



**Township Council**

c/o Township Clerk  
Teaneck, NJ 07666

Meeting: 04/13/21 08:00 PM

Department: Township Clerk

Category: Designate

DOC ID: 6527

**RESOLUTION 87-2021**

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**DECLARING AND DETERMINING BLOCK 705, LOT 4.01 AND BLOCK 707, LOTS 1-5 AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

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TOWNSHIP OF TEANECK  
BERGEN COUNTY, NJ

**87-2021**

**DECLARING AND DETERMINING BLOCK 705, LOT 4.01 AND BLOCK  
707, LOTS 1-5 AS A NON-CONDEMNATION AREA IN NEED OF  
REDEVELOPMENT**

WHEREAS, by Resolution No. 203-2020, adopted on September 22, 2020, the Township Council authorized Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, having their offices at 33-41 Newark Street, Third Floor, Suite D, Hoboken, N.J. 07030, to undertake professional planning services in connection with the potential redevelopment of properties located along American Legion Drive within the Township of Teaneck, including assisting the Planning Board in an investigation of whether the area is an area in need of redevelopment; and

WHEREAS, the Planning Board of the Township of Teaneck undertook a preliminary investigation as to whether the areas commonly known as the American Legion Drive Parking Lot and 719, 713, 699, 689 and 665 American Legion Drive, Teaneck N.J., being also known and designated as Block 705, Lot 4.01 and Block 707, Lots 1-5 as shown on the Tax Map of the Township of Teaneck, bordered by Water Street, Alma Terrace, American Legion Drive and North Street, should be designated as a non-condemnation area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, a public hearing thereon was held by the Planning Board on March 25, 2021, 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 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, as well as any supporting documentation, in accordance with N.J.S.A. 40A:12A-6(b)(1), 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 Area in Need of Redevelopment Investigation Report for Block 705, Lot 4.01 and Block 707, Lots 1-5, dated February 2, 2021, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants; and

WHEREAS, following such hearing, the Planning Board voted to recommend to the Township Council the designation of premises commonly known as the American Legion Drive Parking Lot and 719, 713, 699, 689 and 665 American Legion Drive, Teaneck N.J., being also known and designated as Block 705, Lot 4.01 and Block 707, Lots 1-5 as shown on the Tax Map of the Township of Teaneck, bordered by Water Street, Alma Terrace, American Legion drive and North Street, as a non-condemnation area in need of redevelopment; and

WHEREAS the Township Council has considered the recommendations of the Planning Board, the Area in Need of Redevelopment Investigation Report dated February 2, 2021, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, comments from the public 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 the premises commonly known as American Legion Drive Parking Lot and 699, 689 and 665 American Legion Drive, Teaneck N.J., being also known and designated as Block 705, Lot 4.01 and Block 707, Lots 3-5 as shown on the Tax Map of the Township of Teaneck, bordered by Water Street, Alma Terrace, American Legion drive and North Street, be designated as a Non-Condensation Area in Need of Redevelopment pursuant to the following criteria set forth in N.J.S.A. 40A:12A-5:

“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,”

and that the premises commonly known as 719 and 713 American Legion Drive, Teaneck, N.J., being also known and designated as Block 707, Lots 1-2 as shown on the Tax Map of the Township of Teaneck, be designated as a Non-Condensation Area in Need of Redevelopment pursuant to the following criteria set forth in N.J.S.A. 40A:12A-3

“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 Report for Block 705, Lot 4.01 and Block 707, Lots 1-5, dated February 2, 2021, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, Planning and Real Estate Consultants, and the recommendation of the Planning Board; 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.