



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 01/19/21 08:00 PM
Department: Township Clerk
Category: Certify
DOC ID: 6380

ORDINANCE (ID # 6380)

Ordinance No. 4-2021 AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR 1085 DECATUR AVENUE (BLOCK 6002, LOT 1) AND 329 ALFRED AVENUE (BLOCK 6002, LOT 2), TOWNSHIP OF TEANECK, NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12A-7 BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #4-2021 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR 1085 DECATUR AVENUE (BLOCK 6002, LOT 1) AND 329 ALFRED AVENUE (BLOCK 6002, LOT 2), TOWNSHIP OF TEANECK, NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12A-7

BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #4-2021 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

HISTORY:

01/05/21 Township Council INTRODUCED

Councilwoman Romney-Rice inquired if this ordinance will have a presentation attached to it at the following meeting. Deputy Mayor Schwartz & Katz provided background and procedural information for this ordinance.

Township Planner Richard Preiss called in and provided background information on Ord. #4-2021.

COMMENTS - Current Meeting:

- 1) Alan Sohn - expressed disagreement with Ord. 4-2021's redevelopment plan.

Deputy Mayor Schwartz explained some details about the proposed plan and expressed his support.

RESULT:	ADOPTED BY CONSENT VOTE [6 TO 1]
MOVER:	Keith Kaplan, Councilman
SECONDER:	Mark J. Schwartz, Deputy Mayor
AYES:	Katz, Schwartz, Orgen, Dunleavy, Kaplan, Pagan
NAYS:	Gervonn Romney Rice

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

ORDINANCE NO. 4-2021 AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR 1085 DECATUR AVENUE (BLOCK 6002, LOT 1) AND 329 ALFRED AVENUE (BLOCK 6002, LOT 2), TOWNSHIP OF TEANECK, NEW JERSEY, PURSUANT TO N.J.S.A. 40A:12A-7 BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TEANECK THAT ORDINANCE #4-2021 PASS UPON SECOND AND FINAL READING AND THAT THE TOWNSHIP CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ADVERTISE THE SAME ACCORDING TO LAW AND TO PROVIDE THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.

WHEREAS, by Resolution No. 79-2019, adopted on May 7, 2019, 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 areas commonly known as 1085 Decatur Avenue, Teaneck N.J., being also known and designated as Block 6002, Lot 1 as shown on the Tax Map of the Township of Teaneck and 329 Alfred Avenue, Teaneck, N.J., also known and designated as Block 6002, Lot 2 as shown on the Tax Map of the Township of Teaneck, may be determined to be non-condemnation areas 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, the Planning Board subsequently directed its consulting planners, Phillips Preiss Grygiel Leheny Hughes LLC, to conduct the study; and

WHEREAS, said consultants submitted their report, titled *Area in Need of Redevelopment Investigation for Block 6002, Lots 1 and 2, Township of Teaneck, New Jersey* to the Planning Board on May 24, 2019; and

WHEREAS, a public hearing to determine whether the aforesaid area be designated a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law (LRHL) at N.J.S.A. 40A:12A-6 was held by the Planning Board on June 27, 2019, following the publication of a notice, once each week for two consecutive weeks, 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 a study entitled "*Redevelopment Investigation for Block 6002, Lots 1 and 2, Township of Teaneck, New Jersey*" prepared by Richard Preiss, 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, at said hearing the Planning Board heard and considered the testimony and the report entitled "*Redevelopment Investigation for Block 6002, Lots 1 and 2, Township of Teaneck, New Jersey*" prepared by Richard Preiss of Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, dated May 24, 2019; and

WHEREAS, following such hearing, the Planning Board voted on June 27 2019 to recommend to the Township Council the designation of 1085 Decatur Avenue, Teaneck N.J., being also known and designated as Block 6002, Lot 1 as shown on the Tax Map of the Township of Teaneck and 329 Alfred Avenue, Teaneck, N.J., also

known and designated as Block 6002, Lot 2 as shown on the Tax Map of the Township of Teaneck as non-condemnation areas in need of redevelopment; and

WHEREAS the Township Council adopted Resolution 143-2019 on July 9, 2019 declaring and determining that 1085 Decatur Avenue, Teaneck N.J., being also known and designated as Block 6002, Lot 1 as shown on the Tax Map of the Township of Teaneck and 329 Alfred Avenue, Teaneck, N.J., also known and designated as Block 6002, Lot 2 as shown on the Tax Map of the Township of Teaneck are Non-Condensation Areas in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Council thereafter authorized and directed Phillips Preiss Grygiel Leheny Hughes LLC to prepare a Redevelopment Plan for the area in question pursuant to the LRHL at N.J.S.A. 40A:12A-7, which provides that “no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or in both, as appropriate.”; and

WHEREAS, Richard Preiss of Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, submitted a proposed Redevelopment Plan for 1085 Decatur Avenue (Block 6002, Lot 1) and 329 Alfred Avenue (Block 6002, Lot 2) Township of Teaneck, New Jersey, dated December 30, 2020; and

WHEREAS, subject to the review and recommendation of the Planning Board of the Township of Teaneck, the Township Council is desirous of implementing such Proposed Redevelopment Plan for 1085 Decatur Avenue and 389 Alfred Avenue through the adoption of a Redevelopment Plan Ordinance pursuant to N.J.S.A. 40A:12A-7;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, as follows:

SECTION 1. Findings. The findings set forth in the preamble to this ordinance are hereby incorporated as if fully restated herein.

SECTION 2. Adoption of Redevelopment Plan. The Proposed Redevelopment Plan for 1085 Decatur Avenue (Block 6002, Lot 1) and 329 Alfred Avenue (Block 6002, Lot 2) Township of Teaneck, New Jersey, prepared on behalf of the Township of Teaneck Planning Board by Richard M. Preiss, PP, of Phillips Preiss Grygiel Leheny Hughes LLC, Planning & Real Estate Consultants, dated December 30, 2020, a copy of which is on file in the Office of the Township Clerk and is available for public inspection, is hereby incorporated herein by reference, and the same is hereby adopted as the Redevelopment Plan in accordance with N.J.S.A. 40A:12A-7, for the planning, development, redevelopment, or rehabilitation of the following parcels determined to be in a non-condemnation area in need for redevelopment: 1085 Decatur Avenue (Block 6002, Lot 1) and 329 Alfred Avenue (Block 6602, Lot 2) in the Township of Teaneck, Bergen County, New Jersey. The Redevelopment Area is located in the easterly portion of the Township, north of Route 4 and south and west of the Township's municipal boundary with the City of Englewood. The Redevelopment Area is generally bounded by Decatur Street to the west; Alfred Avenue to the south; the easterly property line of Block 6002, Lot 2 to the east; and Tietjen Avenue and the City of Englewood to the north.

SECTION 3. Inconsistency. This Redevelopment Plan shall supersede all applicable provisions of the Development Regulations of the Township of Teaneck regulating development within the redevelopment area addressed by this Redevelopment Plan. In

the event of a conflict between the provisions of the Redevelopment Plan and the Development Regulations of the Township of Teaneck, the provisions of the Redevelopment Plan shall govern. In all situations where zoning issues are not specifically addressed in the Redevelopment Plan, the Teaneck Development Regulations shall, however, remain in effect. Final adoption of this Plan by the Township Council of the Township of Teaneck shall constitute an amendment of the Township of Teaneck Zoning Map to designate Block 6002, Lots 1 and 2 as being within the redevelopment area governed by the provisions of the Redevelopment Plan.

SECTION 3. Severability. If any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan shall be adjudged by the courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan shall be deemed valid and effective.

SECTION 4. Effective date. This ordinance shall take effect immediately following passage and publication as required by law and upon filing with the Planning Board of the County of Bergen.

INTRODUCED: _____

ADOPTED: _____

ATTEST:

 Doug Ruccione
 Township Clerk

 Dr. James Dunleavy,
 Mayor

