

Statement setting forth the basis for the investigation of whether Block 705, Lot 4.01 and Block 707, Lots 1-5 in the Township of Teaneck should be designated a “Non-Condemnation Area in Need of Redevelopment”:

In accordance with Resolution XXX-2020, adopted by the Township Council of the Township of Teaneck on September 22, 2020 an investigation will be undertaken to determine whether a Study Area consisting of Block 705, Lot 4.01 and Block 707, Lots 1-5 on the tax maps of the Township of Teaneck qualify as “an area in need of redevelopment” pursuant to the criteria set forth at N.J.S.A. 40A:12A-1 et seq. Specifically, the Study Area will be investigated for consideration as a “Non-Condemnation Area in Need of Redevelopment,” wherein the Township of Teaneck would not be authorized to exercise the power of eminent domain to acquire any property in the delineated area.

A tax map and an aerial map have been prepared which depict the boundaries of the Study Area. The Study Area totals approximately 6.67 acres and is located near the Cedar Lane commercial corridor in a southwest area of the Township. The Study Area is roughly bounded by Water Street to the north, North Street to the south, Chestnut Avenue to the west, and train tracks to the east. American Legion Drive traverses the area, separating the two blocks. Block 705, Lot 4.01 is a “L” shaped lot totaling ±1.47 acres that takes up approximately half of the entire block and has frontage on all four sides. It is currently used as a municipal surface parking lot. Within the 5.2-acre Block 707, Lot 2 is improved with the SGI-USA Buddhist Center, Lot 5 is improved with a Stop & Shop supermarket, and the remainder is surface parking utilized by the two uses.

Pursuant to the New Jersey Local Redevelopment and Housing Law, the investigation will determine whether the properties included in the Study Area qualify as a “Non-Condemnation Area in Need of Redevelopment,” whether by reason of dilapidation, obsolescence, faulty arrangement or design, excessive land coverage, deleterious land use or obsolete layout, or any combination thereof, are detrimental to the safety, health, morals, or welfare of the community (in accordance with N.J.S.A. 40A:12A-5); or 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 (in accordance with N.J.S.A. 40A:12A-3).