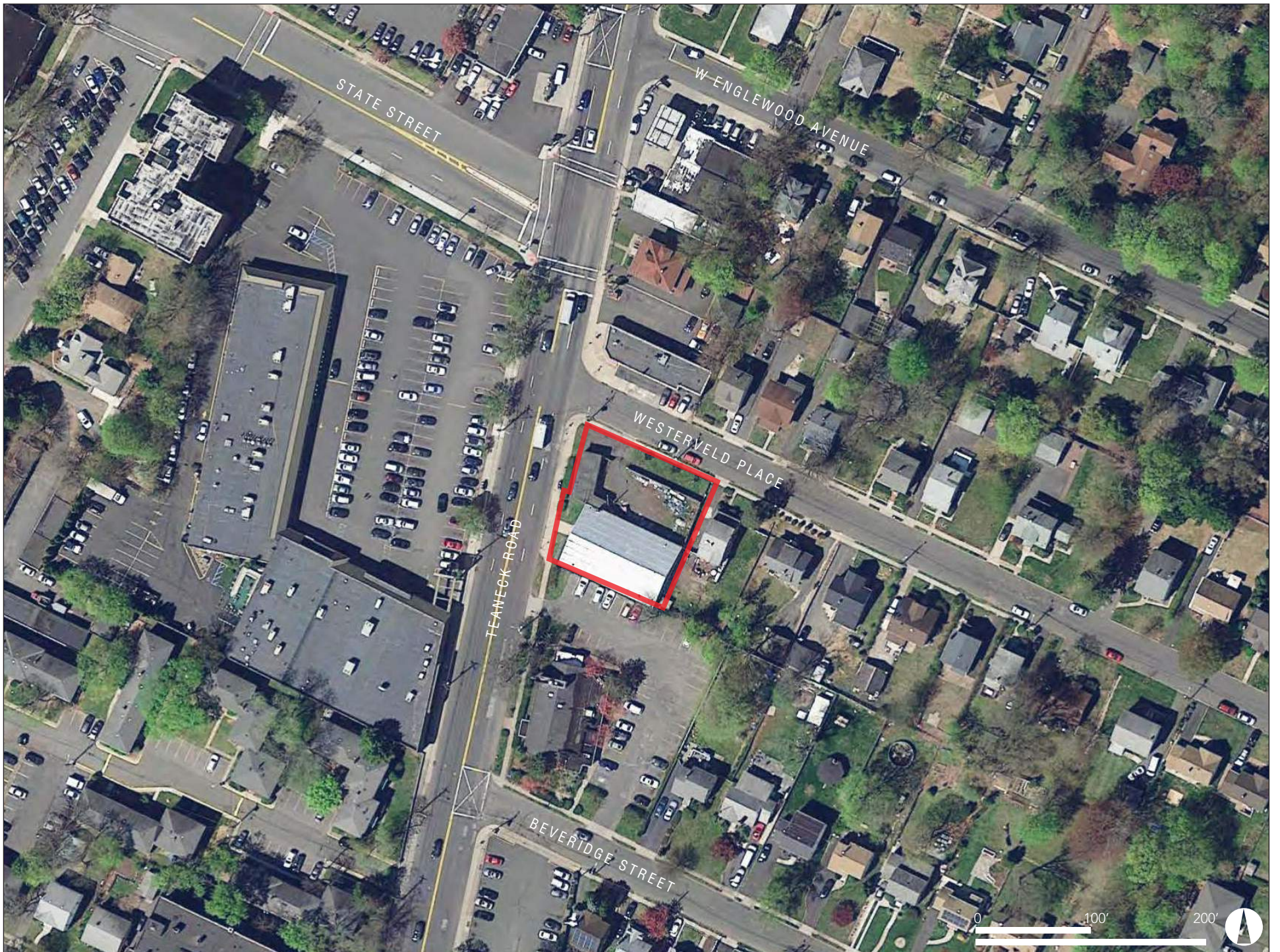


Figure 5: Block 5303, Lot 11 Study Area Aerial Context | AINR Investigation for Block 1002, Lot 2 and Block 5303, Lot 11 | Township of Teaneck, NJ  
PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019



### III. EXISTING ZONING AND MASTER PLAN DESIGNATIONS FOR THE STUDY AREA

#### A. Master Plan

##### Block 1002, Lot 2

The Township has contemplated renovation or redevelopment of this facility dating back to the 1960s, which is acknowledged in many of the Township's Master Plan documents. The Township's 1994 Master Plan describes the existing facility as "obsolete" and references plans for the on-site replacement and expansion of the facility that were originally proposed in the 1963 Master Plan. This is further referenced in the 2001 Master Plan Reexamination Report, which identifies the replacement of the "obsolete" DPW facility as a problem affecting the Township's Community Facilities Plan.

The Township's 2004 Master Plan included a newly revised Community Facilities Plan Element that recommended the relocation of the DPW garage/yard. The existing facility was identified as obsolete and its location on River Road deemed inappropriate for what is essentially an industrial use, due to the surrounding residential properties. The 2004 Master Plan recommends that a new, more appropriate site would allow for more efficient operations while removing truck traffic from River Road and allowing the Township to reuse the property.

The most recent Master Plan Reexamination for the Township of Teaneck was adopted in 2017 and recommended a potential rezoning of the site. This document describes several studies that have been undertaken by the Township to identify potential alternative sites for the relocation of the DPW yard and potential re-use of the property. The most recent study, conducted in 2016, also addressed the constraints and opportunities associated with private redevelopment of the property as multi-family housing in a manner that appropriately addressed the site's constraints, which include the presence of a flood hazard area and potential environmental contamination. The study also investigated the potential for redeveloping the site as a modern DPW facility. The 2017 Reexamination acknowledges that such studies are ongoing and inconclusive, and as such, recommends their continuation until a conclusion is reached, when the site may be rezoned to permit multi-family residential development, in the case that was the preferred alternative.

##### Block 5703, Lot 11

The 2017 Master Plan Reexamination recommended rezoning Block 5703, Lot 11 to permit multi-family age-restricted or senior housing with a first floor mixed-use component. Block 5703, Lot 11 was recognized as being in a poor state of repair and incompatible with the surrounding single-family residential uses to its east. The proposed rezoning was adopted in July 2017 by the Township Council per Ordinance No. 15-2017, as will be discussed in the following section.

The Master Plan rezoning designations of both Study Areas are shown on Figure 6.





Figure 6: 2017 Master Plan Reexamination Recommended Rezoning  
 AINR Investigation for Block 1002, Lot 2 and Block 5303, Lot 11 | Township of Teaneck, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

## B. Zoning

The Study Areas and surrounding zoning are shown on Figure 7.

### Block 1002, Lot 2

Block 1002, Lot 2 is located within the Township's P - Public Land District. The purpose of this district is to restrict development on existing public lands. Permitted uses in this zone are public schools; administrative facilities; parking lots; libraries; recreational facilities; wireless communication towers; and other public buildings and structures. Permitted accessory uses are those customarily incidental to a permitted principal use. Due to the variety of uses permitted in the zone, and the fact that most such uses are existing, there are no dimensional or bulk restrictions for this zone.

### Block 5703, Lot 11

Following the recommendation for rezoning as set forth in the Township's 2017 Reexamination, the Township Council adopted Ordinance No. 15-2017 on July 6, 2017. This ordinance created a new zone, known as the R-SCII Residential Senior Housing II District. Block 5703, Lot 11 and Block 5703, Lot 10, an adjacent property that is presently occupied by a restaurant, were rezoned to this new classification. This district permits age-restricted (55+) or senior housing (62+) multi-family apartments. Retail and restaurant uses are permitted on a ground floor. Accessory uses permitted include at- or below-grade or surface parking facilities and other customary accessory uses associated with the permitted principal uses. The bulk standards are set forth in Table 2 below:

**Table 2: Bulk Restrictions for the R-SCII Residential Senior Housing II District.**

a. Minimums

1. Lot area - 10,000 square feet
2. Lot width - 100 feet
3. Lot depth - 100 feet
4. Setbacks for buildings
  - [i] Front yard setback from Teaneck Road: zero (0) feet but no more than ten (10) feet; and from Westervelt Place and Beveridge Street: twenty (20) feet
  - [ii] Side yard setbacks: from adjacent property lines: ten (10) feet
  - [iii] Rear yard setbacks: thirty (30) feet
5. Setbacks for parking and driveways
  - [i] Front setback for parking under a building screened by a wall: zero (0) feet
  - [ii] Front setback for surface parking: fifteen (15) feet
  - [iii] Side setback for parking under a building screened by a wall: ten (10) feet

- [iv] Side setback for surface parking: ten (10) feet
- [v] Rear setback to parking under a building screened by a wall thirty (30) feet
- [vi] Rear setback for surface parking ten (10) feet
- [vii] Setback of driveways on Westervelt Place and Beveridge Street from Teaneck Road: thirty (30) feet
- [viii] Setback of driveways from adjacent residential uses: ten (10) feet

b. Maximums

1. Gross residential density - 50 units per acre
2. Building coverage
  - [i] Stand-alone retail uses: 25%
  - [ii] Mixed-use/residential only: 50%
3. Lot coverage
  - [i] Stand-alone retail uses: 80%
  - [ii] Mixed-use/residential only: 90%
4. Building height
  - [i] Stand-alone retail uses: 1 story/25 feet
  - [ii] Mixed use/residential only: 4 stories/45 feet



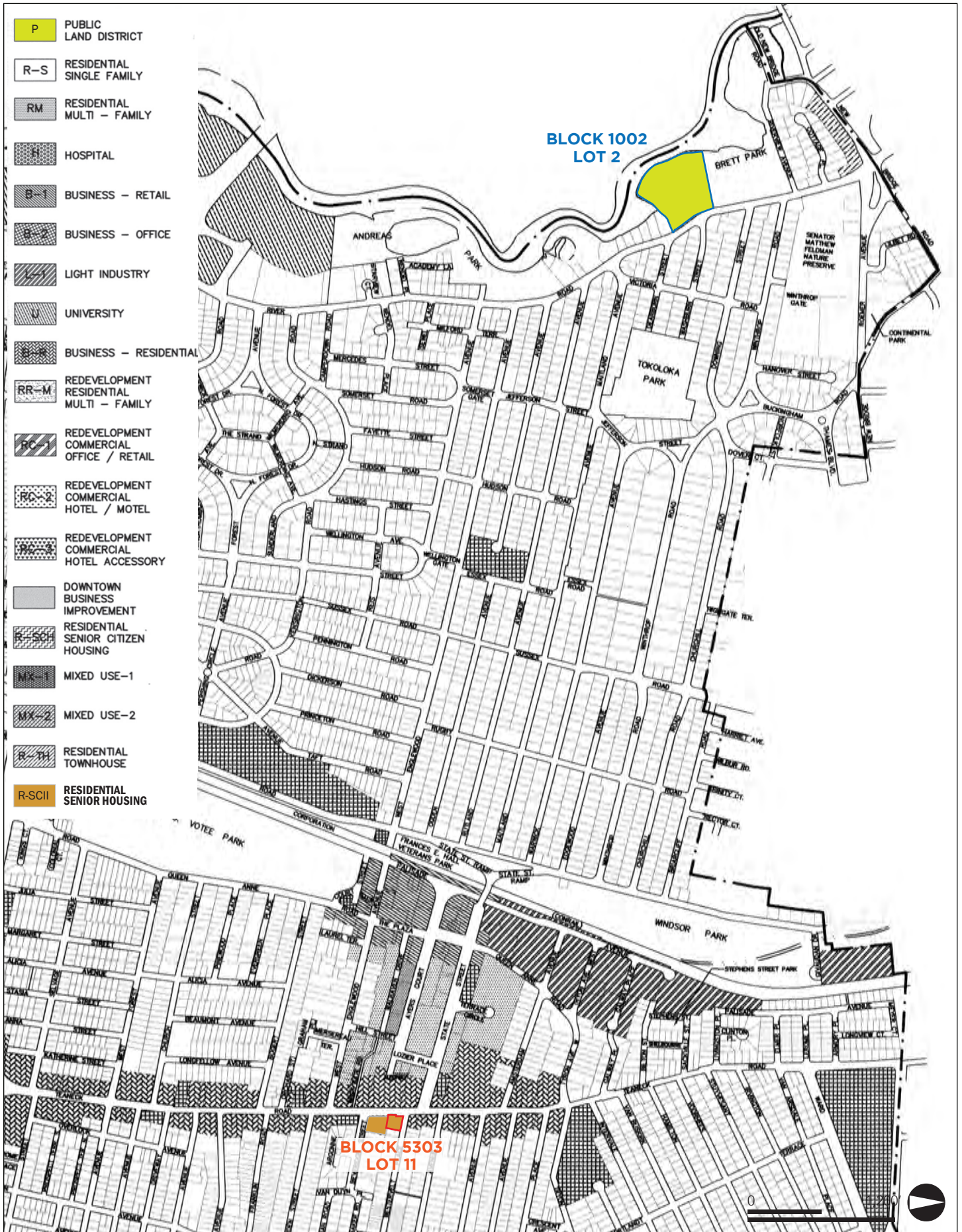


Figure 7: Teaneck Zoning Map | AINR Investigation for Block 1002, Lot 2 and Block 5303, Lot 11 | Township of Teaneck, NJ  
 PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC 2019

**IV. STATUTORY CRITERIA FOR ESTABLISHMENT OF AN AREA IN NEED OF REDEVELOPMENT AND APPLICATION TO THE STUDY AREA**

The LRHL at N.J.S.A. 40A:12A-5 provides that

[a] delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in Section 6 of P.L.1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

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 buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

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.

f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the New Jersey Urban Enterprise Zones Act, P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition, individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment provided that within the area as a whole, one or more of the expressed conditions are prevalent. This provision is referred to as "Section 3" and is set forth under N.J.S.A. 40A:12A-3, which states in part that "a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part."



## V. STUDY AREA EVALUATIONS

The following chapter evaluates the specific parcels comprising the Study Areas and considers whether they meet any of the statutory criteria for a non-condemnation “area in need of redevelopment” designation consistent with the Local Redevelopment and Housing Law. Both Study Area properties are municipally-owned. The evaluation was based on surveys of land usage, property conditions, occupancy and ownership status, Master Plan designation, and review of other relevant data.

### A. Block 1002, Lot 2

Location:	1600 River Road
Owner of record:	Township of Teaneck
Total Acreage:	±7.58 acres
Current Use:	Township DPW complex and recycling center
Assessed Value:	
Land	\$1,023,300
Improvements	\$128,000
Total	\$1,151,300

The ±7.58 acre parcel is located in the northwestern portion of the Township, west of River Road and east of the Hackensack River. The property is irregularly shaped due to its location along the river. It has ±410 feet of frontage along River Road and is currently accessed via a driveway from same. The site has been Township-owned and operated as the DPW facility for over 60 years and is developed with an assortment of permanent and temporary structures related to this use. The site is generally used for the maintenance, parking and storage of municipal vehicles, both usable and derelict. Police, sanitation and other Township agency vehicles, including cars, trucks and other equipment, are maintained at this facility. The site further serves as the Township’s Recycling Depot, where Teaneck residents may bring bulk and household recyclable goods during specific hours of operation (generally morning through afternoon, Friday through Sunday).

The principal structure on the site is a garage building that measures approximately ±11,000 square feet and is located in the southeastern corner of the property. The one-story building consists primarily of offices, employee areas, and large garage bays where vehicles and equipment are serviced. The exterior of the masonry building appears to be in poor condition, with several cracked areas evident near windows and near the roofline. In 2018, a wall of the building had to be reinforced after it was determined to be structurally unsound. Further, the roof appears to be in poor condition, with several visibly patched areas along the length of the building.

The main entrance and employee/visitor parking areas are located to the north of this building. This parking area is striped to allow for safe vehicle parking, but no curbing is present and failed/cracked asphalt and pooling are evident throughout the parking area. A temporary framed car wash shed is located adjacent to the garage bays on the north side of the building. This structure is relatively new and was installed to limit runoff resulting from the washing of vehicles on the site. A fueling station with canopy is also located to the north of the building. The fuel pumps and canopy appear very

outdated, rusted, and in very poor condition, but still remain functional. Several shipping containers and trailers are located to the west and south of the building. Based on photographs and observations on site visits, these containers/trailers have been in this location for five or more years. An unpaved vehicle storage area is located further to the west, including a large, heavily rusted metal garage structure

Various outbuildings and structures are located throughout the site, including storage buildings, sheds, trailers, and shipping containers in a poor state of repair. The only recent development on the site is a salt storage shed that was constructed circa 2009. The salt shed is located in the north-central portion of the site and remains in good condition. A smaller, heavily rusted metal shed is located in the southwest portion of the site adjacent to the aforementioned garage. A one-story frame building is located between the salt shed and the visitor/employee parking area. This building is in very poor condition and does not appear to be used at this time. Outdoor recycling and material storage bins are located in the central-western portion of the site.

The remainder of the site generally consists of paved and unpaved parking areas that are used for outdoor storage and parking of Township vehicles and equipment. Both operational and non-operational vehicles are stored throughout the site in formal and informal parking areas. Many vehicles and other equipment, including appliances, construction equipment, and Township property in disrepair (i.e. park benches, ladders) are scattered throughout the site in a haphazard manner. As a result, parking and circulation within the interior of the site is generally haphazard and ad hoc in nature, with little to no differentiation between circulation and storage areas. The paved areas of the site are in poor condition, with many areas of cracked and/or uneven pavement and several areas with pooled standing water, which may indicate drainage issues. There is little formal landscaping on the site with the exception of mature wooded areas on the east and west perimeters of the site along River Road and the Hackensack River, respectively.

This property meets the following criteria: **a, d**

The overall site conditions of the property, which include deteriorating and ill-maintained structures in substandard and potentially unsafe condition, is in itself a condition detrimental to the overall public health, safety and general welfare. Per interviews with Township staff, the age of the garage renders it unsuitable for repair of larger trucks and equipment, which then have to be repaired outdoors. This results in unfavorable conditions for employees and increases the potential for contamination via fuel or cleaning supply runoff. Additionally, in 2018, a wall in main garage building was determined to be structurally unsound and had to undergo emergency repairs at a cost of approximately \$50,000. In addition, there are scattered outbuildings in very poor condition, including heavily rusted garages and sheds. There is also a frame building on the site that appears to be unsafe and unused. The poor quality of these substandard buildings are specifically conducive to unwholesome and unsafe working conditions for Township employees.

Further, as has been documented since the 1960s, the site suffers from a faulty and obsolete layout that is not conducive to the successful operation of the DPW facility, primarily due to its layout and

the poor utilization of the available site area. The existing environmental constraints on the site serve to further impede the utilization of land on the site, in which over half of the site is located within Zone AE, the 100-year flood hazard area. Several of the buildings on the site and most of the outdoor storage areas are located within Zone AE. In addition, the westernmost portion of the site is located within the Hackensack River floodway, a more severely restricted subcategory of Zone AE.

There are also existing environmental contamination issues on the site, which is currently classified as a Known Contaminated Site by the NJDEP. In the late 2000s, an area of lead contamination was remediated to accommodate the salt storage structure. The extent of further contamination on the site is unknown at this time, as the site is presently under investigation by a Licensed Site Remediation Professional. It is highly likely that further costly remediation and cleanup would be required for any type of new construction on the site. The Township would be responsible for the cost of remediation were it continue to be utilized as a DPW facility, and remediation would not address the overcrowding and faulty arrangement that is present throughout the site.

As the site has been in operation for decades, the existing buildings are in disrepair and In short, the DPW site exhibits faulty arrangement and design, leading to conditions that are that are detrimental to the general welfare of employees on the site and the overall community. In addition, the site represents an industrial use with outdoor storage of vehicles and equipment in a location that is environmentally sensitive and directs truck traffic throughout a residential area. As indicated in Township Master Plan documents, this is no longer an appropriate location given the surrounding context and represents a deleterious land use that may cause detriment to the public health, safety, and general welfare with its negative impacts, including truck traffic, noise, and pollution.

#### **B. Block 5703, Lot 11**

Location:	1425 Teaneck Road
Owner of record:	Township of Teaneck
Total Acreage:	±0.32
Current Use:	DPW maintenance facility
Assessed Value:	
Land	\$372,900
Improvements	\$364,400
Total	\$736,900

This ±0.32 acre parcel is located at the southeastern corner of Teaneck Road and Westervelt Place and has ±130 feet of frontage on each road. The site is utilized as a DPW maintenance shop in association with the larger facility located at 1600 River Road. The maintenance shop is primarily used for the repair and restoration of Township signage, lighting, and other small equipment that can be serviced indoors. The building consists of a main structure, which measures ±5,500 square feet, and what appears to be a small, one-story addition near the corner of Teaneck Road and Westervelt Place.

The site is also developed with small paved parking areas on the north and south sides of the building. Asphalt areas throughout the site are also in poor condition. There are few parking spaces available



on the site, and no place for loading or unloading by larger vehicles or trucks. A yard area is located to the north of the building along Westervelt Place, which is enclosed by a masonry wall with a chain-link gate. The enclosed portion of the site is utilized for outdoor storage of signs, trash receptacles and other items repaired on the site. There is little to no landscaping present on the site.

The one-story masonry building was utilized as a plumbing equipment warehouse until the Township purchased the site and repurposed it as a recreation center for teens and seniors in the early 1970s. The building was converted to its current use in the 1990s following the construction of the Township's Richard Rodda Community Center.

The exterior and interior of the building are both in poor condition. On a site visit, the interior of the building exhibited signs of water damage. Flooring is also cracked and damaged in many areas. Large swaths of the building's facades are clad with cracked stucco that reveals the masonry façade behind it. The principal façade along Teaneck Road is in very poor structural and cosmetic condition, with peeling paint and cracked masonry visible across the entire façade. Windows and doors are also in poor condition and rusted over. A roof overhang and red trim on this façade are also in poor condition. The masonry wall along Westervelt Place is in similar condition (i.e. cracked and peeling).

Additionally, the current use is not permitted under the existing R-SCII zoning. It would not be feasible to re-tenant the existing building to house a permitted use under the current zone regulations, such as a retail store, due to the poor condition of the building and the overall site area.

This property meets the following criteria: **a, d**

In its current state, the building and the site exist in a substandard and dilapidated condition. The building not been significantly renovated since its time serving as a recreation center and as such, is substandard for the work being conducted on the premises. Further, the site's distance from the DPW yard is not conducive to the type of work being performed on both sites, as the distance requires truck traffic on local roadways to travel between the sites.

As the structure is over 50 years old, it likely does not comply with modern construction and building codes. Significant investments would be required to return the building to a safe, productive use, to a point where such improvements would likely not be financially feasible. Further, existing condition of the building is poor to the point of dilapidation and to render the interior and exterior spaces substandard. The interior of the building was never adapted to suit its present use and has further suffered from a lack of maintenance that has resulted in an overcrowded and hazardous workspace. The existing conditions of the building are specifically conducive to unwholesome and unsafe working conditions for Township employees.

Given the industrial nature of the work taking place in the building and the outdoor storage as evidenced on the site, the existing use is not compatible with surrounding residential neighborhood to its east. While Teaneck Road is a commercial street, the primary access to this site and building is via Westervelt Place. The poor cosmetic condition of the building is further inappropriate in a

residential context, particularly given the lack of buffers or landscaping on the site. As such, the property may be considered a deleterious land use at this location that is detrimental to the overall public health, safety and general welfare.

### **C. Consideration of a Redevelopment Area Designation for the Study Area**

The results of the redevelopment area investigation reveal that the Block 1002, Lot 2 and Block 5703, Lot 11 both meet criteria “a” and “d” for redevelopment designation.

Block 1002, Lot 2 is an obsolete public works facility which suffers from a faulty arrangement and design that is further constrained by the existing environmental features and known contamination issues on the site. The advanced age of the buildings on the site are substandard as to rise to the level to create an unsafe working environment for those employed on the site, as evidenced by recent structural issues. The poor conditions present on Block 1002, Lot 2 deleterious to the surrounding residential area and detrimental to the overall public health, safety and general welfare.

The use of Block 5703, Lot 11 as a DPW maintenance facility is incompatible with the surrounding residential area, particularly given its poor exterior and interior conditions, representing a deleterious land use. The age and poor condition of the buildings are dilapidated, obsolete, and unsafe to create an unsafe environment for employees. The site is dilapidated to the point that it has a negative visual impact on the surrounding residential community and when viewed from Teaneck Road, a busy commercial thoroughfare. Both of these factors are detrimental to the safety, health, and welfare of the community.

The Township has acknowledged the need to update these sites in a variety of planning studies and Master Plan documents, culminating in the rezoning of Block 5703, Lot 11 in 2017, with the intention to redevelopment or relocate the sites to advance the public health, safety and welfare of the community.

## **VI. CONCLUSION**

The foregoing study was prepared at the direction and on behalf of the Township of Teaneck Planning Board to determine whether the area known herein as “Block 1002, Lot 2 and Block 5703, Lot 11” qualify as a non-condemnation “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law.

Based on the foregoing analysis, Block 1002, Lot 2 and Block 5703, Lot 11 meet the criteria set forth at N.J.S.A. 40A:12A-5a and 5d. The referenced area can therefore be designated as a non-condemnation “area in need of redevelopment.”



**Appendix A: Existing Conditions on Block 1002, Lot 2**



Exterior - Main office and garage building



Exterior - Main office entrance



Fueling canopy and pumps



Detail of fueling pump



Exterior - Rusted garage storage structure



Exterior - Rusted garage storage structure





Cracked pavement and pooling in parking area



Haphazard parking of active and disabled vehicles



Outdoor storage of debris adjacent to Hackensack River



Wood frame structure in poor condition



Temporary enclosure for vehicle washing



Salt storage shed



**Appendix B: Existing Conditions on Block 5703, Lot 11**



Exterior - Teaneck Road frontage



Exterior - Detail of corner of southern facade



Exterior - Westervelt Place frontage



Exterior - Westervelt Place yard



Exterior - Parking area on southern side of building



Interior - Haphazard storage of materials





Interior - Water damage present on ceiling



Interior: Cracked/dilapidated flooring



Interior - Cracked/dilapidated flooring



Interior - Substandard structural conditions