

OPEN SPACE AND RECREATION PLAN

for

Township of Teaneck
County of Bergen



Compiled by



Morris Land Conservancy
a nonprofit land trust

with the



Township of Teaneck
Project Team and
Environmental Commission

OCTOBER 2007

OPEN SPACE AND RECREATION PLAN

for

Township of Teaneck
County of Bergen

Compiled by



Morris Land Conservancy
a nonprofit land trust

with the



**Township of Teaneck
Project Team
Environmental Commission**

October 2007

Township of Teaneck

Open Space and Recreation Plan

The Township of Teaneck Open Space and Recreation Plan was written by:

Gail M. Yazersky, AICP/PP
GY Associates
P.O. Box 363
Livingston, NJ 07039
973-324-9764

*With Mapping, Editing, and Technical Expertise
Provided by:*



Morris Land Conservancy's
Partners for Greener Communities Team:
"Partnering with Communities to Preserve Natural Treasures"

David Epstein, President
Barbara Heskins Davis, PP, AICP,
Vice President of Programs
Tanya Nolte, Mapping Director
Kenneth Fung, GIS Manager
Graham Petto, Mapping Intern
Olivia Drescher, Project Intern
David Gordon, Project Intern

For further information please contact:



Morris Land Conservancy
19 Boonton Avenue
Boonton, NJ 07005
(973) 541-1010
Fax: (973) 541-1131
www.morrislandconservancy.org



Township of Teaneck
Environmental Commission/Project Team
818 Teaneck Road
Teaneck, NJ 07666
(201) 837-1600
Fax: (201) 837-1222
www.teanecknjgov.org

October 2007

Acknowledgements

Morris Land Conservancy would like to acknowledge the following individuals for their help in providing information and guidance for the Township of Teaneck Open Space and Recreation Plan.

Project Team:

Norma Goetz, Chairwoman
Eric Brauer
Glenna Crockett
Pat Crowley
Don Daume
Jane Furman
Fred Guggenheim
Harry Kissileff
Marvin Mausner
Charles McKearnin
Lizette P. Parker
George Reskakis
Bob Steele

Mayor and Township Council:

Elie Y. Katz, Mayor
Lizette P. Parker, Deputy Mayor
Michael Kevie Feit
Adam Gussen
Monica Honis
Jacqueline B. Kates
Elnatan Rudolph

Township Staff:

Helene V. Fall, Municipal Manager
Charles McKearnin, Engineer
Glenna Crockett, Recreation Director

Association of New Jersey Environmental Commissions:

Barbara Palmer, Liaison

The Association of New Jersey Environmental Commissions (ANJEC) contributed a Smart Growth Planning Grant, with funding from the Geraldine R. Dodge Foundation, to help fund the development of this Open Space and Recreation Plan.

Table of Contents

	Page
Executive Summary.....	1
Community Resources	3
Natural Resources.....	3
Cultural and Historic Resources	11
Built Resources	16
Recreation Resources	18
Goals and Policies: The Open Space Program in Township of Teaneck	27
Public Participation	30
Inventory of Outdoor Resources in Township of Teaneck	39
Needs Analysis: The Need for Open Space Preservation in Township of Teaneck....	43
Resource Assessment: A System of Open Space in Township of Teaneck.....	47
Action Plan: Action Program and Recommendations for Township of Teaneck	57
Preservation Partners, Tools, and Funding Sources.....	61
References	71
 Maps	
Natural Features Map	
Land Use Map	
Open Space Map	
Greenway Map	
 Appendix	
1) Township of Teaneck Environmental Commission – Philosophy of Open Space	
2) Public Hearing #1 – October 4, 2006	
3) Symposium on Open Space and Development – October 23, 2006	
4) Public Hearing #2 – February 27, 2007	
5) Open Space Trust Fund Resolution	
6) Recreation and Open Space Inventory	
7) Parcel Data Tables – Open Space Inventory	
8) Parcel Data Tables – Greenway Map	
9) MOST 2005 Report	
10) MOST 2006 Report	
11) Greenway Fact Sheet	

Cover Photographs: Coolidge Park and the Hackensack River Greenway – September 2006



Executive Summary

Established in 1895, the Township of Teaneck is a progressive community located in the eastern portion of Bergen County, New Jersey. The Township comprises an area of approximately 6.23 square miles and had a 2000 population of 39,260 residents. Teaneck's close proximity to New York City and easy access to mass transportation and major roadways enables quiet suburban residential living convenient to Manhattan and the entire metropolitan area.

Present day Teaneck was built on either side of a high ridge, now the location of Queen Anne Road. Early Lenape Indian settlements were located on either side of this ridge. Other early settlement took place in what is now the Brett Park/New Bridge Landing, an important Revolutionary War site. The State of New Jersey recognizes the importance of New Bridge Landing and established a state commission to protect and guide its historic preservation.

The Township of Teaneck Open Space and Recreation Plan is being developed at a time when the Township is at a crossroads regarding its future course due to desire to balance its open space and recreation with the desire for economic growth and development. Each requires careful consideration to maintain Teaneck's quality of life. Oftentimes, tax relief is anticipated through new residential and commercial development. However, studies have shown that such new development may not reduce the tax burden and may in fact increase it. Teaneck's Open Space and Recreation Plan offers a vision for natural resources protection and opportunities for outdoor recreation, with detailed information on funding sources and partners for preservation in the Township of Teaneck.

Open space and recreation have been important to Teaneck since the early 1930s when the Township's Master Plan recognized the benefit of establishing a greenbelt along the new State Route 4. This greenbelt presently runs along both sides of Route 4 and offers a quiet buffer of trees and green-space to residential neighborhoods that hug the Route 4 corridor.

The Hackensack River Greenway is considered one of the premier open space resources in the Township of Teaneck, as well as in Bergen County. Easements have been acquired along portions of the riverfront, and additional land acquisitions and/or easements will be needed to complete the Greenway. Presently such opportunities for preservation exist, and would greatly benefit this recreational corridor running along the Township's western border.

Additional open space is needed to preserve the character of the town, maintain adequate locations for both passive and active recreation for all residents, and support existing wildlife habitat. Additional opportunities for walking and bicycling in all areas of the township are needed. Recreation facilities are highly utilized and require expansion. Many recreation programs lack the needed space to accommodate demand from a very active citizenry. Any additional residential development project which adds

more than a few new residents may put even more pressure on these overextended facilities and programs.

To move towards these and other goals of protecting open space, preserving historic resources, and creating new recreational facilities, the Township of Teaneck established an Open Space, Recreation and Historic Preservation Trust Fund in 2004, developed a Comprehensive Recreational Master Plan in 2005, and has prepared this Open Space and Recreation Plan to guide land preservation in the Township.

There are several critical properties presently at risk which present opportunities for future open space and support the objectives outlined in this Plan. Simultaneous actions to preserve critical open space, expand recreation facilities and increase economic development at appropriate locations that avoid environmentally sensitive areas, will provide the balance that many seek. It is possible that each of these objectives can support the other. Eco-art at the Teaneck Creek Conservancy and eco-tourism along the Hackensack River Greenway enhance economic development opportunities by attracting visitors to the Township. Upgraded business districts can promote tourism and would result in greater utilization of these beautiful and unique natural resources.

The Open Space and Recreation Plan recommends protection of critical environmental and historic resources, acquiring additional lands for conservation and recreation, and the possible relocation of existing municipal facilities to support these objectives. A system of greenways supports a future vision of open space for the Township and is shown on the accompanying Greenways Map.

The Plan concludes with an Action Program and Recommendations section that describes the next steps in the implementation of the stated goals. One of the first recommendations is to adopt this Plan as an element of the Township's Master Plan.

The Open Space and Recreation Plan is an optional element of the Master Plan. It is a vision for open space, conservation and recreation. The visions included within this Plan do not commit the Township to purchase any specific sites. It is the vision of drafters of this document that the specific sites exhibit features and values that the Planning board deems worthy for preservation.

It is further envisioned that (i) in the event the Township acquires by any means any specific site, such acquisition shall in no way be binding on any other specific site identified in this element; and (ii) the identification of any site does not encumber title to said site in any manner.

Furthermore, this Open Space and Recreation Plan element is not to be utilized in any manner in interpreting any other element in the Master Plan.

Community Resources in the Township of Teaneck

This river and riverbank ecosystem mirror each other and the history of our ever changing relationship to them... contribute to awareness of a sense of place, the importance of this landscape and to the continued support by the Township and its citizens."

Richard Mills, author of Hackensack River Stories

The Township of Teaneck is located in eastern Bergen County, New Jersey. It is bounded by New Milford and Bergenfield to the north, Englewood and Leonia to the east, Bogota and Ridgely Park to the south and the Hackensack River on the west. Overall, the Township covers approximately 3,986 acres of land. (Source: *Environmental Resource Inventory - ERI, 2002*).

For analysis purposes, the Township can be divided into four geographic regions or quadrants to facilitate description, and is used throughout this plan. These four regions are:

- the northwest quadrant which encompasses all of the Township west of the rail line and north of State Highway 4
- the southwest quadrant which covers all lands south of State Highway 4 and west of the rail line
- the southeast quadrant which is comprised of land south of Route 4 and east of the rail line, and
- the northeast quadrant, consisting of all Township lands north of Route 4 and east of the rail line.

There are many types of community resources. Natural resources provide a number of important functions such as preventing flooding, providing wildlife habitat, limiting soil erosion, air and water quality, and providing active and passive recreational opportunities. The natural features of a community are an important consideration in developing appropriate land use plans for the future. Natural resources also provide recreational opportunities in the form of bicycle and walking trails, river access, boating, educational opportunities for nature study, and protection of our cultural heritage through historic resource preservation.

Natural Resources

Geology and Topography

Teaneck consists of three geologic formations. A large portion of the Township, 3,805 acres, is underlain by the Passaic Formation Sandstone and Siltation compositions. This formation covers most of the Township except for the Overpeck County Park vicinity which is composed of the Passaic Formation Mudstone, and two small areas adjacent to central and southern Queen Anne Road which are underlain with the Jurassic Diabase. Geology is important in that areas without a good source of water supply require a sufficient amount of cracks in the underlying bedrock to permit access to the water table. Sand and gravel geologic formations provide for a porous subgrade, which in turn permits a quick groundwater supply recharge.

Topography in Teaneck is generally considered to be gently rolling. The elevations generally rise from the west by the Hackensack River eastward, and from the east by the banks of Overpeck Creek westward. The highest elevations of approximately 120- 160 feet, are found in the central portions of the Township as well as in the central portion of the northeast quadrant of the Township. Most of the land mass (3,400 acres) contains slopes of less than four percent. Moderate slopes (5-9% slope) are found in 537 acres and only 74 acres contain slopes of in excess of 10%. (Source: *Environmental Resource Inventory*).

Soils

Soil type and quality determine what can be grown and what can be built. Soils determine the type of vegetation that will occur in a given area and as well as the rate at which precipitation will drain into the ground. Soil is defined as having four components: rock particles, organic material, air pockets between the particles, and water. Soils can be classified into associations, which are areas of land with a particular pattern of major and minor soils. It is possible that soil properties can vary greatly even in short distances. Some soils are wet seasonally, or subject to frequent flooding. Others are too unstable for the foundation for roads or buildings, or are too shallow before reaching bedrock. The presence of shallow bedrock may require blasting or breaking of rock in order to adequately prepare land for any kind of development. Clayey, or wet soils, are not well suited for basements or underground development. (Source: *Environmental Resource Inventory*).

According to the United States Department of Agriculture's Soil Conservation Service, there are eight different soil types with several subtypes found within Teaneck's borders. They are largely found in narrow, uneven bands which mostly orient north-south. The Township of Teaneck *Environmental Resources Inventory (ERI)* evaluated the various soils both for their development potential as well as their suitability for active and some passive recreation. Many of the soil types present moderate to severe limitations to recreational development. In some areas there are additional constraints including severe and moderate sewage effluent disposal drainage and steep slopes. The *Environmental Resource Inventory* identifies the various environmental factors and details a total of 20 soil types that relate to these development limitations. Due to the nature and extent of soils in Teaneck, tables showing soil limitations as well as a map of soil locations are shown on the following three pages.

Table 1

*Building Site Development Limitations,
Township of Teaneck*

<u>Soil Symbol</u>	<u>Shallow Excavations</u>	<u>Dwellings without Basements</u>	<u>Dwellings with Basements</u>	<u>Small Commercial Buildings</u>	<u>Local Roads & Streets</u>	<u>Lawns & Landscaping</u>
BUB	Severe: wetness	Moderate: wetness	Severe: wetness	Moderate: wetness, slope	Moderate: wetness, frost action	Moderate: small stones, wetness
BUC	Severe: wetness	Moderate: wetness, slope.	Severe: wetness	Severe: slope	Moderate: wetness, slope frost action	Moderate: small stones, wetness, slope
BUD	Severe: wetness, slope	Severe: slope.	Severe: wetness, slope	Severe: slope	Severe: slope	Severe: slope
DVB	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Moderate: frost action	Slight
DVC	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope, frost action	Moderate: slope
DVD	Severe: cutbanks cave, slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
DUB	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Moderate: frost action	Slight
UR*						
Ua*						
Ub*						
Uc*						
Ud*						
Ue*						
Uf*						
OtD	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
Pr	Severe: cutbanks cave, wetness	Severe: flooding, wetness	Severe; flooding, wetness	Severe: flooding, wetness	Severe: flooding, frost action	Severe: wetness, flooding
PoA	Severe: cutbanks cave, wetness	Severe: wetness	Severe: wetness	Severe; wetness	Severe: frost action	Moderate: wetness

*Lack of entry indicates that the soil was not rated. The information indicated in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation.

Slopes: Steep slopes add to difficulty of development for most development.

Slight: Limitations to development are considered slight if soil properties and site features are generally favorable for the indicated use. Limitations are minor and easily overcome.

Moderate: Limitations to development are considered moderate if soil properties and site features are not favorable for the indicated use. Special planning, design or maintenance may be needed to overcome or minimize limitations.

Severe: Limitations to development are considered severe if conditions are so unfavorable or difficult to overcome that a special design or feasibility study may be required, resulting in significant increases in construction and maintenance costs.

Source: Township of Teaneck Environmental Resource Inventory

Table 2

Recreational Development Limitations,
Township of Teaneck

<u>Soil Symbol</u>	<u>Camp Areas</u>	<u>Picnic Area</u>	<u>Playgrounds</u>	<u>Paths and Trails</u>	<u>Golf fairways</u>
BUB	Severe: percs slowly	Severe: percs slowly	Severe: small stones, percs slowly	Severe: erodes easily	Moderate: small stones, wetness.
BUC	Severe: percs slowly	Severe: percs slowly	Severe: slope, small stones, percs slowly.	Severe: erodes easily	Moderate: small stones, wetness, slope.
BUD	Severe: slope, percs slowly	Severe: slope, percs slowly	Severe: slope, small stones, percs slowly.	Severe: erodes easily.	Severe: slope.
DVA	Slight	Slight	Moderate: small stones	Slight	Slight
DVB	Slight	Slight	Moderate: slope, small stones	Slight	Slight
DVC	Moderate: slope	Moderate slope	Severe: slope	Slight	Moderate: slope
DVD	Severe: slope	Severe: slope	Severe: slope	Moderate: slope	Severe: slope
DUB	Slight	Slight	Moderate: slope, small stones	Slight	Slight
HUB	Severe: wetness	Severe: wetness	Severe: small stones, wetness.	Severe: wetness	Severe: wetness
UR*					
Ua*					
Ub*					
Uc*					
Ud*					
Ue*					
Uf*					
OtD					
Pr	Severe: flooding, wetness	Severe: wetness	Severe: wetness, flooding	Severe: wetness	Severe: wetness, flooding
PoA	Severe: wetness	Moderate: wetness	Severe: wetness	Moderate: wetness	Moderate: wetness.

*Lack of entry indicates that the soil was not rated. The information indicated in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation.

Slopes: Steep slopes add to difficulty of development for most development.

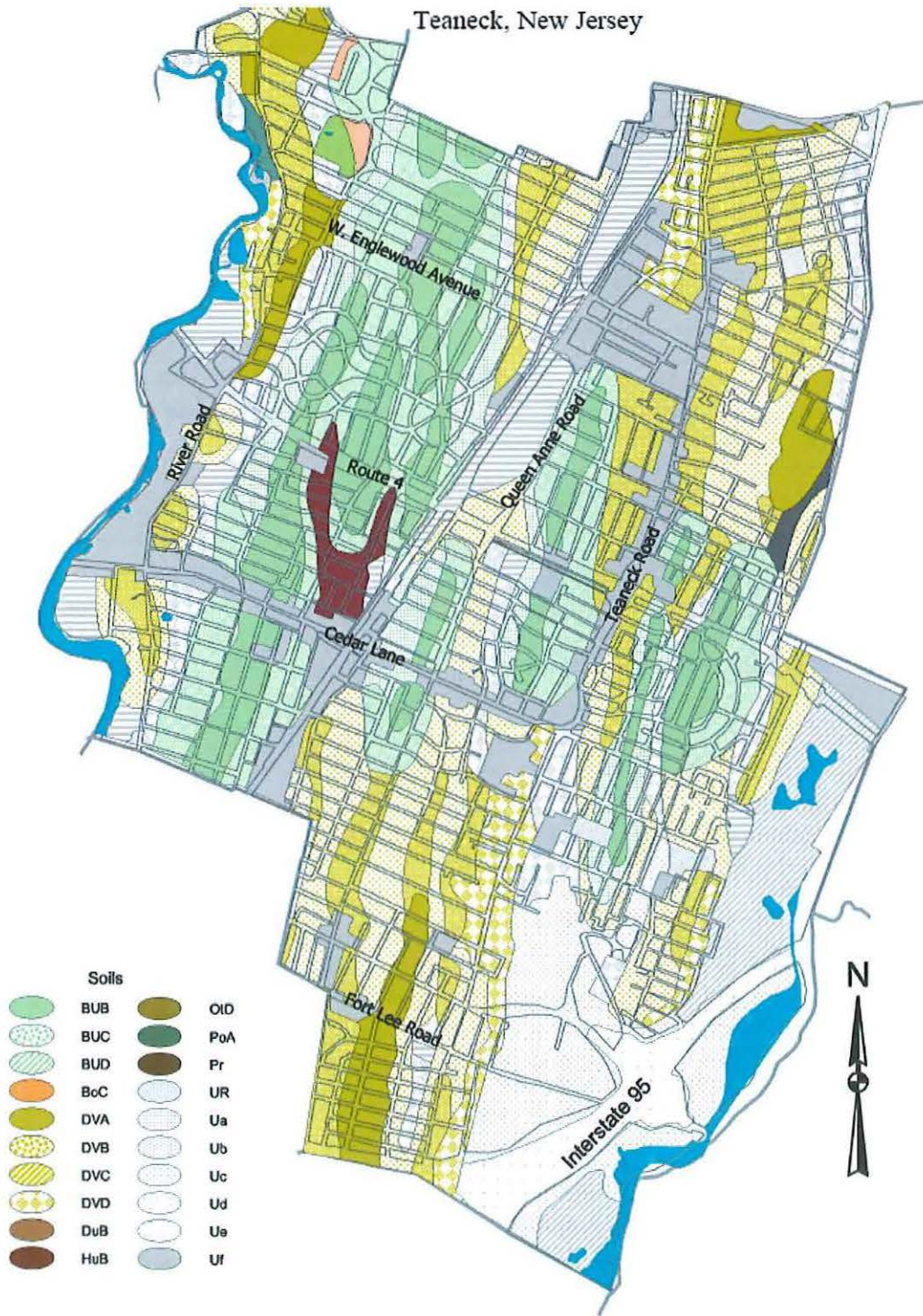
Slight: Limitations to development are considered slight if soil properties and site features are generally favorable for the indicated use. Limitations are minor and easily overcome.

Moderate: Limitations to development are considered moderate if soil properties and site features are not favorable for the indicated use. Special planning, design or maintenance may be needed to overcome or minimize limitations.

Severe: Limitations to development are considered severe if conditions are so unfavorable or difficult to overcome that a special design or feasibility study may be required, resulting in significant increases in construction and maintenance costs.

Source: Township of Teaneck Environmental Resource Inventory

Figure 1 - Soils Map



Source: Township of Teaneck Environmental Resource Inventory

Waterways

The most prominent waterway in the Township of Teaneck is the Hackensack River. Also present are Hirshfield Brook, located at the juncture of the northeast and northwest quadrants of the Township and through Windsor Park. French Creek is located in the vicinity of the northwestern border with New Milford in the northwest quadrant; Wendel's Brook is also located in this quadrant about two-thirds of the way towards State Highway 4. In the southwestern quadrant is found Cadmus Brook just south of Cadmus Court. Finally, both Teaneck and Overpeck Creeks are located in the southeastern quadrant. (Source: *Teaneck Environmental Resource Inventory*).

Hackensack River and the Hackensack River Greenway



The Hackensack River and its estuary are considered by many as one of the most important waterways in the State of New Jersey. It flows through the heart of the New York City metropolitan area into New Jersey where it empties into the Newark Bay. The river also has served many other roles in the last several centuries: as a source for crops grown along its banks, for transportation, communication, recreation and as part of the Atlantic flyway for migratory birds.

(*Hackensack River Stories, Comprehensive Recreational Master Plan*). By approximately 1900, a new role developed for the Hackensack River. It and many other rivers suffered from increasing pollution as a result of the Industrial era's dependence on rivers for waste and sewage dumping flowing freely into the river. It wasn't until the mid-1970s that the Clean Water Act drew attention to these issues and began to turn the tide on restoration and recovery of our nation's precious waterways.

According to the nonprofit organization American Rivers, in 2001 the Hackensack-Meadowlands estuary was considered the twelfth-most endangered river in the United States in 2001. (*American Rivers website*). While more recent efforts to restore the watershed have met with increased success and increasing biodiversity is now present, (*NJ Audubon Society, 2006*), additional preservation along its banks and throughout its ecosystem is still necessary.

The Meadowlands estuary is the last large remaining open space in the densely populated New Jersey-New York-Connecticut region. The Meadowlands supports a great diversity of wildlife including fish, birds and other animals. The National Marine Fisheries has designated the area as an Essential Fish Habitat. The Hackensack River as well as the Meadowlands area face escalating development pressure largely due to their proximity to New York City and the greater metropolitan area. (*Environmental Resource Inventory, American Rivers website*).

In 1995, the Teaneck Environmental Commission commissioned a study to plan for the development of the Hackensack River Greenway, with the objective of “reclaiming a linear strip of land along the banks of the Hackensack River” and creating a publicly accessible walkway/greenway. The Bergen County Planning Department supports this objective and is planning a contiguous Greenway for much of the banks of the Hackensack River throughout the County. In addition to local support, this regional Greenway first identified in 1995, enjoyed support by a number of organizations active at the time, including the Hackensack Meadowlands Development Commission, the Hackensack River Kayak and Canoe Club, Friends of the Hackensack River Greenway Through Teaneck and the Hackensack River Pathway Committee. Other support has been received from the Hackensack River Coalition, NY/NJ Baykeeper, Hackensack River Land Conservancy and the Bergen Save the Watershed Action Network. (*Greenway Along the Hackensack River Planning Study*).

The study inventoried existing conditions, prepared a Natural Resource Inventory, a Planning Factors Analysis, a Master Plan with Sketch details and a summary report. It identified problems and opportunities, developed pathway criteria, a cost analysis and a walking guide pamphlet. The study identified potential entrances to the Greenway at Terhune Park, Pomander Walk, Fairleigh Dickinson University, Andreas Park, Camperdown Avenue, south of the Department of Public Works (DPW) site, and Brett Park. Some of these sections/entrances are complete and the completed portions of the Greenway are open to the public. Others are still awaiting resolution or land acquisition as to how to proceed and are addressed further in the Outdoor Needs section of this Plan. While the Plan noted there were not many opportunities for redevelopment, it recommends that the Teaneck Environmental Commission (TEC) and the Parks, Playgrounds & Recreation Advisory Board (PPRAB) should take advantage of that which does exist.



The Greenway was designed to permit completion in phases as funding became available. The study identified seven wetlands classifications, which provide a protected ecological environment for local residents to experience and noted that linking open spaces makes them more useable and yields a higher ecological value. The study indicates that the pathway will be designed as a ‘rustic footpath,’ prohibit bicycles and be designed to permit two-way pedestrian travel.

A width of 4 to 6 “clear” feet is recommended for both foot travel and access of an emergency scooter in the event of an accident. Additionally the Plan recommended the path be located as to avoid environmental degradation of the River and be widened at sharp curves. The Plan also notes that wider widths through the section adjacent to Fairleigh Dickinson University would be appropriate as that section of the Greenway would be shared with other users. The Plan concluded with a series of drawings: an inventory of natural resources, a planning analysis and master plan for the entire Greenway, including types of pavements, widths, proposed lighting and other details.

The N.J. Audubon Society notes that the Greenway offers an abundant amount of viewing opportunities, traverses lowland and upland woods and has other key features such as Indian Pond, located inside Andreas Park. This pond is a beautiful site and due to its proximity to the Hackensack River, an excellent spot for wading birds, waterfowl and shorebirds. It is included in the new publication prepared by the N.J. Audubon Society: *New Jersey Birding & Wildlife Trails – Meadowlands and More*. The habitat diversity in this area provides migratory birds with a choice in wetland types, therefore attracting a varied number of species. According to N.J. Audubon, numerous birds, ducks and even bald eagles have been spotted in the area. In addition to various migratory and other birds, snapping turtles lay their eggs on the hill in Andreas Park across from the tennis courts. (N.J. Audubon Society, 2006)

In recent years there has been growing attention on the Hackensack River and its role as a community resource to the Township and its residents. Groups such as the Friends of the Hackensack River Greenway and others have worked tirelessly to draw attention and gain support for its restoration. A recent limited-edition publication titled *Hackensack River Stories* was designed to support a series of sixteen public art signworks which were created by the local artist Richard Mills. The publication describes the artwork as a means to draw attention to the River: “...this important community resource: the Hackensack River, its riparian corridor and the shared public space of the Greenway through Teaneck. This river and riverbank ecosystem mirror each other and the history of our ever changing relationship to them...these evocations of narrative networks of our collective cultural history and memory and of ecological loss and restoration are intended to contribute to awareness of a sense of place, the importance of this landscape and to the continued support by the Township and its citizens.”

Wetlands and Flood Prone Areas

There are four areas of wetlands in the Township of Teaneck, according to its *Environmental Resource Inventory*. These areas total 132.1 acres of land and are primarily concentrated in the southeast and south-central portions of the Township. This is broken down as follows:

- 71.35 acres of herbaceous wetlands
- 52 acres – deciduous wooded wetlands
- 7.8 acres deciduous shrub wetlands
- 0.95 acres of managed/modified wetlands

Floods and flooding are always serious threats to life and property, all the more so in a densely developed community such as Teaneck. When flood prone areas are filled in or developed, their capacity to store floodwater is greatly diminished. Problems will occur in the downstream areas which are subjected to increased water volumes, causing damage to homes and businesses.

There are documented flood-prone areas along most of the Hackensack River corridor. The United States Geologic Survey (USGS) defines a flood prone area as an area where there is on the average a 1 percent chance in 100 that the area will be inundated by

floodwaters in any year. Documented flood prone areas total 403.75 acres in the Township of Teaneck.

Undocumented wetlands identified by the N.J. Department of Environmental Protection (N.J. DEP) are also identified in the northern section of Windsor Park area, in the area of Overpeck Park that is managed by the Teaneck Creek Conservancy, and in the vicinity of Argonne Park. These smaller undocumented flood prone areas occupy a total of 66.75 acres of land in the Township.

These flood prone areas, as well as wetlands and other natural features, are considered environmentally critical areas and delineated on the *Natural Features* map in the Maps section of this plan. This natural feature data is important as it identifies locations where development may need to be restricted.

Cultural and Historic Resources

Teaneck is a community rich in history, historic sites, and is proud of these attributes. In 1965 Teaneck became the first community in the United States where a white majority voted for school integration. That pride continues today, as evidenced by the amount of volunteer involvement in community boards and commissions involved in recording, enhancing and sharing local history, in preserving open spaces and in weighing their concerns and issues.

According to Robert D. Griffin, former Township Historian, the origin and meaning of the name "Teaneck" is unknown. He states that most experts agree Teaneck is probably Indian in origin, and may mean "*place where there are woods*". The early reference to the name Teaneck was to the high ridge of land that runs roughly north and south through the town. Today this is the location of Queen Anne Road. Early trails and camp sites established by Lenape Indian tribes were located on either side of this ridge. At the time European explorers arrived in New Jersey and New York, a large tribe of Lenape Indians lived in a village that they called Achikinhesacky, on the banks of the Tantaqua (Overpeck) Creek, near what is now Fycke Lane. Due to difficulties between the Indians and the Europeans it took until 1704 before references to a permanent structure within Teaneck's present municipal boundaries was found. Later, more houses and farm buildings were constructed along the old Indian trail that ran along and above the west bank of the Hackensack River. The neighborhood that grew here came to be known as East Hackensack or New Hackensack.

A group of Dutch farm houses were built along the eastern side of the Teaneck ridge. Seven of these early stone houses are still standing from these early European settlers, all of which are listed on either the National or State Register of Historic Places, or both, as well as by the Township on its list of historic sites. These houses are reminders of Teaneck's 17th and 18th century Dutch farm heritage, according to Griffin.

According to Larry Robertson, current Township Historian, the New Bridge Road area became Teaneck's first business district in 1742. Known at the time as New Bridge Village, it was then part of Hackensack. This area flourished until the Revolutionary

War some 30 years later. As the area was considered a neutral ground by both sides in the war, each side raided the stores for supplies, food, and timber, and as a result, nearly every house in the village was destroyed. The Americans got to the bridge before the British and removed the decking. The beams remained and when the British arrived they began to carefully cross on the narrow beams. As they reached midway across the bridge, American troops opened fire. (*Teaneck Suburbanite*, July 5, 2006)

Historian Griffin noted that in November of 1776, Teaneck was witness to General George Washington's famous withdrawal of his Colonial forces from nearby Fort Lee on the Hudson River. Washington rode by horseback from his headquarters in Hackensack through Teaneck and across the Overpeck Creek to Fort Lee. Washington's troops hastily made their way across the Overpeck Creek and through Teaneck to New Bridge Landing (today's Brett Park in Teaneck). The Steuben House (originally known as the Zabriskie House) served as headquarters for General George Washington in September 1780 (*Teaneck Suburbanite*) and has recently been named one of New Jersey's newest urban parks.

After the war, Teaneck returned to being a quiet farm community. New development occurred around the mid-century, spurred on by the establishment of passenger railroad service. Wealthy New Yorkers and others purchased large land tracts on which they built spacious mansions and manor houses. Griffin notes that these newcomers maintained New York City as their principal places of employment and traveled daily to work by train, thus becoming Teaneck's first suburban commuters.

The largest estate built in Teaneck belonged to William Walter Phelps, the son of a wealthy railroad magnate and New York City mercantilist and known as the "Father of Teaneck" (*Teaneck Suburbanite*, July 2006). In 1865, Phelps enlarged an old farmhouse into a spectacular Victorian mansion on the site of the present Municipal Government Complex. Phelps' "Englewood Farm" eventually grew to approximately 2,000 acres located within the central part of Teaneck. As a result, development and home construction was refocused along the perimeters of the Township, whereas the central part remained a lovely park-like tract crisscrossed by picturesque roads and trails.

The Township of Teaneck was formally established on February 19, 1895; it was previously comprised of parts of Englewood, Hackensack, Ridgefield Park, Bergen Fields and Bogota. William W. Bennett, overseer of the W.W. Phelps Estate, chaired the newly formed three-member Township Committee. The town's population at that time was 811. During the early days of the 20th century, the town's affairs focused on construction of streets and street lamps, trolley lines (along DeGraw Avenue and Old Fort Lee Road), telephones and speeding traffic. The Cedar Lane area emerged as a business district in 1926 where the first buildings, specifically designed as stores, were constructed. The medical center at Holy Name Hospital was built in 1924 on lands owned by Mrs. Phelps. Fairleigh Dickinson University was established in 1954 along River Road and was previously a community college.

More importantly, town planners and citizens understood early on that parkland was vital to the community and set aside lands for parks, according to their 1933 Master

Plan. One of the most far-sighted concepts of this planning effort was the purchase of land along either side of State Route 4 to provide a greenbelt buffering residential neighborhoods from the new roadway. This greenbelt is still in existence today and is shown on the *Greenways Map* accompanying this Plan.

Also in 1926, the town council rezoned Cedar Lane to make it a central business district and the roadway was widened to a width of 80 feet to permit parking on both sides of the road, as well as two travel lanes in each direction. (*Teaneck Suburbanite and Teaneck website*).

Residential development began in earnest after the opening of the Phelps Estate in 1927. The completion of the George Washington Bridge in 1931 and its connection to Teaneck via State Highway Route 4 brought hundreds of curious and eager new home buyers.

Today there are at least 32 known historic landmarks. A guide to the Township's historic landmarks was prepared for the Township's Centennial Anniversary in 1995. Prepared by the Teaneck Historic Preservation Commission, it provides an overview of three centuries of architecture. (*A Guide to the Historic Landmarks of Teaneck, New Jersey*)

The following sites in Teaneck are considered historically significant and are listed on either the State or National Registers of Historic places or both. In the following listings the abbreviations stand for the following: DOE= Determination of Eligibility; SR= State Register; NR = National Register; SHPO = State Historic Preservation Officer.

John Ackerman House (ID#696)

1286 River Road

DOE: 1/10/1983

SR: 10/3/1980

(DOE/Owner Objection; #171 - Thematic Nomination of Early Stone Houses of Bergen County)

Banta-Coe House (ID#697)

884 Lone Pine Lane

SR: 10/3/1980

NR: 1/10/1983 (NR Reference #: 83001460)

(#172 - Thematic Nomination of Early Stone Houses of Bergen County)

Brinkerhoff-Demarest House (ID#698)

493 Teaneck Road

SR: 10/3/1980

NR: 1/10/1983 (NR Reference #: 83001478)

(#169-Thematic Nomination of Early Stone Houses of Bergen County)

Draw Bridge at New Bridge (ID#655)

Old New Bridge Road over Hackensack River

SR: 5/22/1989

NR: 7/5/1989 (NR Reference #: 89000775)

See Main Entry / Filed Location: Bergen County, River Edge Borough

Teaneck Armory (ID#4338)
Teaneck Road at Liberty Street
SHPO Opinion: 9/10/2004

Adam Vandelinda House (ID#699)
586 Teaneck Road
SR: 10/3/1980
NR: 1/10/1983 (NR Reference #: 83001562)
(#174 - Thematic Nomination of Early Stone Houses of
Bergen County)

James Vandelinda House (ID#700)
566 Teaneck Road
SR: 10/3/1980
NR: 1/10/1983 (NR Reference #: 83001563)
(#175 - Thematic Nomination of Early Stone Houses of
Bergen County)

Casper Westervelt House (ID#701)
20 Sherwood Road
SR: 10/3/1980
NR: 1/10/1983 (NR Reference #: 83001584)
(#170 - Thematic Nomination of Early Stone Houses of
Bergen County)

Zabriskie-Kipp-Cadmus House (ID#702)
664 River Road
SR: 7/12/1978
NR: 12/13/1978 (NR Reference #: 78001741)
(#173 - Thematic Nomination of Early Stone Houses of
Bergen County)

The Township of Teaneck has also designated many of the above locations as historic sites. In addition, the Historic Preservation Commission has also identified the following sites and designated them as historic pursuant to the Sections 33-3 and 33-21.2 of the Teaneck Township Code:

- John Ackerman House, 1286 River Road, Block 1402, Lot 6
- Kip-Cadmus House, 666 River Road, Block 212, Lot 15
- Banta-Coe House, 884 Lone Pine Road, Block 301, Lot 4
- Adam Vandelinda House, 586 Teaneck road, Block 3104, Lot 33
- Brinkerhoff-Demarest House, 493 Teaneck Road, Block 3705, Lot 5
- James Vandelinda House, 566 Teaneck Road, Block 3111, Lot 29
- Casper Westervelt House, 20 Sherwood Road, Block 3309, Lot 5.
- Lutheran (Van Buskirk) Cemetery, West side of River Road at Maitland Avenue
- Thurnauer House, 628 North Forest Drive
- Teaneck's Historic Burial Ground, 662 Pomander Walk
- Christian Cole House, 1617 River Road
- Louis Bourgeois House, 114 Bogert Street

Brett Park/Historic New Bridge Landing



As stated earlier in this section, Teaneck was the location of much activity during the Revolutionary War in the area now known as Brett Park. This site has recently been identified as part of the Historic New Bridge Landing Park, and is one of several state designated urban parks created by the New Jersey Legislature in 1995. It is of high cultural and historic significance as demonstrated by the New Jersey State Legislature, which created the Historic New Bridge Landing Park

Commission (HNBLPC). In a memorandum to the Township Environmental Commission, the HNBLPC noted it would be appropriate that their Commission be involved in any changes being proposed to Brett Park. The memorandum further noted the archaeological significance for its prehistoric resources, as it has artifacts dating as far back as the Middle Archaic period and is the site of the only documented (1677) "Indian Castle or fort in New Jersey". (*Memorandum to Teaneck Environmental Commission, Subject: Brett Park*).

This information is supported by a specialist in the cultural resources field:

"Many years ago (around 1990, as I recall), I prepared a Cultural Resource Survey for Brett Park to the Township, including a map showing all of the original deed surveys, etc. In response, the Township passed an ordinance protecting the archaeological resources there to protect against cultural vandalism. Of course, with archaeological resources, the only way to "map" them is to excavate for them, since such areas have never been excavated, how could there be a map.

This ground is very much part of a Revolutionary War battleground and encampment ground; this is well documented. It also has a high potential for prehistoric artifacts. I believe that the Implementation Plan, done by professional archaeological consultants, shows Brett Park to be an area of high sensitivity." Kevin Wright, Resource Interpretive Specialist, New Jersey Department of Environmental Protection (Personal Communication, Kevin Wright, 11/1/06)

The upland portion of Brett Park is bounded by Riverview Avenue and River Road. The upland area offers an elevated view of Historic New Bridge Landing. In 1676 the last great sachem, Tantaqua, joined with six other sachems in selling of New Hackensack. This land tract roughly extends from present day Cedar Lane in Teaneck northward to French Creek on the northern Teaneck border with New Milford. The deed involved in this land sale mentions "the Great Indian Field - called the Indian Castle" located on the south side of French Creek at New Bridge. It is recommended by the HNBPLC and the New Jersey DEP that with Township's cooperation, qualified archaeologists should investigate for the prehistoric occupation of this site. It was also recommended that this

upland plateau be utilized entirely for passive recreation to maintain compatibility with the surrounding residential neighborhood and to offer interpretation of the early Lenape Indian occupation here. (*New Bridge Landing Comprehensive Interpretive Plan*)

Brett Park was purchased by Teaneck utilizing Green Acres funding in 1969 and is thus, like all Green Acres sites listed on the municipal Recreation and Open Space Inventory, ineligible for non-open space or non-park uses.

Built Resources

A planned system of open space should complement the existing built areas and infrastructure of the Township. Open space preservation can also shape the Township of Teaneck's future growth and retain the identity and sense of place for the community.

Land Use

At approximately 6.23 square miles and home to 39,260 individuals (2000 U.S. Census), the Township of Teaneck is the second most populous municipality in Bergen County, exceeded only by Hackensack, immediately to the west of the Township. Land in Teaneck is primarily residential and most development consists of single-family housing (approximately 86%). With the exception of the Overpeck County Park, the entire community is considered as urban by the New Jersey Office of Smart Growth. Several major institutions are located in the Township, including Fairleigh Dickinson University and Holy Name Hospital. Multi-family housing includes garden apartments, two-family houses, apartment houses and condominiums. Some light industry is present, largely along the rail line, and there are several commercial/retail areas offering a variety of goods and services to area residents and visitors.

Teaneck has always had an interest in open space and aesthetic beauty. It is the only town along the State Route 4 corridor that does not have any commercial development. Rather, the Township and the State of New Jersey have created a greenbelt/buffer area. State Route 4 is the only major state highway in Teaneck and traverses the community in an east-west direction.

Public Water

There are no public community wells located in Teaneck. However, two wells are located just to the south of Teaneck's border with Bogota. Portions of the wellhead protection area for these public water supply wells are located in a large part of the southwestern quadrant of the Township. Public water is supplied to Teaneck by United Water, a water utility company.

Demography

At a size of only 6.23 square miles, the Township of Teaneck is located in the Central Bergen sector of Bergen County. Its 2000 population is second highest in the county, only lower than the county seat of neighboring Hackensack.

At the height of its growth, the population increased 300% between 1920 and 1930, from 4,192 to 16,513. (*Township of Teaneck website*) According to the 2000 U.S. Census Bureau, the 2000 population of Teaneck was 39,260. This is an increase of 3.8% or 1,435 residents since the 1990 census, or a restoration to about the 1980 population, which was 39,007.

<u>Year</u>	<u>Population</u>
1990	37,825
2000	39,260

Housing

In 2000, Teaneck contained 13,418 households. Of these households, 10,071 or 75% contained families. The average household size in Teaneck is 2.86 people, compared to 2.64 for Bergen County as a whole. The average family size is 3.34. There are approximately 10,121 children under the age of 18. The majority housing type is single-family detached as evidenced from both statistics and field observation. There were 13,334 dwelling units in Teaneck in 2000. (*Bergen County Data Book*)

Transportation

Interstate roadways 95 and 80 are limited access, high speed highways located within the southern/eastern sections of the Township. All other roadways in the Township are local or county roads. The main highway access road is State Route 4, which has an east-west traffic flow and is located roughly in the center of the Township. North-south access is provided largely by River Road on the west and Teaneck Road on the east sides of Teaneck. Other major roadways include Queen Anne Road, Windsor Road, Palisade Avenue, Cedar Lane and Degraw Avenue.

Commercial Development

Commercial development in Teaneck is comprised of four business districts - Teaneck Road, Cedar Lane, Degraw Avenue-Queen Anne Road, and West Englewood (or The Plaza). Each of these districts contributes to the economic and cultural vitality of the Township. Each of these districts has its own distinct image with respect to the variety of office and retail uses and the vehicular and pedestrian circulation as well as their physical layout. The four districts contain a variety of business, commercial establishments and residential neighborhoods. For example, the Cedar Lane district has a "Main Street" or a pedestrian-oriented retail section located at its center and automobile-oriented office and retail service areas at either end.

Recreation Resources

The Township of Teaneck is fortunate to have a detailed and thorough master plan for recreation that was completed in 2005. Known as the Comprehensive Recreation Master Plan, or CRMP, it provides detailed information on recreation facilities and programs. This document has not been adopted by the Township of Teaneck. Summaries of this information are included here. Full details can be found in the CRMP, which is available electronically on the Township web site.



The CRMP states that in Teaneck, recreation is an important “quality of life” issue. Current recreation programs offered by the Township were reviewed and recommendations made for expanded and new recreation programs and facilities. All 23 of Teaneck’s parks are discussed in detail. Opportunities for shared use of recreational facilities were identified.

The CRMP indicates that the Township would benefit from increased utilization of facilities of non-township recreation sites, such as facilities at Fairleigh Dickinson University, the Bergen County Park System, Teaneck public schools, the Teaneck Creek Conservancy, and the YMCA of Greater Bergen County. There are a number of benefits to Township citizens for sharing resources with other recreation providers. These benefits include expanded access for residents to use athletic fields and facilities including, potentially, a new aquatic facility. Existing and proposed bikeways are also indicated. (*Source: Township of Teaneck Comprehensive Recreation Master Plan, 2005*) Plan recommendations are included within the goals identified in the *Open Space Program* section of this Plan, and recommendations are discussed in the *Land Preservation Systems* section of this Plan.

Recreation Facilities

Municipally Owned Properties

There are 23 municipally owned parks in the Township of Teaneck. The following table lists the parks and their facilities in the Township of Teaneck. This table was completed as part of the 2005 *Comprehensive Recreation Master Plan*.

Park Name	Acres	Quadrant	Facility/Amount
1. Amman Park	5.29	SW	Softball field - 1 Basketball court (lighted) - 1 Tennis courts - 2 Wading pool - 1 Playground - 1 Walking/bike path system - 1
2. Marie Andreas Memorial Park	23.38	NW	Waterfront with Scenic views - 1 Tennis court - 1 Fishing shoreline - 1 Wading pool - 1 Historic structure - Carriage House - 1 Playground - 1 Pond - 1 Shelter - 1 Parking area (+ 28 spaces) - 1 Hackensack River Greenway through Teaneck - 1
3. Argonne Park	54.24	NE	Softball field - 1 Basketball court (lighted) - 1 Soccer fields - 2 Tennis courts - 4 Wading pool - 1 Playground - 1 Walking/bike path system - 1 Picnic tables (portable) - 1 Portable toilets (seasonal) - 1
4. Dr. Barnett S. Bookstaver Park	1.48	SW	Picnic tables (portable) - 2
5. Clarence W. Brett Park	10.54	NW	Waterfront with scenic views - 1 Hackensack River Greenway through Teaneck - 1
6. Bernard E. Brooks Park (formerly Tryon Park)	4.73	NE	Softball field - 1 Basketball court (lighted) - 3 Youth soccer field - 1 Wading pool - 1 Playground - 1 Walking path system - 1
7. Continental Park	1.20	NW	Natural area of trees and turf 1
8. Coolidge Park	.57	NE	Basketball Court - 1 Wading Pool - 1 Playground - 1 Walkway - 1
9. Senator Matthew Feldman Nature Preserve	14.9	NW	Wooded nature preserve - 1 Thomas Condit Nature Trail - 1

Park Name	Acres	Quadrant	Facility/Amount
10. Francis E. Hall Veterans Park (formerly a part of Windsor Park)	3.0	NW	Narrow band of wooded areas along Windsor Road - 1
11. Harte Park	0.38	SW	Wading pool 1 Playground -1
12. Hawthorne Park	14.41	SE	Little League fields (1 lighted) - 3 90' Baseball field - 1 Tennis courts - 2 Swimming pool, above - ground - 1 Greenhouse - 1 Parking lot (45 spaces) - 1 Restroom/concession building -1
13. Herrick Park	2.74	SW	Softball field - 1 Wading pool - 1 Playground - 1 Basketball court - 1
14. Eleanor Manning Kieliszek Greenbelt Park (formerly North Gaylord Park)	1.25	NW	Small open turf area -1 Frame building - 1 Parking area (+ 9 spaces) - 1
15. Dr. Martin Luther King, Jr. Park (formerly Town Hall Park)	1.23	SE	Wading pool -1 Playground - 1 Sitting areas at south end of park - 2
16. Mackel Park	1.24	NE	Wading pool -1 Playground - 1 Sitting areas at south end of park - 2
17. Phelps Park	16	SW	Little league fields - 2 Basketball court - 1 Tennis courts - 4 Shuffleboard Courts - 2 Volleyball court - 1 Wading pool - 1 Swimming pool - above-ground - 1 Picnic area with grills - 1 Playground - 1 Walking/bike path system - 1 Concession building - 1 Masonry building - 1 Parking area (44 spaces) - 1 Portable toilet (seasonal) -1-4
18. Sagamore Park	4.48	SW	Softball field 1 Youth basketball court - 1 Youth soccer field - 2 Wading pool - 1 Playground - 1
19. South Gaylord Park	1.16	SW	Small turf panel and wooded area - 1
20. Terhune Park	10.3	SW	Small turf panel and wooded area - 1
21. Tokoloka Park	10.58	NW	Wooded area - 1

Park Name	Acres	Quadrant	Facility/Amount
22. Milton A. Votee Park/ Richard Rodda Community Center (houses Recreation Department, Senior Citizen Services Center with two (2) gymnasiums, multi-purpose rooms, offices, two (2) kitchens, rooms for arts and crafts, and a dance studio.)	40.69	NE	90' baseball field (lighted and irrigated) - 1 Multi-purpose field (lighted and irrigated) - 1 Softball field - 1 Little League fields (1 lighted) - 2 Little League concession/storage building/restrooms - 1 Soccer fields (3 lighted, 2 irrigated) - 3 Batting cages - 2 Basketball courts (lighted) - 2 Exercise stations - 1 Handball courts - 2 Tennis courts (lighted) - 4 Roller hockey rink (lighted) - 1 Swimming pool, in-ground, with sun shelter - 1 Wading pool - 1 Picnic areas, with grills - 2 Theater, outdoor - 1 Playgrounds - 3 Walking path - 1 Bike path - 1 Field house (used for storage) - 1 Parking area (30 spaces) - 1 Off Palisade Ave Parking area (100 spaces) - 1 Community Center Portable toilets(not quantified)
23. Windsor Park	22.+	NW	Dirt and gravel area 100'x200' 1 Turf lawn panel 80'x200' 1 Turf lawn panel by Hirschfield creek 100'x120+ 1 Wooded area 13 acres + 132 Township of Teaneck Comprehensive Recreational Master Plan

Quadrant Abbreviations: NW = Northwest; SW = Southwest; SE = Southeast; NE = Northeast
Source: CRMP, 2005.

County Owned Parks

Overpeck Park

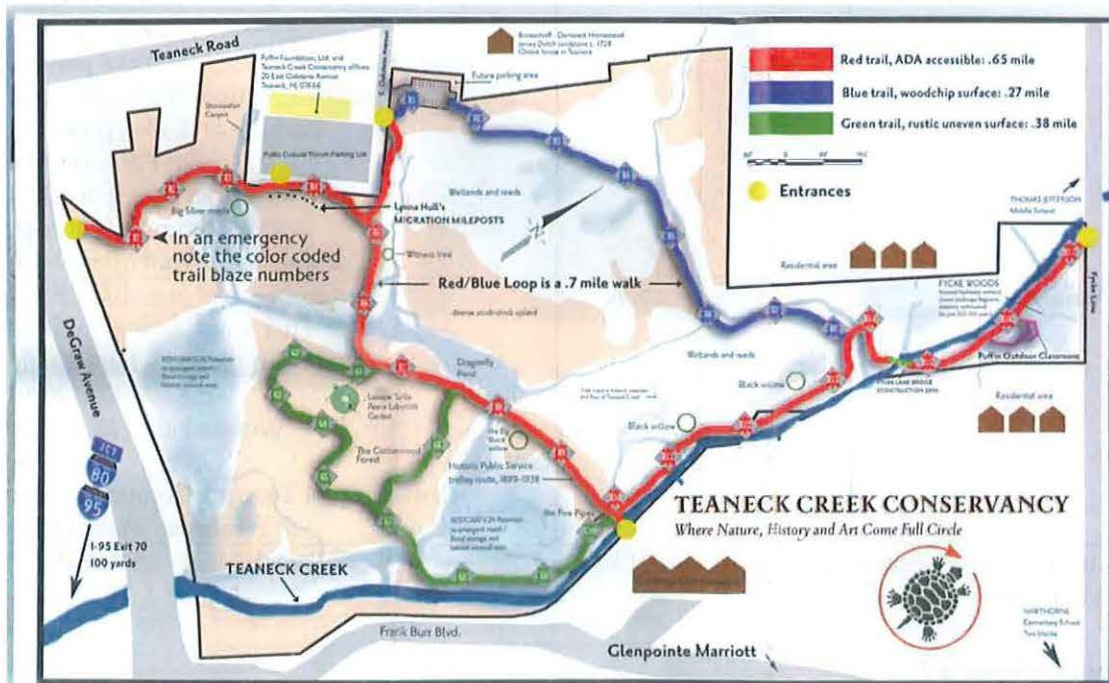
Overpeck Park is part of the Bergen County Park system and spans four towns including Leonia, Palisades Park, Ridgefield Park, and Teaneck. The portion of Overpeck Park that is located within the Township of Teaneck contains 230 acres of land according to the tax information utilized for this plan, much of which was donated by Teaneck. (Teaneck Municipal Services 2006) This park system, although partially located

within Teaneck and providing additional open space and recreational facilities, is not under municipal land use controls or authority. The New Jersey Audubon Society notes that the banks of the Overpeck Creek, located within the park, are reliable for sighting wading birds, waterfowl and shorebirds. Formerly a landfill, the portions of this park located in Teaneck are not currently developed into active recreational use and largely consist of forested wetlands. (*Environmental Resource Inventory*)

In prior years the Township donated lands to help create Overpeck County Park, recognizing that these lands would remain available to the Township in the future.

Teaneck Creek Conservancy

This portion of Overpeck County Park is being developed by the nonprofit organization, Teaneck Creek Conservancy (TCC) and is licensed by Bergen County. This new 46-acre park has trails for walking, jogging, and nature observation in a beautiful forested landscape and also offers educational and cultural programs. Additionally, this unique park is located in a forested freshwater wetland that is being restored from its former contaminated use as a landfill. Also located in this urban open space treasure are installations of eco-art by local artists and future plans include international participation in the eco-art program. (*Teaneck Creek Conservancy website*) Below is a map depicting the color-coded trail system at the Conservancy.



Source: Teaneck Creek Conservancy website

Recreation Programs

Recreation programming in Teaneck is extensive and well utilized by its citizens. Most of the indoor programs are held at the Richard Rodda Community Center, an invaluable resource to the community. Programs are provided all year long for pre-school and

school-age children, adults and seniors. Fees for instructional programs typically were \$25 for children and \$50 for adults in 2003. Free transportation is provided for seniors and disabled for medical appointments daily and three days a week for grocery shopping. Over 5,300 rides were provided in 2005, increasing from 1,339 rides in 2001, 2,734 in 2002, and 4,292 in 2003. A senior citizen services centers offers a daily lunch program for a \$1.25 donation.

Youth Programs

- Pre-School Program - Sunshine Garden Pre-School, a nursery program for toddlers ages 3 and 4, provided during the school year at the Rodda Center.
- After School Program -available from school dismissal to 6:00 p.m., for children in kindergarten through grade seven.
- Camp SunSational Summer Day Camp for children age 3 through the third grade at the Rodda Center.
- Sports & Arts Summer Day Camp for children in grades four through nine at a Teaneck school.

The registration for years 2001-03 for these programs is provided on the following table:

**Sports and Arts and Camp SunSational
After-School Child Care Program and
SunShine Garden Pre-School
Years 2001 – 2003**

	2001	2002	2003
Sports and Arts Camp			
1 st Session	255	263	217 *
2 nd Session	263	213	223 *
3 rd Session	243	181	Not Offered due to lack of Board of Education Facility
Camp SunSational			
Toddler			
1 st Session	17	18	19
2 nd Session	11	28	29
3 rd Session	14	23	22
Regular			
1st Session	155	139	134
2nd Session	155	135	146
3rd Session	126	118	148
	2001-2002	2002-2003	2003-2004
After School Program	123	162	179
Sunshine Garden Pre-School	56	56	61

* Class Size Limited due to Smaller Facility

Source: *Comprehensive Recreation Master Plan, 2005*

Recreation programming for youth and adults for 2006 is shown on the following table.

Preschool Program	F	W	Sp	Su	Age	Location
Creative Movement	X	X	X	X	3-4	Rodda Center
Creative Dance		X	X	X	3-4	Rodda Center
KinderKraft		X	X	X	3-4	Rodda Center
Kindergym		X	X	X	3-4	Rodda Center
Camp Sun-Sational I				X	3-4	Rodda Center
Swim Lessons				X	18 months-4	Votee Park
Sunshine Gardens		X	X	X	3-4	Rodda Center
Toddlekins		X	X	X	18-36 months	Rodda Center
Kindergarten to Twelfth Grade						
Program	F	W	Sp	Su	Age or Grade	Location
After School Child Care	X	X	X		Gr K-7	Rodda Center
Arts & Crafts	X	X	X	X	A 5-8	Rodda Center
Ballet	X	X	X	X	A5 - 17	Rodda Center
Basketball Clinic				X	A 8-14	Rodda Center
Basketball League (boys)				X	G 9-12	Votee Park & Rodda Center
Bowling	X	X	X		A 4-14	Bowler City, Hackensack
Camp Sun-Sational II				X	G K-3	Rodda Center
Creative Dance	X	X	X		A 5	Rodda Center
Drama	X	X	X		A 6-13	Rodda Center
Fencing	X		X		A 7-15	Rodda Center
Golf	X		X	X	A 6-13	Rodda Center
Hip Hop Dance	X	X	X		A 8-12	Rodda Center
Instructional Ice-Skating	X	X			A 6-13	MacKay Park, Englewood
Kidsafe Karate	X	X	X		A 5-15	Rodda Center
Open Gym Basketball	X	X	X		G 5-12	Rodda Center
Playground Tent Camp				X	A 9-14	Votee Park
Pottery	X	X	X		A 8-15	Rodda Center
Sciensational Workshops	X			X	A 6-11	Rodda Center
Sports & Arts Camp				X	G 4-9	B.F. Middle School
Swim Lessons				X	A 5-17	Votee Park
Tap Dance	X	X	X		A5-15	Rodda Center
Tennis Camp	X		X	X	A 7-15	Votee Park
Tennis Lessons	X		X	X	A 5-17	Ammann Park
Track & Field				X	A 8-14	High School
Weight Training				X	G 6-12	High School
Adult Programs						
Program	F	W	Sp	Su	Age Range	Location
Basketball	X	X	X		Adult Coed	TJ Middle School & Rodda Center
Cardio Blast	X	X	X	X	Adult Coed	Rodda Center
Golf	X		X		Adult Coed	Bogota Golf Center
Pilates	X	X	X	X	Adult Coed	Rodda Center
Pottery	X	X	X		Adult Coed	Rodda Center
Scrapbooking			X	X	Adult Coed	Rodda Center
Softball League			X	X	Women	Votee & Phelps Parks
Softball League			X	X	Men	Sagamore & Terhune Parks
Swim Lessons				X	Adult Coed	Votee Park
Tennis Lessons	X		X	X	Adult Coed	Ammann Park
Volleyball (open)	X		X	X	Adult Coed	BF Middle School
Weight Training				X	Adult Coed	High School
Yoga	X	X	X	X	Adult Coed	Rodda Center

Source: Municipal Services, Managers Report, 2006.

Enrollments in these recreation programs are high and have shown significant double-digit increases both in enrollments and the number of classes offered since 2001. The enrollments for year 2003 are found on the following table.

TEANECK RECREATION DEPARTMENT
CLASS ENROLLMENT FOR YEAR 2003

CLASS NAME	WINTER		SPRING		SUMMER		FALL	
	NUMBER OF STUDENTS	NUMBER OF CLASSES	NUMBER OF STUDENTS	NUMBER OF CLASSES	NUMBER OF STUDENTS	NUMBER OF CLASSES	NUMBER OF STUDENTS	NUMBER OF CLASSES
Kindergym	60	5	20	3	18	2	9	1
Creative Dance	0	0	0	3	39	4	28	3
Prog-Dance	0	0	0	0	0	0	13	1
Prog-Ballet	10	1	10	1	10	1	0	0
Ballet	11	1	9	1	8	1	0	0
Master Ballet	0	0	20	2	12	1	58	5
Jazz	8	1	14	2	11	1	10	1
Hip Hop	13	1	16	2	11	1	29	2
Tap	0	0	10	1	11	1	0	0
Toddlekins	40	1	66	7	51	6	47	5
Kidsafe Karate	81	4	54	4	0	0	91	4
Arts & Crafts	18	2	36	3	25	1	29	3
KinderKraft	0	0	8	1	0	0	0	0
Bowling	49	2	0	0	0	0	39	2
Tennis Lessons	0	0	49	8	51	10	47	5
Pump the Prime	0	0	9	1	0	0	10	1
Prates	0	0	0	0	0	0	10	1
Fencing	0	0	33	3	0	0	38	3
Junior Golf	0	0	0	0	11	1	9	1
Adult Golf	0	0	0	0	0	0	5	1
Drama	0	0	0	0	0	3	17	2
Adult Pottery	0	0	0	0	0	0	10	1
Swim Lessons	0	0	0	0	257	30	0	0
Track and Field	0	0	0	0	19	1	0	0
Ice Skating	70	2	0	0	0	0	18	2
Basketball - Boys & Girls Clinic	0	0	0	0	17	1	0	0
Basketball - NBA Back & Clinic	0	0	0	0	50	1	0	0
Master Ballet - Workshop	20	1	0	0	0	0	19	1
Science Camp	0	0	0	0	33	2	0	0
Tennis Camp	0	0	0	0	20	2	0	0
Tent Camp	0	0	0	0	58	1	0	0
TOTAL PER SEASON	390	29	408	47	728	71	623	45
TOTAL ENROLLMENT	2,036				TOTAL NUMBER OF CLASSES OFFERED	192		

Source: Comprehensive Recreation Master Plan, 2005

Township of Teaneck Open Space and Recreation Plan

Noteworthy is the 76% percent increase in senior class enrollments between 2001 and 2003. The number of classes also increased 58% during that time period. As of 2003, 210 senior classes were offered. (CRMP)

Team Sports Programs

The Teaneck Recreation Department offers organized sports programs including basketball, tennis, bowling, volleyball and softball. Field hockey and lacrosse are not offered as there is a lack of facility space for these activities. Independent sports organizations also offer programs for Teaneck residents in baseball, soccer, football, basketball and wrestling. As in many other municipalities, these independent organizations manage their own registration, scheduling, fees, and related activities while utilizing both municipal and Board of Education facilities. The organized sports/leagues available to Teaneck residents are:

- Southern Little League (ages 5-12)
- Teaneck Baseball Organization (ages 5-14)
- Babe Ruth Baseball (ages 13-15)
- Teaneck Lancers Baseball (ages 13 and up)
- Titans Baseball Travel League (ages 13 and up)
- Teaneck Junior Football (ages 7-14)
- Teaneck Junior Soccer (ages 5-15)
- Teaneck Junior Wrestling (ages 7-15)
- Teaneck Youth Basketball (ages 5-15)
- Women's Soccer

As noted in the CRMP, there is strong competition for scheduling on the limited number of Township athletic fields. As a result, the organizations running these team sports have needed to place a 'cap' on participation. This is reducing the growth of these leagues and organizations and in some cases residents are turned away.

Cultural Arts Programs

Teaneck is a leader in cultural arts programming and received the 2004 Best-in-State programming awards for the New Jersey Recreation and Park Association (NJRPA) for the "First Night" Program of the Teaneck Cultural Arts Coalition. A summer concert series at Milton A. Votaw Park provides outdoor entertainment and courses are offered in such far ranging areas as dance, pottery, and industrial arts.

Goals and Policies:

The Open Space Program in the Township of Teaneck

Planning for adequate open space and recreation facilities is a key component of master planning. It should be considered and evaluated in the same manner as planning for any other type of infrastructure, and integrated into that process as much as possible. As with other master plan elements, it is necessary to determine goals and objectives and to identify what is needed to occur for identified objectives to be met.

Presently, there is pressure in the Township of Teaneck for new commercial and residential construction, as well as redevelopment of existing developed lands. As a mature inner ring suburb in close proximity to Manhattan, to some degree this pressure will always be present. However, and perhaps as a result of this pressure, there is also the need for additional space for recreation (both active and passive) and lands for natural resource protection. The development of the Open Space and Recreation Plan utilized a variety of resources – including extensive public comment at public meetings, planning board meetings, community input via the Township’s website, and existing planning documents, to develop a set of open space and recreation goals for the Township that take these various factors into account.

Township of Teaneck – Open Space Program

The Township of Teaneck is extremely fortunate to have a number of active community members who serve on many municipal boards and commissions involved in preservation and recreation. These volunteer organizations are made up of Teaneck residents, municipal employees and approved individuals. They include the Environmental Commission; Hackensack River Greenway Advisory Board; Parks, Playgrounds and Recreation Advisory Board; Shade Tree Advisory Board; the Preserve Teaneck Greenbelt Committee; Clean and Green Advisory Board; Historic Preservation Commission, and the Historic New Bridge Landing Commission. Many of these boards, committees and commissions have made significant contributions to shape and guide Teaneck’s future through studies, history, recommendations, research focused on conservation and preservation. Their involvement is a testament to the importance of open space and recreation in the Township.

In early 2006, the Teaneck Environmental Commission (TEC) sought and received Township Council approval to develop an Open Space and Recreation Plan (OSRP). In a memorandum to the Township Council, the TEC acknowledged the completion of the Comprehensive Recreational Master Plan, and noted that its focus was on improvement to parks. The memorandum further indicated that this OSRP focuses on open space preservation and saw no reason that both plans could not be adopted. At its February 1, 2006 meeting the Morris Land Conservancy was voted to be hired as the planner to complete this OSRP. Work commenced on the development of the OSRP during the summer, with the goal of the Plan to be adopted by the Planning Board as part of the Master Plan. (*Source: Memorandum from Chair of Teaneck Environmental Commission, May 21, 2006*).

The TEC is comprised of 10 members including representation from the Planning Board and Township Council. The TEC identified a separate group, known as the Project Team, to spearhead the development of this OSRP. The Project Team is directed by Norma Goetz of the Environmental Commission and includes members of the Environmental Commission, who in turn also represent the Planning Board, Hackensack River Greenway Advisory Board, the Municipal Open Space and Trust Fund Advisory Board (MOST) and the Senior Citizen Advisory Board. In addition, other Project Team members represent the Parks, Playgrounds and Recreation Advisory Board, the Township Council, the Township Engineer, and the Superintendent of Recreation.

Municipal Open Space Trust Fund

The Teaneck Municipal Open Space, Recreation, and Farmland and Historic Preservation Trust Fund was established on November, 24, 2004 through the Township of Teaneck Resolution # 435-04. This resolution has a four year time limit. As such, the fund will expire after that time unless a proposition to extend it is approved by Teaneck voters.

The Municipal Open Space Trust (MOST) is funded to the amount of \$0.01 per \$100.00 of assessed valuation. The Trust Fund collected approximately \$516,000 in its first two years and is expected to collect over \$600,000 in 2007. This increase is due to a property re-evaluation just completed.

The Township has established the Municipal Open Space Recreation and Historic Preservation Trust Fund Advisory Board (MOST) to advise the Township of Teaneck Council how the MOST funds could be used to meet the Township's open space and recreation needs. The advisory board has been active for two years and has recommended that the Township commit funding to the following priorities:

- 1) Purchase of 1500 River Road. (the Ferry property) to become part of the Hackensack River Greenway.
- 2) Upgrade the drainage and lighting at Votee Park East and West Field. Install artificial turf on these two fields.
- 3) Evaluate the feasibility of saving the storm-damaged Carriage House in Andreas Park and create a colonial garden and trailside museum.
- 4) Create a trail in Windsor Park to increase the walking and bicycle-related recreational activities for the community.
- 5) Improve the trails in the Feldman Nature Preserve.
- 6) Development of two vest pocket parks on Kipp Street and on Stephen Place.

This board also recommended the purchase of the Pomander Walk Burial Ground. The Council took this action using money from other sources. More information about these recommendations can be found in the 2005 and 2006 annual reports from the MOST advisory board that are included in the *Appendix*. Copies of the ordinances establishing this fund and its tax structure are also included in the *Appendix*.

State of New Jersey

As recently as November 2006, the State of New Jersey has earmarked \$100,000 for historic preservation for a site located partially in Teaneck. These funds are being dedicated to an assessment of the Steuben House and an archaeological survey of the New Bridge Landing Area which is located in four towns: Teaneck, New Milford, River Edge and Hackensack. The Historic New Bridge Landing site is one of several state newly-designated urban parks and its Commission was created by an act of the New Jersey Legislature in 1995.

Bergen County Open Space, Recreation, Farmland and Historic Preservation Fund

Bergen County has supported open space and recreation in Teaneck through its Open Space, Recreation, Farmland and Historic Preservation Trust Fund. Through the fund, the county contributed a total of \$416,322 to both park acquisition and municipal recreation needs between 1995, when the fund was initiated, and 2005, as shown below:

Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund - Summary of Project Awards 1999-2005

1999 Teaneck Terhune Park Property Acquisition \$ 137,119 *- used for 662 Pomander Walk Acquisition
2001 Teaneck Argonne & Coolidge Parks Playground Improvements \$ 33,500
2002 Teaneck Playground Improvements - Votee Park \$ 45,000
2003 Teaneck Hart & Herrick Park Playgrounds \$ 30,000
2004 Teaneck Playground Improvements - Various Parks \$ 100,000
2005 Teaneck Park Improvements - MLK, Argonne \$ 70,703
2006 Received a \$70,000 Grant for upgrade of various equipment in several parks

*As of February 2007, the Township had not acquired this property and the grant has subsequently expired.

Source: Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund

Goals and Objectives

The Open Space and Recreation Plan for the Township of Teaneck identifies the goals for guiding the municipality's open space preservation program. The objective of the Open Space and Recreation Plan is to determine which areas should be retained by the Township as open space. A balanced approach to conservation and development will provide residents with places "to play" and places to live, shop and conduct business. As with any municipal resource, land preservation and recreation must be anticipated and planned for.

Based upon public input (detailed below) and existing municipal plans, the Teaneck Project Team developed the following goals for open space and recreation in the Township. These Open Space and Recreation Plan goals are designed to guide and support the recommendations found within this Plan. The goals for this Plan are to:

- Preserve open spaces to maintain community character, quality of life, natural resources and wildlife
- Provide for a large variety of walkable, passive, and active recreational opportunities in all areas of the Township
- Preserve unique and historically significant areas in the community
- Protect river and stream corridors
- Identify and preserve areas with the greatest environmental resources
- Preserve regional natural resources
- Plan for greenways and other trails/pathways linking open spaces, activity centers and recreational areas in the Township
- Expand existing parks (both municipal and county) and greenways in the Township including the Hackensack River Greenway
- Identify properties with potential for open space or recreation use which best serve the Township's overall needs
- Preserve the forested woodlots and stands of mature trees, a unique characteristic of Teaneck's roads and residential neighborhoods

Public Participation

The public outreach process in Teaneck consisted of the following four events:

- Two public hearings on the Open Space and Recreation Plan
- A symposium on open space and development
- A presentation to the Planning Board

The first public hearing was held on **October 4, 2006** to provide an opportunity for residents to comment on municipal open space needs and the development of plan goals. Additionally, the Township posted a notice on its website where residents could send comments on the Open Space and Recreation Plan. There were a number of concerns presented at the hearing and received in response to the request for comments as posted on the municipal website. These are included in the *Appendix*.

A number of general and specific open space and recreation needs were identified during the first public meeting. All issues identified at the meeting were available for a vote by community residents, which took place at the conclusion of the meeting. A detailed listing of these issues together with the vote counts is found in the *Appendix*.

A standing room only crowd attended the October public meeting. A wide range of issues were discussed by those present and included the following:

- Providing a balance between open space and land for development
- Providing and prioritizing land for wildlife
- Preserving existing trees
- Protecting existing tree canopies along residential streets and greenways
- Preserving lands along waterways and rivers as parkland
- Providing land for a boat dock
- Stewardship and management of open space lands
- Conservation easements and value for land conservation in Teaneck
- The role of the Comprehensive Recreational Master Plan
- Historic preservation plans
- Coordination of planning efforts in Teaneck
- Environmental degradation of Teaneck's natural resources
- Providing a balance between active and passive open space
- Provision for bike and walkways/paths
- Potential conflicts with affordable housing
- Balancing the need for open space with tax revenues
- Maintaining existing community character
- Commercial/business revitalization

The detailed issues raised by Teaneck residents at the public hearing listed below in order of rough approximation as to the votes/comments received on each issue.

- Consider land conservation/development potential for 640 River Road site
- Maintain safety/beauty/ preservation of Route 4 Greenbelt
- Consider 1500 River Road site for open space/river access
- Relocate the Department of Public Works (DPW) and leaf composting sites away from Hackensack River and consider active/passive recreation for site
- Utilize the railroad track at Windsor Road for DPW leaf transfer or recycling
- Expand Herrick Park through acquisition of adjacent lands and maintain low-density residential land pattern in area; only park in this area of Teaneck
- Support trails and wildlife along Hackensack River Greenway
- Consider former Soap Factory site adjacent to Herrick Park for open space/recreation
- Create regional bikeways and Route 4 Greenbelt bikeway
- Create an open space plan for 662 Pomander Walk (historic burial ground) including further study of adjacent properties and possible development of an historic complex due to the historic nature, location within a floodplain and waterfront location; add 662 Pomander Walk to the Teaneck Recreation and Open Space Inventory for Green Acres (ROSI)
- Maintain access to Hackensack River; consider linkages with Bogota and New Milford

- Relocate the leaf composting site away from Hackensack River/consider joint disposal with Leonia
- Consider 628 Cadmus Court as potential acquisition site
- Consider bikeway for Windsor Park
- Provide safe access/walkways/routes to Teaneck High School
- Provide a (Hackensack) river buffer and remove invasive species
- Pollution along Route 4 impacts high school students

On **October 23rd** the Teaneck Environmental Commission sponsored a symposium entitled: "Open Space or Development - Can We Afford Both?" The symposium discussed ways to consider community-based objectives to establishing a balance between growth and environmental protection, examined some of the myths/facts of certain land use policies, the costs of development, and smart growth principles. Handouts from the Urban Land Institute emphasized ways to link green infrastructure and development, calling for development to occur in a manner which considers the benefits of the greater whole.

According to Norma Goetz, "we were so pleased that a number of Council members, Planning Board members, Advisory Board chairs, as well as the Township Construction Official and Township Engineer, were there and participated in such an exciting discussion. It appears that the discussion will continue."

A presentation on the draft Open Space and Recreation Plan and Maps was made before the Teaneck Planning Board on **December 14, 2006** by Morris Land Conservancy (MLC). At the meeting MLC gave a brief description of the draft plan and provided a handout which listed the draft goals for the Plan.

A second public hearing was held on **February 27, 2007** to receive comments on the Draft Open Space and Recreation Plan (Draft OSRP). This meeting was held in the Rodda Community Center to a large crowd of over 40 attendees, which included State Senator Weinberg, members of the Township of Teaneck Council, the Township of Teaneck Planning Board, many of the Township's Advisory Boards, as well as the municipal engineer.

In advance of this meeting the Township posted the Draft OSRP on its website and invited the public to attend the meeting and comment on this draft Plan. In response to earlier concerns, a handout on Greenways was developed by the consultants and was reviewed for all attendees. This handout explains the concept of greenways and its applicability to Teaneck and how the OSRP utilizes greenways as part of the Plan (the handout is included in the *Appendix* of this Plan). Following an overview of the Plan and an explanation of the various maps that are incorporated within the Plan, public comments and concerns were discussed and are presented below. These issues were taken into account in modifying and preparing the final Open Space and Recreation Plan for Teaneck, which reflects many of the comments raised throughout the public participation process.

The comments and concerns raised at the second public hearing included:

- Can the Route 4 Greenbelt be considered parkland under the ROSI?
- Could linkages be extended between the Hackensack River Greenway, Overpeck Park and the Teaneck Creek Conservancy in the OSRP?
- Several attendees stated they wanted to see this plan adopted;
- Several attendees also stated they would like to see the CRMP adopted;
- The owners of 640 River Road, who are interested in building a small house of worship/building on that property, want to give a public access easement for the Hackensack River Greenway;
- Teaneck needs to provide an all-accessible playground for handicapped children who presently have nowhere to play; “no child should be left behind”;
- Consider the use of Community Development Block Grant funds for handicapped-accessible parks;
- Add the list of properties recommended in the CRMP to the Greenways map and to the Plan;
- Open Space and development can co-exist and that the Mayor is a supporter of Open space (reported Councilwoman Parker);
- Questions were raised and responded to regarding how lands were permanently preserved and whether to zone lands for conservation;
- Guidelines for determining use of municipally owned properties is needed.
- Concern about the goals of this Plan and the Township’s Master Plan;
- Early studies identified parcels by the Coalition for Housing and the Environment and if the study can be found it will be forwarded to the Environmental Commission;
- The municipal and Green Acres ROSIs should be checked for discrepancies; and
- There are some paper streets that may be able to be incorporated.

Overall, the discussion was positive with many participants supportive of the adoption of the Open Space and Recreation Plan as an element of the Master Plan. The sign-in sheets, advertisement, press release and agenda for this meeting are included in the *Appendix* of this Plan.

Planning Consistency

Township of Teaneck

Township of Teaneck- Master Plan

The goals above are also closely linked to the goals found in the *Township of Teaneck Master Plan* adopted in 2007. As it is desirable to adopt this Open Space and Recreation Plan as a component of the Teaneck Master Plan, it is important to maintain consistency between these plans. Only those goals articulated in these documents which relate to open space are listed below.

Master Plan - Goals Relating to Open Space/Recreation:

Master Plan Goals (General):

- Preserve, protect and enhance parks and open space while protecting environmentally sensitive, natural, and unique physical features;
- Maintain the historic resources and natural beauty of our Township

Master Plan Objectives (General):

- Protect neighborhood characteristics including the enforcement of buffer areas between non-residential and residential land uses, between different residential types, and along sensitive ecological areas of the Township
- Maintain and upgrade the existing system of parks, recreation and open space to provide for Township residents of all ages, abilities and disabilities consistent with current and projected community needs for recreation and open space
- Promote historic preservation efforts that will maintain the Township's unique historic resources as designated
- Encourage the development of a circulation system that accounts for roadways, mass transit, pedestrian/bicycle routes, greenway corridors and existing freight and goods movement facilities

Master Plan Goals and Objectives (Element-Specific):

Land Use Element Goals:

- Encourage redevelopment of underutilized areas in a manner that improves Township ratables while not adversely impacting traffic, population, safety and environment, or the character and privacy of existing residential areas

Circulation Element Goals:

- Provide a means of economical, efficient, energy reduced transportation between key destinations in the Township.
- Support alternative methods of transportation including pedestrian, vehicular and mass transit

Community Facilities Element Goals:

- Plan for the expansion and maintenance of community facilities to accommodate current and future growth.

Historic Preservation Element Goals:

- Identify and conserve sites and districts of historic interest.

- Protect resources that have an intrinsic merit and an aesthetic value, evoke feelings of community loyalty and consciousness of the past through a sense of time, place or identity by adopting provisions and protective measures.

Objectives of the Historic Preservation Element:

- Protect and maintain existing historic places listed on the local and New Jersey registers.
- Encourage municipal actions that will result in the long-range preservation of historical assets throughout the Township.

The goals for this Open Space and Recreation Plan appear to be consistent with and supportive of the Master Plan goals.

Township of Teaneck - Comprehensive Recreational Master Plan (CRMP)

In April 2005, a comprehensive recreation plan for the Township of Teaneck was completed, known as the CRMP. As noted earlier, the data in the document has been incorporated by reference into this OSRP; to date the CRMP has not been adopted. Although goals and objectives were not identified within the CRMP, The Plan did identify six key recommendations:

(Source: Township of Teaneck Comprehensive Recreational Master Plan, 2005)

1. Rehabilitate existing recreation facilities
2. Build new facilities to meet public recreational needs
3. Identify and acquire additional open space
4. Increase park staffing and maintenance facilities
5. Prepare updates to individual park master plans
6. Prepare and implement a plan for a network of open space corridors

The CRMP also provides property acquisition criteria:

I. CRITERIA FOR ACQUISITION OF PROPERTY FOR PUBLIC OPEN SPACE

A. Expansion of the Existing Township Park System

- A vacant or underutilized site, preferably larger than 0.5 acres, which may be developed or redeveloped into any active recreation facility for inclusion in the Teaneck park system.
- A vacant or underutilized property adjacent to an existing park which may be developed into passive or active recreation facilities such as athletic fields, playgrounds, sport courts, etc.
- Any property adjacent to an existing park or Township facility for open space preservation and conservation purposes consistent with the goal of natural and cultural resource protection.
- Any property adjacent to an existing park or Township facility for the purpose of providing a buffer between the park/facility and another use.

B. Natural and Cultural Resource Protection

- A site of exceptional natural resource or environmental value.
 - wetlands and floodplains

- steep slope areas
- wildlife and threatened/endangered species protection
- forested lands
- distinctive landscape features
- A site of exceptional cultural or historic value.

C. Parkways and Greenways

- A site which contributes to preserving and/or completing the ideal of creating a linear and contiguous park system throughout the township along:
 - Greenway corridors, for example along routes of travel, such as NJ State Highway Route 4.
 - River corridors. Along the Hackensack River, for example, a pedestrian walkway and nature trail known as the Hackensack River Greenway through Teaneck has been created. The Greenway extends 3-1/2 miles from the southern end of the Terhune Park to Historic New Bridge Landing in Brett Park.
 - Trails and bicycle paths which link existing recreation and open space sites.

An evaluation finds that these general recommendations of the CRMP are consistent with the goals of this Open Space and Recreation Plan (OSRP).

Township of Teaneck - Community Forestry Management Plan, Second Five Years

In August 2006, the Township of Teaneck completed its Second 5-Year Community Forestry Management Plan as required under the New Jersey Shade Tree and Community Forestry Act. This plan provides a mission statement, overview of the community from the shade tree perspective, relationship to other municipal planning documents, as well as a description of the program administration, training, public education, budget and plan implementation. Goals of this plan were prepared for the Long Term (10-15 years) only; objectives were developed for the Intermediate-Term (5-10 years); and Short-Term (0-5 years) periods. The long-term goals are:

- Achieve 100% stocking of all suitable planting sites within fifteen years and maintain this level of stocking into the future.
- Maximize stability in the tree population by:
 - Improving and maintaining species diversity within individual streets and the Township as a whole;
 - Improving and maintaining age diversity
- Prepare a plant balance between tree health and public safety versus costs and budgetary constrains
- Maximize public interest, support and participation in managing the Township's tree resources.

The shade tree plan also recommends that the open space plan for Teaneck include this Community Forestry Management Plan. These detailed shade tree goals are supportive of the goals developed for this Open Space and Recreation Plan, particularly those

which support development of the Hackensack River Greenway the preservation of natural resources and the addition of public lands for open space and recreation.

Bergen County Open Space and Recreation Plan

Bergen County adopted an Open Space and Recreation Plan (*BCOSRP*) in 2004. This document outlines a number of goals related to open space. The goals of the Township of Teaneck Open Space and Recreation Plan as included herein are considered to be consistent with the Bergen County goals related to open space. The goals in the *BCOSRP* are to:

- To provide facilities regional in nature and capable of serving residents of the entire county.
- To protect and preserve natural and scenic values in the county.
- To present current information on the supply, demand and need for recreation and open space in Bergen County.
- To implement open space and recreation planning policies and projects that are consistent with New Jersey's Development and Redevelopment Plan.
- To encourage coordinated open space and recreation planning, acquisition and development initiatives of state and local governments, and conservation organizations.
- To effectively use funds from the Bergen County Open Space, Recreation, Farmland and Historic Preservation Trust Fund (the "Bergen County Trust Fund"), New Jersey Green Acres funding, and other sources of funding which may become available.

In addition, the *BCOSRP* also identifies basic open space objectives to guide the plan. These objectives are:

- the preservation of the major waterways in the County
- the expansion of existing County Park areas where applicable; and the acquisition of major tracts of undeveloped land where suitable for County Park purposes.

The plan provides additional goals and policies that support the County's open space objectives as follows:

- Conserve major ridgelines, significant treed areas and areas designated as natural areas.
- Improve the quantity, quality and availability of parks and open space, including active and passive recreational facilities, parks and environmentally sensitive areas.
- Preserve the environment, including wetland areas, streams and wetland corridors.
- Promote the establishment of a linear greenway park system along the Hackensack, Passaic, and Ramapo Rivers.
- Protect the quality and purity of rivers and streams.

New Jersey State Development and Redevelopment Plan

The *New Jersey State Development and Redevelopment Plan (SDRP)* developed by the Office of Smart Growth (OSG) outlines various planning areas around the state which are not necessarily contiguous with the town's municipal boundaries. In the case of Teaneck, this community has two types of state planning areas designated in the Township. The majority of Teaneck, all except for Overpeck Park, is designated as Metropolitan Area -- PA1. Metropolitan Planning Areas typically are largely or fully developed and have little remaining unpreserved land for open space. That is indeed the case for Teaneck. The second designation is for Parks and Natural Areas - PA8. The only area designated as Parks and Natural Areas consists of the county-owned Overpeck Park and golf course. This Open Space and Recreation Plan is consistent with those *SDRP* designations.

Garden State Greenways

As a tool for open space planning, Garden State Greenways shows municipalities working to preserve the best natural and recreational resources where to get started. The Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey. The project defines greenways as "hubs" and "connectors."

- Hubs represent non-fragmented natural areas remaining in New Jersey's landscape. These natural resources—wetlands, forests, fertile soils, grasslands, beaches and diverse plant and animal habitat—provide New Jersey residents with clean water, clean air, a healthy food supply, scenic areas and recreation. These resources maintain a healthy environment for people to live in New Jersey.
- Connectors link the hubs. One goal of the Garden State Greenways is to have an outdoor area within a ten-minute walk or bike ride from people's homes. Garden State Greenways connect people to the outdoors, physically, by inviting exploration of New Jersey's nature, and intellectually by showing people how nature is working to keep our home state healthy and safe.

In Teaneck, Garden State Greenways, as is characteristic in more developed areas, consists primarily of connectors. Teaneck, according to Garden State Greenways, enjoys nearly 300 acres of preserved county parkland. The connectors are in two places in Teaneck. Along the eastern border, the connectors link the existing parklands. Along the western border, a connector follows the Hackensack River. There are a few "hub" areas of upland forests along the banks of the Hackensack River. The Hackensack River Trail, indicated as a canoe and kayaking trail, is already a part of the connector following the river. In Teaneck the primary objective of Garden State Greenways is to link the people to the existing parkland and special natural resources, such as the Hackensack River.

Inventory of Outdoor Resources in the Township of Teaneck

This section of the Open Space and Recreation Plan inventories the open space lands in the Township of Teaneck as depicted on the *Open Space Map* (see *Maps*). The *Open Space Map* was developed with the ESRI's ArcView 9 software. It combines tax data from the Township's tax assessor and a base map provided by the Township. Data from the N.J. Green Acres program and Township Recreation and Open Space Inventory were used to identify preserved land in the Township.

The acreages within this section are from the Parcel Data Tables in the *Appendix*. The parcel data tables are sourced directly from the tax data noted above. Please note that vacant lands and outdoor recreation sites are included, however these lands may have structures or other improvements on them.

Public Land

Federal Land

United States Post Office (Not Preserved) – Class 15C

The U.S. Postal Service owns **1 acre** of land in the Township.

State Land

State of New Jersey / General Services – Class 15C

The State of New Jersey owns **14 acres** of land in Teaneck. A minimal portion of this land comprises the Route 4 buffer and a foot bridge while the majority of the land (13.66 acres) is the Armory.

County Land

County of Bergen (Preserved Land) – Class 15C

Bergen County owns **370 acres** of preserved open space due to its holding of Overpeck County Park. Although the County owns two parcels of unreserved land, this comprises slightly more than 1 acre in area.

Municipal Land

Township of Teaneck ROSI Properties (Preserved Land) – Class 15C

The Township's Recreation and Open Space Inventory (ROSI) on file with the N.J. DEP's Green Acres Program, lists **265 acres** of Township owned property as preserved open space. Argonne Park encompasses over 54 acres, Milton Votee Park over 40 and Windsor Park nearly 40 acres. All other parks in the Township comprise of less than 30 acres of land.

Township of Teaneck (Not Preserved) – Class 15C

100 acres of land owned by the Township of Teaneck does not fall under the ROSI designation. This mostly includes vacant land such as a 5 acre parcel along Route 4 that is part of the Route 4 Greenbelt. Of the land not vacant, approximately 5 acres of land is used for parking, 7.5 for the D.P.W complex, and 3.5 for other municipal structures.

Township of Teaneck – Board of Education (Not Preserved) – Class 15A

Teaneck’s Board of Education owns **60 acres** of land including 13.5 acres on Teaneck Road for the Thomas Jefferson Middle High School and 13 acres on Windsor Road for the Benjamin Franklin Middle High School.

Private Land

Privately Owned School Property – Class 15B

There are **72 acres** of school property held in private ownership. Of this property, the majority of the land (65 acres) is owned and maintained by Fairleigh Dickinson University. Torah Academy owns another 4 acres of this land category.

Church and Charitable Land – Class 15D

49 acres of tax exempt church or charitable organization landholdings exist in Teaneck. The largest of these properties includes St. Anastasia’s Church at 4.5 acres and the Northern Teaneck Synagogue and Grace Lutheran Church at 4 acres each.

Cemeteries and Graveyard Land – Class 15e

A Protestant Lutheran cemetery located along River Road encompasses **0.75 acres**

Other Tax Exempt Land – Class 15F

Fifteen parcels in the Township retain tax exempt status to total **26 acres** of property. Of these parcels, only two comprise of more than 1 acre: Holy Name Hospital with 20 acres, and Community School Inc. with 1.5 acres.

Vacant Land – Land with No Structural Improvements – Class 1

Vacant land totals **34 acres** throughout the Township. The larger vacant parcels include a 4 acre lot located off Frank W. Burr Boulevard and a 2 acre parcel off Teaneck Road. Teaneck has a total of 134 vacant lots.

Residential Land Greater than 0.5 acres – Class 2

Residential properties greater than 0.5 acres are depicted on the map since they have the potential to be subdivided and therefore present an opportunity for open space preservation. The 0.5 acre minimum was deemed suitable according to the zoning definitions currently in place. There is a total of 62 acres of residential property greater than 0.5 acres in Teaneck. Of this, Fairleigh Dickinson University owns one residential lot totaling 0.5 acres. The largest residential property is located along River Road at 2.49 acres (Block 1211, Lot 8), also known as 1500 River Road.

Commercial Land Greater than 0.5 acres – Class 4A, 4B and 4C

Commercial properties greater than 0.5 acres are depicted on the map since they have the potential to be subdivided and therefore present an opportunity for open space preservation. The 0.5 acre minimum was deemed suitable according to the zoning definitions currently in place. Sixty-one parcels comprising of **125 acres** are designated Class 4A (commercial – 58 acres), 4B (industrial – 26 acres) or 4C (apartment – 41 acres).

Railroad Land - Class 5A/5B

One parcel of land owned by the Consolidated Railroad Corporation comprises of 36 acres and serves as the railroad right of way.

Preserved Land in the Township of Teaneck

The Township of Teaneck encompasses a total of 3,986 acres. Of this total, 635 acres, or 16% are currently preserved through the following methods:

County own Land	370 acres
Municipal Land listed on ROSI	265 acres
TOTAL PRESERVED LAND	635 acres

Township of Teaneck Open Space Inventory

The Open Space Inventory is the list of lands in the municipality that the Township should look towards when planning for open space preservation. This list is comprehensive and therefore may include lands that are not traditionally thought of as "open space". This listing may also include lands that currently have structures on them.

In order to increase the amount of preserved land within the municipality, this Open Space and Recreation Plan recommends that the Township of Teaneck utilize a diverse inventory of lands to prioritize properties for acquisition. This inventory includes:

State owned Land (not preserved)	14 acres
Township of Teaneck Owned Land (not preserved)	100 acres
Board of Education Land – Township of Teaneck Owned	60 acres
Other School Property	72 acres
Church and Charitable Land	50 acres
Other Tax Exempt Land	26 acres
Private Vacant Land	34 acres
Residential Land (>0.5 acres)	62 acres
Commercial Land (>0.5 acres)	125 acres
Railroad Land	36 acres
TOTAL INVENTORY	579 acres

Of the 3,986 acres in the Township of Teaneck, 579 acres are included in this inventory of available open space. Thus 15% of the land in the Township of Teaneck is potentially available for open space preservation.

- This page left intentionally blank -

Needs Analysis: The Need for Open Space Preservation in the Township of Teaneck

The needs described in this section are derived from input received during the public hearing process, comments from residents received during the development of this Plan, the Township's Master Plan and Comprehensive Recreation Master Plan. Based upon these planning documents and public input, the Project Team identified a series of goals for open space and recreation as set forth in the *Open Space Program* section of this Plan. Many of a community's goals for environmental protection and conservation can be achieved through open space preservation and several of the open space needs can be achieved simultaneously. Often times other municipal organizations, nonprofit organizations, and recreation associations will have a stake in a particular project and these groups should be involved in the planning process. Partnership opportunities are an excellent way of leveraging available funds, and ensuring a stronger consensus on an open space and recreation project.

Combining resources on projects that achieve multiple goals can be of great advantage to Teaneck's open space program. This is particularly important as the Township of Teaneck is currently updating its Master Plan, and many of the outdoor needs identified here also relate to other plan elements. The headings below are areas where the Township of Teaneck's open space program should focus its efforts. Many of these needs can be accomplished simultaneously, creating a unified, cohesive system of open space in the Township.

Bicycle Lanes Need Ongoing Maintenance and Support Facilities

The CRMP identified a network of bicycle lanes that presently exist in the Township, as well as proposing additional lanes to connect existing parks. Utilization of these lanes would reduce auto dependence for short trips in and around the Township and support reduction of pollution caused by automobiles. For bicyclists to access these lanes on a regular basis may require observation and or maintenance to ensure the lanes are kept clear. A "way finding/signage" system should be implemented as well as the placement of bicycle racks at convenient locations to encourage the use of bicycles in Teaneck. Additionally, bicycle parking is an important component of this non-motorized form of transportation. Adequate bicycle facilities provide a safe place for riders to park their vehicles when they reach their destination. Without such facilities many potential bicyclists choose other means of transportation.

Brett Park Historic Resources at Risk

There have been several, ongoing conversations regarding the future use of lands that are now part of Brett Park. These have included the possibility of utilizing a portion of this preserved park for the Department of Public Works (DPW). Concern has been raised that the current DPW facility is not of a sufficient size to maintain its current and future operations.

It is understood by the Environmental Commission that the Historic New Bridge Landing Park Commission may have jurisdiction over Brett Park due to its historic and prehistoric resources. Consultation with this organization should be made prior to advancing proposals to modify the site. Due to the cultural resources present on this site, and the Park's inclusion on the Township's ROSI, it is critical that preservation of this area be a priority. If Brett Park were to be used for anything other than park/recreation uses it would require Green Acres approval.

Department Of Public Works Yard and Leaf Transfer Sites Need Relocation

If the Department of Public Works (DPW) Yard remains at its present location, just south of Brett Park, an adequate buffer along the Hackensack River should be retained in order to protect the integrity of the River and its natural resources. Additionally, lateral access along the southern end of the DPW facility to the Hackensack Greenway would provide public access at this location.

In addition to the DPW facility, the Township leaf transfer facility is presently located at a site along the Hackensack River southwest of Pomander Walk. Relocating this facility would greatly advance the objectives of the Hackensack River Greenway and open the southern portion of the Greenway for protection of the river banks and easy access by the public for hiking, strolling and bird watching. These objectives are supported by Bergen County, as the County plans to create a greenway on both sides of the River in the Teaneck vicinity.

Environmentally Sensitive Areas and River Greenways Need Protection

In recent years, the New Jersey Department of Environmental Protection (N.J. DEP) has recognized the importance of protecting all types of surface waters. They are now strictly regulated via the Stream Encroachment Permit Process. It is in the best interest of local communities situated along the upper Hackensack River's remaining forest buffers to protect and preserve the habitat that protects their drinking water. A suitable width buffer is needed to maintain ecological health, wildlife diversity and protect these sensitive resources.

Intense land use in the vicinity of sensitive environmental resources throughout the Township is inappropriate and these lands need further protection from encroachment or intensive development. They offer suburban residents and visitors alike an oasis of nature and greatly contribute to the quality of life not found in most fully developed municipalities, particularly ones located so close to New York City. Other locations in the community should be identified for more intense land development where they are more suitable and adjacent to other similar uses.

Future Residential Growth Would Require Additional Recreational Facilities

With additional housing and residents, there is a subsequent increase in recreation program participation and use of facilities. More participation in recreation programs leads to a further lack of available, suitable, and adequate recreation space for all activities. Recreation fields and facilities are then overtaxed and require increased maintenance.

Without the benefit of continued land preservation efforts and/or if anticipated major residential development projects were to occur, this scenario would severely overtax the already overburdened recreational facilities and would increase the need for new facilities beyond those already identified in the CRMP.

Preservation of Trees Enhances Environmental Quality, Decreases Pollution and Improves Historic and Visual Character

As noted in *The Second Five Year Community Forestry Management Plan* Teaneck has a long standing commitment to preserving and increasing trees on public property. Beginning in 1994 plans were made to establish an advisory board and to develop a community forestry management plan. A street tree inventory was conducted in 1997 with community volunteers of all ages. Teaneck has had Tree City USA status for 10 years. Our DPW has created a core group with professional training that is responsible for maintaining our community forest. In spite of these efforts the Forestry Plan states that “the number trees level of coverage has been decreasing over the past twenty years.” This loss has resulted in increased erosion and stormwater runoff, loss of pollution control and noise abatement, and diminished habitat for birds and wildlife.

In light of these concerns, consideration should be given to amending Teaneck’s existing public property Tree Preservation Ordinance or protection of historic or mature trees. In addition, the Township through its Shade Tree Advisory Board should maintain an official register of historic and significant trees in Teaneck. Historic trees are those trees linked to an historic time or event.

Significant trees are trees which, because of their size, species, or age, contribute to the beauty of the Township. Historic and significant trees may be considered suitable for Township historic nomination whether they are located on public or private land. This offers the Township a means to protect their forested woodlots. Mature trees are a unique characteristic of Teaneck's suburban roads and residential neighborhoods. Further, such an approach should be utilized when evaluating land for purchase or sale by the municipality as to whether any trees on the property are of significant size or age and merit protection through the town’s open space preservation program.

Fully Accessible Playgrounds Provide Access for All Residents

There is a need to provide fully accessible recreation facilities for all residents regardless of their physical abilities. At present a new facility accessible to all children is being constructed in the Township of Teaneck. As new facilities are planned or current ones

upgraded, they should incorporate specific structures and equipment designed to be barrier-free to address this need in the Township.

Recreation Facilities in Need of Expansion and Ongoing Maintenance

As indicated in this Plan as well as in the CRMP, there is a pressing need in Teaneck to expand existing recreation facilities to ease the burdens caused by high usage. A number of facilities are in need of expansion. In that vacant or underutilized sites are located adjacent to existing parks, these require the most pressing action to ensure they are acquired for recreation or open space preservation, rather than for development, as these sites are most beneficial and easiest to incorporate into existing facilities.

Creating additional open space and recreation opportunities here supports the vision identified on the *Greenways Map* as important for preservation and was identified as a key issue during the public comment process. The CRMP also identified expansion of Herrick Park by acquisition of a portion of the 'soap factory' site in order to increase recreational opportunities in the southeast quadrant of the Township.

The need for additional and improved facilities at Teaneck parks causes a number of problems among the various teams and programs and fields suffer from degradation from overuse. As documented in the Township's CRMP, existing park facilities require ongoing improvements and maintenance to meet the demands of Teaneck's active community.

Resource Assessment: A System of Open Space in the Township of Teaneck

Open space is an infrastructure that needs to be designed and planned just as utilities and roadways. When planned as a system, this infrastructure provides many benefits to a community. The *Systems* section of the Open Space and Recreation Plan describes a system of open space for the Township of Teaneck based on the goals and needs of the community and how the realization of these goals will promote the community's quality of life, recreational programs and activities, and protect the cultural and natural resources base of the Township.

Teaneck Open Space and Recreation Philosophy:

Teaneck is fortunate to have an active informed Environmental Commission and Parks, Playgrounds and Recreation Advisory Board. These groups have developed an Open Space and Recreation Philosophy, found in its entirety in the *Appendix*. The philosophy includes a statement of the definition, general and specific benefits of open space, issues to consider and recommended resources. This philosophy is the center of the approach to a system of open space for conservation and recreation in Teaneck as included in the following quote from their statement in the *Appendix*:

“Open space is land that is not developed for residential, commercial, industrial or institutional use. Open space and its related recreational activities provide numerous benefits to Teaneck residents, both active and passive, short and long term. It helps to define our community and build pride in our shared identity. The quality of life in this town depends upon the quality and character of our environment. These factors are also important to the business community, thus affecting our tax base. The goal of our open space plan is to determine which areas should be retained as open space and which should be developed for more intensive use to accommodate Teaneck's need for desirable growth. Open space can make a critical difference in maintaining Teaneck as a desirable place to live, work and visit.”

Community Benefits of Open Space Preservation

Natural lands and recreation space provide the following functions that promote a healthy, vital community.

- Preserves habitat for living resources, including plants, animals and humans
- Offers a variety of active and passive outdoor recreation experiences
- Balances growth and development to sustain economic vitality in the community
- Provides opportunities for residents to keep fit and improve physical health
- Aids in promoting a sense of community
- Connects current and future residents to the community's heritage by preserving historic landmarks and sites
- Prevents erosion and conserves soil, a nonrenewable resource
- Contributes to landscape diversity and a scenic environment

- Protects the quantity and quality of water
- Controls flooding
- Helps remove pollutants from the air
- Maintains a community's character

In addition to these benefits, open space preservation in the Township of Teaneck will ensure existing forested lands remain intact and promote increased tree planting and stewardship, improving air quality and health for its residents. A well integrated open space system will achieve these benefits for the Township of Teaneck. The following recommendations will outline how the Township can create a viable recreation and land preservation network.

Benefits of Greenways

Greenways are important components of Open Space and Recreation Plans. According to the American Greenways Program, they are the corridors of protected public and private lands that are found along rivers, abandoned railways, utility rights-of-way, parkways, canals, scenic roads or other linear features. These linear pathways link recreational, cultural, and natural features, providing connections for people and wildlife, protecting forests, wetlands and grasslands, and improving the quality of life for everyone. From an ecological and environmental perspective, greenways also serve to: reduce stormwater runoff, flooding and erosion, improve water quality, reduce the effects of global climate change and act against species extinction by allowing migration.

In an urban environment such as found in Teaneck, greenways also function as "green" paths for pedestrians and cyclists. Their purpose in such settings is to expand the opportunities for urban recreation, to provide alternate ways to move through the city, and to enhance the experience of nature and city life. (Source: *Vancouver Greenways Program*)

Benefits of Wide Buffers

Buffers serve to minimize earth disturbances adjacent to water systems and to protect the habitats that protect drinking water. The primary function of a buffer is to physically protect and separate a water body from future disturbances. Wide buffers serve to sustain the integrity of stream ecosystems and habitats. Studies have shown, and the New Jersey courts have upheld, that narrower buffers and other stormwater controls become saturated with pollutants over time and lose their effectiveness. Wildlife depend upon shade and other natural features of native streamside vegetation. Wide buffers provide the protections that narrow buffers simply cannot offer to either water bodies, wildlife or ecosystems.

On Wednesday, April 12, 2006, the Superior Court of New Jersey Appellate Division, issued a ruling upholding New Jersey's requirement for 300 buffers on either side of C-1 and associated perennial and intermittent streams. The Court recognized the important role non-structural strategies, such as buffer protection, minimizing earth disturbances

and minimizing impervious surfaces plays in protecting water quality. (*Environment New Jersey*).

Based upon these rationales, the *Greenway Map* utilizes 300 foot buffers to the extent practicable in identifying a vision for open space.

Land Preservation Recommendations

A greenway concept was developed to integrate the various environmental, recreational and historic attributes developed in consultation with the Project Team and after consideration of public comments on the OSRP. The corresponding *Greenway Map* illustrates the vision for the community of extended greenways. The *Greenway Map* identifies the following greenways for the Township of Teaneck:

- Hackensack River Greenway
- Route 4 Greenbelt
- Windsor Park Greenway
- Argonne Greenway
- Overpeck Greenway
- Cedar Lane Connector
- Overpeck Creek Connector
- Feldman Preserve

These greenways provide a vision for the Township of Teaneck's open space preservation program. The greenways surrounding the river corridors on the Map are approximately 300 feet in width and are consistent with objective of protecting the riverbanks and providing access for a pathway along the Hackensack River connecting Teaneck to New Milford and Bogota.

Additionally, the Plan has added the properties listed in the CRMP to the *Greenway Map* as appropriate sites that contribute to the Township's vision for expanding public recreation, or for protecting environmental and cultural resources. (*CRMP, pp 14-19*)

The Plan also recommends an ecotourism "connector" via Cedar Lane. No properties are identified for acquisition, but instead this greenway highlights the business district as a destination point for bicyclists along the Hackensack River, golfers in Overpeck Golf Course, and visitors to the Teaneck Creek Conservancy. Enhancement of the existing town center for bicycle racks, and signage along the public parklands directing people where to go to shop and dine, would help not only the business owners, but provide increased public access and enjoyment of Teaneck's beautiful open spaces.

The block and lots highlighted in the greenways and shown on the *Greenway Map* are included in the *Appendix* at the conclusion of this Plan.

Agency and Non-Profit Coordination will Protect Regional Natural Resources

The Township of Teaneck is located in an area where there are many active players in open space preservation and recreation. Municipal, county and State governments, as well as non-profit land trusts and other affiliated entities such as the Historic New Bridge Landing Park Commission, all make excellent partners in open space preservation and acquisition.

Coordination among municipalities in the region will promote environmental protection and regional conservation. Increased communication between local municipalities and state land managing agencies will lead to shared goals and objectives. The State has access to funding sources for land acquisition not available to the Township. Matching Teaneck open space priorities with the State's priorities leverages resources. Learning the priorities of organizations and neighboring municipalities in regional land conservation activities attracts financial resources to accomplish the Township of Teaneck's land preservation goals. Discussing joint projects with local land trusts and other organizations which have already been active in the area has the potential to bring additional funding to the Township. Sharing goals and objectives will maximize dollars and combine experiences and skills. As partnership opportunities arise, Teaneck should take advantage of the strength of a joint effort to preserve valuable properties.

Nonprofit land trusts, such as the Morris Land Conservancy, provide the expertise to coordinate regional efforts and look for partnership opportunities. Partnering with other entities, whether it is a municipality, a county or a private organization, will allow the Township to leverage and expand funding to accomplish Teaneck's open space goals. Common goals and objectives can be accomplished much more quickly with greater resources.

Adequate Pedestrian and Bicycle Facilities Support Walking and Bicycling

As the present bike lane system can be viewed as one which connects parks and activity centers, provision of bicycle parking sheltered from rain and harsh weather is an important component to increasing bicycle usage in Teaneck. These facilities should be incorporated into future improvement plans for park rehabilitation and expansion, as well as considered more fully as a component of overall circulation needs in the Master Plan process, particularly in business districts and for other destination areas and activity centers. As part of these facilities, a wayfinding program throughout the Township should be established. For certain areas such as in the vicinity of the Route 4 Greenbelt, coordination with other agencies such as the N.J. DOT may assist in supporting the creation of this program.

Adequate and well maintained sidewalks, signalized and well-marked pedestrian crossings are needed to encourage additional non-motorized travel in this community. It is also critical to support walking and bicycling as a way for youth to travel to recreation facilities on their own when practicable. Adequate lighting to increase the perception of safety is also necessary. Creating 'street life' adds to the vibrancy of the town and connects residents with their natural surroundings on a regular basis. Addressing these

needs is particularly important in a community where weekly and other religious observances include not driving, and foster walking to houses of worship and other locations throughout the community.

Funding Sources for Land Acquisition

Employing a variety of approaches to funding land acquisition will assist the Township in funding its priority land preservation properties. It may be worthwhile for the TEC to study, together with the Township, a review all non-preserved and municipally-owned lands (other than sliver properties) as to their future use as recreation sites, open space/greenway use or lands which may be suitable for sale. These funds from sale of those excess properties could then be utilized to assist in land acquisition of key properties that are in need of preservation, such as the former 'soap factory' site.

'Greening' of Teaneck Extends Open Spaces Throughout the Community

Teaneck, as signor of the U.S. Mayor's Climate Protection Agreement ("also known as "Cool Cities") has already committed itself to adopt and enforce land use policies that reduce sprawl, preserve open space, and create compact, walkable urban communities.

A number of opportunities exist for Teaneck to incorporate 'green building' and other infrastructure ideas into their current Master Plan development. Some of the ways to support the Teaneck Philosophy of Open Space and Recreation to add natural connections throughout the community include creating new paths from activity centers, such as Cedar Lane, to greenway areas, such as the Hackensack River Greenway. As a pedestrian-oriented community, streetscape beautification and lighting improvements can improve the pedestrian environment and support decision-making by residents to walk, rather than drive, to local destinations. Clearly living in a 'walkable' community is one reason why many residents have chosen Teaneck as their home. The recent improvements along parts of Cedar Lane have improved the physical environment for pedestrian activity in one area of town and should be considered for other areas as well.

Another means of connecting residents to the natural environment is the promotion of a sustainable future. Ways of doing this include continuing the farmers market selling New Jersey produce, hosted on a weekly basis during growing season. Other green ideas include encouraging of 'green roofs' for new and redevelopment of office, commercial, institutional and retail buildings; incorporating green design concepts into new buildings and site planning; expanding the existing adopt-a-park program; and creating a wayfinding program geared towards locating parks and natural areas from the business districts, and to the various business districts from key park areas such as the Hackensack River Greenway and Teaneck Creek Conservancy as a means of encouraging eco-tourism.

Greenway System Corridors Protect Environmentally Sensitive Lands and the Diversity of Wildlife

Wetlands, forested areas and other existing open space tracts within the Hackensack River watershed should be protected through conservation easements, development setbacks, land purchases, or stream corridor preservation ordinances as appropriate. The plans for implementing the Hackensack River Greenway will significantly support the preservation of this environmentally sensitive resource. Environmental land use planning is integral to the survival of Teaneck's remaining wildlife habitats.

The Township has identified several greenways connecting and buffering these unique and sensitive natural resources, which will provide crucial habitat for resident wildlife, particularly avian wildlife, as this area is part of the Atlantic Flyway. A greenway system linking natural areas also prevents habitat isolation, fragmentation and promotes healthy wildlife. This system provides corridors for wildlife movement in addition to provision of large habitat areas.

A greenway system guides people to explore and experience natural environments. Knowledge and experience of natural areas promotes the development of an outdoor ethic and public support for continued preservation efforts. In Teaneck, this greenway system is depicted on the *Township of Teaneck Greenway Map*. It consists of a greenway system which includes the aforementioned *Hackensack River Greenway* as well as the *Route 4 Greenbelt*, the *Windsor Park Greenway*, an *Argonne Greenway*, and an *Overpeck Greenway*. The vision for these greenways is to protect the environmentally sensitive areas including waterbodies, streams and creeks. The vision for the greenways was to provide approximately 300' buffers to ensure resource protection.

Hackensack River: A Valuable Community Asset

The waterfront area from the Historic New Bridge Landing through Terhune Park is considered a valuable community asset to the Township and supported by the TEC, according to the its chairperson (*Personal Communication, Harry Kissileff*). That is readily seen with the involvement of so many specific groups interested in its growth and preservation. There have been many discussions over the course of developing this plan as to the best uses for riverfront properties. The 2005 CRMP recommended a 100' foot buffer along the Hackensack River. Currently the Planning Board has approved a 50' buffer along the River. Elsewhere in this plan are explanations and rationale for supporting the 300' buffers that are included on the *Greenway Map*.

At its February 7, 2007 meeting, the Teaneck Environmental Commission recommended that the Master Plan "maintain the existing zoning along the Teaneck river front to ensure the environmental health of the Hackensack River".

Historic Preservation Ensures Community Identity

History gives present and future generations a sense of where they came from as a community. The preservation of historic resources is vital to maintaining that link. In

conjunction with an appreciation of an area's natural history, an appreciation of human history defines a community's sense of place. The two provide connection, an intangible, yet powerful force within a viable healthy community.

Brett Park/Historic New Bridge Landing offers an opportunity to serve as a gateway to Teaneck. Proactive attempts have already begun through a number of organizations to secure the future of this vital piece of cultural open space and Revolutionary War history. The Township should continue working with the other involved agencies, municipalities and organizations in promoting this cultural resource and creating a tourist destination.

Historic preservation is a valid component of an open space program and complements prospective open space acquisitions. The presence of an historic site, district or important historical event on a property provides a stronger justification for preservation. It also attracts a greater number of funding partners to the project, which is a critical concern in open space preservation.

New Parks Supports Hackensack River Greenway and Historic New Bridge Landing

There is research which advocates for a park extending from the New Bridge Landing Historic area on the northern terminus of the Township southward to Terhune Park on the southerly end of Teaneck. These Master Plan and other references date as far back as 1962 and are mentioned in supporting 1985, 1990, 1999 and 2001 documents. Additional support comes from the 2005 CRMP and more recently from the County and State in the designation of the Historic New Bridge Landing Commission and Park. This park provides a strong northerly anchor for the Greenway.

South of Cedar Lane the Teaneck Swim Club and other municipally-owned lands (sometimes used as a leaf composting or transfer yard) occupy approximately 16 acres of land. This land could offer a suitable location for an indoor pool facility, a need identified in the CRMP. It would also help in creating more of a destination/southern anchor to the Greenway and could possible incorporate the recent Township acquisition of 662 Pomander Walk, a former Indian burial ground. A 1990 report provided a site proposal and laid out possible walkways, bicycle facilities boat launches and other recreational uses for this area.

Expanded and Improved Recreation Facilities Benefit All Residents

In 2005, the Township of Teaneck completed a detailed plan for recreation improvement. Known as the Comprehensive Recreation Master Plan, CRMP, it provides recommendations for park facilities to be upgraded and rehabilitated, recommends possible acquisitions to expand parks and other open spaces, identifies a number of opportunities for sharing of recreational facilities with other organizations, and develops a specific listing of needed improvements for each current park facility over a ten year period.

As part of designing the recreational and “green” infrastructure which provides as much ecological benefit to the community as possible, recommendations found in the CRMP would benefit from review by the TEC and the PPRAB prior to implementation, to determine their negative impacts, if any, on the environment. This is particularly important for selection of materials for large areas or open spaces, where in some cases Astroturf has been recommended.

PRESERVED LANDS PAY MORE

Below is a sampling of examples that illustrate the economic benefits of preserved lands to a community.

Preserved land attracts investment.

Corporate CEOs say quality of life for employees is the third-most important factor in locating a business, behind only access to domestic markets and availability of skilled labor.

(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 13)

Preserved land protects the economic health of communities.

“Since the 1980s, studies have increasingly shown that for every \$1.00 collected in taxes, residential development costs their host communities between \$1.04 and \$1.67 in services – and these costs continue forever, generally increasing over time. For example, today a development of 25 new homes, each paying \$7,000 a year in taxes would bring in \$175,000 additional revenue to the town. This \$175,000 may cost the town nearly \$300,000 in additional infrastructure costs, leaving a deficit of \$125,000. The result is an increase, rather than a decrease in property taxes for everyone in the town. Taxes must go up to cover the deficit created by the increased costs of supporting the development’s infrastructure burden.”

(“The Economics of Open Space” in Our Environment, AIM Community News, West Milford, August 29, 2001)

“Bond ratings are measures of the financial community’s faith in the ability of a government to meet its obligations and manage its debts. Favorable ratings save governments money by enabling them to raise money for capital improvements at relatively low costs. The poorer the bond rating, the higher the interest the government has to pay to attract investors and the greater the chance that potential investors will place their money elsewhere. Bond ratings are beginning to reflect the fact that unlimited or mismanaged growth can threaten a community’s fiscal health while land conservation and sound planning can help sustain it.”

(“The Economic Benefits of Land Conservation” by Holly Thomas, Dutchess County Planning Department, February 1991)

“The role of parks, open space and quality of life in attracting residents, businesses and economic activity to communities is apparent in revivals or redevelopment of more developed areas. The riverfront locations that once drew factories to the city now make its economic contribution by attracting tourists and new residents. As the nation moves toward a mixed economy

based on services, light industry, consumer goods and new technologies, businesses and their employees are no longer tied to traditional industrial centers. Today businesses are free to shop for an appealing location, and they clearly prefer communities with a high quality of life, including an abundance of open space, nearby recreation and pedestrian friendly neighborhoods.”
(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 14)

Preserved land increases adjacent property value.

“The real estate market consistently demonstrates that many people are willing to pay a larger amount for property located close to parks and open space areas than for a home that does not offer this amenity. The higher value of these residences means that their owners pay higher property taxes. In effect, this represents a ‘capitalization’ of park land into increased property values of proximate land owners. This process of capitalization is termed the ‘proximate principle.’ It means that in some instances if the incremental amount of taxes paid by each property which is attributable to the presence of a nearby park is aggregated, it will be sufficient to pay the annual debt charges required to retire the bonds used to acquire and develop the park. In these circumstances, the park is obtained at no long-term cost to the jurisdiction.”

(The Proximate Principle,” by John Crompton, published by the National Recreation and Park Association, 2004, p.1)

Preserved land boosts tourism revenues.

“Across the nation, parks, protected rivers, scenic lands, wildlife habitat and recreational open space help support a \$502 billion tourism industry.”

(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 23)

Preserved land performs valuable economic services.

“Open land provides the space for nature to perform life-sustaining services that otherwise would have to be provided technologically at great expense: degradation of organic wastes, filtration of pollutants from soil and water, buffering of air pollutants, moderation of climatic change, conservation of soil and water, provision of medicines, pigments, and spices, preservation of genetic diversity, and pollination of food crops and other plants.”

(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 42)

“Forested open space and wetlands are particularly valuable. Trees control erosion, help clean the air of pollutants, mitigate global warming by absorbing carbon dioxide and other greenhouse gasses, and help shelter and cool homes....Wetlands serve as wildlife habitat, absorb storm and flood water, and reduce pollutant and sediment loads in watershed runoff. These are all services society would have to pay for otherwise. Natural open space provides these services for free; in its absence, society must pay for them.”

(The Economic Benefits of Parks and Recreation, published by Trust for Public Land, 1999, p. 42)

- This page left intentionally blank -

Action Plan: Action Program and Recommendations for the Township of Teaneck

The Township of Teaneck can benefit from comprehensive long-range open space planning. This document sets forth a series of strategies and a general timetable that should be adopted in order to meet the goals set forth in this Open Space and Recreation Plan. By proposing a five-year plan and ways to continue the process, this Action Plan component should facilitate not only obtaining grant monies but serve as a vehicle for continued dialogue about recreation and land preservation needs.

The Action Program also suggests projects that the Township should pursue to implement the Open Space and Recreation Plan. The activities listed for the first year after the completion of the Plan are the most urgent and will further the Township of Teaneck's Open Space program immediately. The "three year" recommendations are also important, but will take some time to complete. The "five year" projects should take place in the appropriate time frame, as opportunities arise. The Open Space and Recreation Plan is not a static document. The Action Program should be updated every year, and progress should be reported to the governing body.

Within One Year

- Adopt the Township of Teaneck Open Space and Recreation Plan as an element to the town's *Master Plan*
- Submit the final Open Space and Recreation Plan to the New Jersey Green Acres program for the State's Planning Incentive Program
- Review and prioritize the properties highlighted in the Open Space and Recreation Plan in light of established goals. Review the proposed open space acquisitions included in the CRMP. Visit the properties and decide priorities, strategies and funding sources to pursue utilizing criteria supportive of the "Philosophy of Open Space" document developed by the Environmental Commission.
- Work with other municipal and state commissions and boards, such as the Historic New Bridge Landing Commission, the PPRAB, HRGAB, and Green Acres for any proposed modifications being considered in connection with Brett Park and plan for its permanent role and preservation
- Analyze other properties identified on the Open Space map to determine suitability for open space/recreation acquisition

- Apply for funding annually from the Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund for consideration of eligible projects
- Review the Second 5-year Comprehensive Forestry Management Plan for inclusion as part of the Open Space and Recreation Element for the Township's *Master Plan*.
- The Township should review its municipally owned properties and consider which may be appropriate for dedicated parkland.
- Using the Open Space and Recreation Plan as a guide, provide the Township Council with guidance on the various proposed acquisition projects, seeking input from various advisory boards, committees, task forces, sports organizations and community groups.
- The Open Space and Recreation Plan should be utilized by the Advisory Board to direct the Township's open space preservation program, and the resolution establishing the Board be so amended.

Within Three Years

- Review the Open Space and Recreation Plan yearly to update property information to submit to Green Acres relative to approved grants
- Develop local regulations which support sustainable environmental practices such as green infrastructure, walkability, and street beautification programs.
- Apply each year to the Green Acres Planning Incentive Grant Program to replenish the Township of Teaneck's account for grant awards.
- Consider amending the Tree Preservation Ordinance for private property which in conjunction with this Plan aims to preserve significant and historic trees, and woodlands from unjustifiable destruction and to preserve soil from erosion and sedimentation.
- Educate the public on the benefits of placing conservation or historic easements on their property.
- Identify needed bicycle support facilities and plan for their implementation. Apply for Transportation Enhancement or other grants to fund this need.
- Apply annually to the Bergen County Trust Fund.
- Renew the Township's Open Space Trust Fund.

Within Five Years

- Discuss preservation priorities and other work being done by non-profits active in the area to form partnerships
- Identify locations or opportunities, in or around Teaneck, where partnerships can be formed to better utilize available recreational space.
- Meet and establish an ecotourism program with business centers in the Township establishing signage to public parks and signage within the parks directing visitors to the business district for shopping and dining.
- Implement the bicycle and walking plans as identified in the CRMP and Open Space and Recreation Plan.

- This page left intentionally blank -

Preservation Tools, Partners, and Funding Sources

Below is a listing of possible funding sources, tools and preservation partners. To successfully accomplish their open space goals as outlined earlier in this document, Teaneck Township should consider seeking funding from a myriad of sources. This is a list of the most commonly used and successful sources and techniques. However, it is not meant to be an exhaustive or complete listing.

Preservation Tools

Direct Acquisition

Direct acquisition through fee simple is usually the most expensive way to preserve property. The title to the property changes hands from one owner to the next. A disadvantage to this approach is the need to have full purchase price available at closing. Government agencies may not be able to raise funds in time before an owner decides to sell the property to another buyer.

The Township may want to develop educational materials that target large property owners to describe various financial approaches to preserving land. For example, some owners may agree to sell blocks of their land over time to the Township or other preservation partner. Other landowners may sell their land to the Township at a bargain sale to receive deductions for a charitable contribution on federal income tax. Leasing arrangements with the owner allows the municipality to purchase the property and lease it back to the owner. This arrangement works when the property is not needed for immediate public use. Owners who want to remain on their property can sell a life estate. All of these techniques accomplish the Township's goal of retaining large properties without the prohibitive costs of direct acquisition.

The Township can establish a relationship with a nonprofit land trust, such as the Morris Land Conservancy, to reach out to inform property owners of preservation options.

Less Direct Acquisition: Easements

Another effective tool for preserving land is an easement. An easement grants an entity the right to use property for a specific purpose. There are many kinds of easements designed for many purposes. Easements include State, County and/or municipal programs:

- Conservation easement- purchases the development rights to a property to preserve the natural landscape and/or environmental attributes
- Trail easements - purchase the right to traverse a specific path through a property
- Scenic easements - purchase the right to maintain a view and ensure the natural landscape is maintained

- Historic easements – purchase the rights to restrict changes to the exterior or interior of a building and its surrounding landscape

The advantages of easements include the lower costs to the buyer in acquiring a particular use on a piece of property. Conservation easements generally cost from 70% to 80% of the fair market value of the land. Trail easements may be used appropriately to create greenways along riparian corridors and around water bodies. Easements may be donated as well as purchased.

Another advantage of easements is that land remains in private ownership. The Township will still collect property taxes from the owner, albeit at a reduced rate depending on the amount and type of easement imposed on the land. Written into the deed, an easement will be associated with a tract of land despite a change in ownership. Public access is not necessarily a condition for an easement. Easements can provide a conservation solution for the municipality and the private landowner. They represent a flexible tool that can be written to satisfy public uses as well as private landowners' needs.

Bonding

The municipality can issue bonds to borrow money to pay for acquisitions. The funds from the Open Space Trust could be used for the 5% down payment required to issue bonds as well as the debt service over time. General obligation bonds require voter approval and can impair the tax credit of the municipality. The consistent, dedicated revenue from the Open Space Trust make revenue bonds an attractive alternative, but these bonds typically have a higher interest rate than general obligation bonds.

Installment Purchases

For large purchases of land, the municipality may work out an arrangement with a landowner that allows an incremental purchase over time. The property owner receives the purchase price over time as well as interest on the unpaid, negotiated balance. Funds from the Open Space Trust can be committed for this payment. This arrangement may result in tax benefits for the seller and the Township is not obligated to pay the full price of the land in one payment.

Lease-Back Agreement

If the land is not needed for immediate use, a municipality can purchase a piece of property and lease it back to the owner or another entity for use. Partial reimbursement of the purchase price can be repaid through rental fees, and maintenance costs are reduced. A variation of this technique is the use of estate rights. The Township would purchase a piece of property and allow the seller to continue to live on the property for a specified amount of time or until death. This technique is most useful when the Township identifies an important tract and wants to ensure its availability in the future. The landowner may realize estate tax advantages through these methods.

Donation/Bargain Sale

Selling land to a nonprofit organization or municipality will often provide tax advantages to the owner. Landowners with property that has escalated in value may reduce their capital gains liabilities by donating the land or selling it at a bargain price, or less than the appraised value. Estate taxes may also be reduced with proper planning. Conservation easements are effective tools for estate planning. The Township may want to discuss land priorities with a nonprofit Land Trust. The Land Trust can contact owners to discuss the general tax advantages of donations and bargain sales. This is a cost effective method for obtaining open space.

Long-term Lease

The Township may be able to negotiate a long-term lease with a landowner unwilling to transfer complete ownership. This method may be a useful option for trail easements or athletic fields. The Township will have to weigh the cost advantages of long-term rental payments and the uncertainty of future ownership against outright acquisition strategies. Contract negotiations must be carefully structured in order to protect all interested parties well into the future.

Zoning

Open space benefits may be achieved through the use of municipal tools such as cluster zoning or lot size averaging. This technique allows the same density on a tract of land as would be allowed under current zoning regulations, yet reduces individual lot sizes. It can be an attractive incentive to developers since they will spend less on construction and infrastructure costs. The remaining land becomes dedicated open space at no cost to the municipality. The dedicated open space resulting from this planning tool should be monitored to ensure the open space values are maintained. Any open space dedicated as part of a developer's agreement should be placed under a conservation easement. The Township may also want to require the establishment of bonds or other endowment to pay for maintenance and monitoring of said easements.

Protective zoning is a tool used to limit development in environmentally sensitive areas, such as aquifer recharge zones, wetlands, steep slopes, stream corridors, natural and historic sites.

Eminent Domain

The Township has the right to condemn and acquire private property for a public purpose. This technique should be considered only when all other options have been exhausted. The cost of the property is likely to be higher than a negotiated price because of increased legal fees and court determination of land value.

Preservation Partners and Funding Sources

Federal Partners

U.S. Environmental Protection Agency, Brownfields Cleanup and Redevelopment

EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. Brownfields grants finance revitalization efforts by funding environmental assessment, cleanup, and job training. Essex County recently received a grant from the EPA for Brownfields remediation.

Contact: U.S. EPA Office of Brownfields Cleanup and Redevelopment / Mail Code 5105 T / 1200 Pennsylvania Ave., N.W. / Washington, DC 20460 / Phone: (202) 566-2777 / Fax: (202) 566-2757 / www.epa.gov/brownfields/index.html

Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users

On August 10, 2005, the President signed into law the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). This legislation represents the largest surface transportation investment in our Nation's history. The U.S. Department of Transportation has established that funding for trail development is an eligible expenditure under the Transportation Enhancements provisions. The amount of funding for these programs is substantial and can be used for a number of projects including land acquisition, trail construction, conversion of abandoned railway corridors to trails, historic preservation, and environmental mitigation to address water pollution and scenic or historic highway programs. <http://www.state.nj.us/transportation/business/localaid/enhancements.shtm>

Contact: David A. Kuhn, Director / Division of Local Aid and Economic Development / New Jersey Department of Transportation / 1035 Parkway Avenue, PO Box 600 / Trenton, NJ 08625-0600 / Tel: 609-530-3640 / Fax: 609-530-8044 / Email: david.kuhn@dot.state.nj.us

State Partners

New Jersey Department of Environmental Protection

The Department of Environmental Protection is committed to providing a high quality of life for the residents of New Jersey. The Department's mission is to assist the residents of New Jersey in preserving, sustaining, protecting and enhancing the environment to ensure the integration of high environmental quality, public health and economic vitality.

Contact: New Jersey Department of Environmental Protection / DEP Main Building / 401 East State Street, Trenton, NJ 08625 / <http://www.state.nj.us/dep/>

New Jersey Department of Environmental Protection, Green Acres Program

Green Acres administers the Planning Incentive Program, which provides grants to municipalities for open space acquisition / preservation and loans for the development of recreational facilities. Funding is contingent upon a one to one dollar match by the town.

Contact: Urban Acquisition Team, Martha Sapp, Team Leader / New Jersey Green Acres Program / P.O. Box 412 / Trenton, NJ 08625-0412 / Phone: (609) 984-0608
www.state.nj.us/dep/greenacres

New Jersey Department of Environmental Protection, State Historic Preservation Office

New Jersey's Historic Preservation Office offers a wide range of expertise that is instrumental in preserving historic resources. Its staff includes historians, researchers, planners, architectural historians, architects, engineers, and archaeologists.

Contact: NJ Department of Environmental Protection, State Historic Preservation Office / P.O. Box 404 Trenton, NJ 08625 / Phone: (609) 292-2023 / www.state.nj.us/dep/hpo/

New Jersey Department of Environmental Protection, Office of Brownfield Reuse

The first major effort undertaken by the OBR is the Brownfield Development Area (BDA) Initiative. This program works in partnership with municipalities and neighborhoods that are impacted by multiple brownfield sites. The Initiative will coordinate planning, resources and remediation in an effort to reuse brownfield properties. The "Brownfields to Greenfields" initiative, started in November 2002, encourages the restoration of brownfield sites into recreational or natural areas.

Contact: New Jersey Department of Environmental Protection Office of Brownfield Reuse / 401 East State Street, Trenton, NJ 08625 / (609) 292-1251 / www.nj.gov/dep/srp/brownfields/obr/

New Jersey Department of Community Affairs, Main Street New Jersey Program

The Main Street New Jersey Program was established in 1989 to encourage and support the revitalization of downtowns throughout the state. Every two years the New Jersey Department of Community Affairs accepts applications and designates selected communities to join the program. These communities receive valuable technical support and training to assist in restoring their Main Streets as centers of community and economic activity.

Contact: Main Street New Jersey / New Jersey Department of Community Affairs / Division of Community Resources / P.O. Box 811, 5th Floor / Trenton, NJ 08625-0811
Phone: (609) 633-9769 / Fax: (609) 292-9798 / Email: msnj@dca.state.nj.us

New Jersey Department of Community Affairs, Office of Smart Growth

The New Jersey Office of Smart Growth assists municipalities in the implementation of smart growth principles including downtown revitalization, appropriate environmental planning and social development. The OSG offers technical assistance and funding opportunities in the form of Smart Future Planning Grants. These awards are given to municipalities that pledge to actively engage in financial and physical planning in order to improve the quality of their urban areas.

Contact: Office of Smart Growth / 101 South Broad Street / PO Box 204 / Trenton, NJ 08625-0204 / Phone: 609-292-7156 / Fax: 609-292-3292 / Email: osgmail@dca.state.nj.us

New Jersey Department of Transportation

The NJDOT's *Context Sensitive Design* process emphasizes working with local people and addressing sensitive environmental and social issues early in the development of

transportation improvements. N.J. DOT also has a Local Aid program which works with county and municipal government officials to improve the efficiency and effectiveness of the state's transportation system. This program provides the opportunity for funding assistance to local governments for road, bridge and other transportation projects including bicycle and pedestrian safety and connectivity projects.

<http://www.nj.gov/transportation/community/>

Contact: New Jersey Department of Transportation; District 1, Mt. Arlington / Roxbury Corporate Center / 200 Stierli Court / Mount Arlington, N.J. 07856 / Phone: (973) 770-5070/5068 / Fax: (973) 770-5172.

New Jersey Historic Trust

The New Jersey Historic Trust receives an annual allocation (usually around \$6 million) for historic preservation projects. These funds are awarded in the form of grants for restoration projects. Although these grants cannot be used for land acquisition, they can be used to enhance open space projects and effectively leverage open space funds. Historic preservation strengthens an open space project's application standing as well.

Contact: New Jersey Historic Trust / P.O. Box 457, 506-508 East State Street / Trenton, NJ 08625 / Phone: (609) 356-8856 / www.njht.org

New Jersey Transit Village Initiative

The New Jersey Transit Village Initiative communities will be given priority consideration for funding from NJDOT's Local Aid for Centers program, the Transportation Enhancements program, and Bicycle and Pedestrian projects. A municipality that is designated as a Transit Village must demonstrate a commitment to smart growth planning and transit-oriented development, as well as to maintaining the architectural history of the area, and creating housing, cultural and commercial opportunities within walking distance of the facility.

Contact: Monica Etz, Transit Village Coordinator / Phone: 609-530-5957 / Email: monica.etz@dot.state.nj.us / New Jersey Transit Village Initiative / New Jersey Department of Community Affairs / 101 South Broad Street / PO Box 800 / Trenton, NJ 08625 / <http://www.state.nj.us/transportation/community/village/>

County Partners

Bergen County Department of Parks and Recreation

The Department of Parks and Recreation maintains and manages the 7,968 acres of Bergen County Parks. This department includes divisions for recreation and cultural/historical affairs.

Contact: Bruce Bonaventuro, Director / Phone: 201-336-7275 / Fax: 201-336-7262 / One Bergen County Plaza, 4th Floor, Hackensack, NJ 07601
<http://www.co.bergen.nj.us/Parks/index.html>

Bergen County Environmental Council

Composed of volunteers that serve two-year terms, the Council develops water management strategies to identify water quality problems and research solutions. The Council also educates the public to reduce non-point source pollution.

Contact: Phone: 201-261-4407 / Fax: 201-261-7573 / Email: info@bergenscd.org / Bergen County Environmental Council c/o Bergen County Soil Conservation District, 700 Kinderkamack Road, Suite 106, Oradell, NJ 07649

Bergen County Division of Open Space

Bergen County charged the Division of Open Space in pushing land preservation objectives and increasing funding opportunities including with the State Green Acres and Farmland Preservation Programs. These goals are pursued through the Bergen County Open Space, Recreation, Historic and Farmland Preservation Trust Fund. The Division also works fostering stakeholder participation and municipal coordination.

Contact: Robert Abbatomarco, Executive Director / Phone: 201-336-6446 / Email: rabbatomarco@co.bergen.nj.us / Open Space, Recreation, Farmland and Historic Preservation Trust Fund, Bergen County Department of Planning and Economic Development, One Bergen County Plaza, Fourth Floor Hackensack, NJ 07601

Local Partners

Bergen Save the Watershed Action Network (SWAN)

Established in 1988, the Bergen SWAN maintains the Hackensack River Watershed Fund which grants resources towards the protection and restoration of the sensitive watershed lands around the Hackensack River. SWAN supports local preservation efforts and works with volunteers to restore habitats and educate citizens

Contact: Phone: 201-666-1877 / Email: bergenswan@sprynet.com / Bergen Save the Watershed Action Network, P.O. Box 217, Westwood, NJ 07675 / www.bergenswan.org

Clean and Green Advisory Board

Contact: Helene V. Fall, MPA, CPM: Municipal Manager / Phone: (201) 837-4807 / 818 Teaneck Road / Teaneck, NJ 07666 / twspmanager@teanecknjgov.org

Fairleigh Dickinson University

Fairleigh Dickinson University (FDU) is the largest private university in New Jersey with a campus that bridges the residential communities of Teaneck and Hackensack. FDU's mission is to be a center of academic excellence dedicated to the preparation of world citizens through global education. The University strives to provide students with the multi-disciplinary, intercultural, and ethical understandings necessary to participate, lead, and prosper in the global marketplace of ideas, commerce and culture.

Contact: Fairleigh Dickinson University; Metropolitan Campus / 1000 River Road / Teaneck, NJ 07666 / <http://www.fdu.edu> / Phone: 201.692.2000

Friends of Historic New Bridge Landing

Contact: Tim Adriance / Phone: 201-384-9044 / 1201-1209 Main Street, River Edge, NJ 07661

Friends of the Hackensack River Greenway through Teaneck

This organization supports and works to encourage the maintenance, development and utilization of the Hackensack River Greenway through Teaneck. Guided nature walks,

lectures and awareness campaigns seek to inform the public of importance of the Greenway. Members meet on a monthly basis.

Contact: President Marie Wamke / Phone: 201-692-8222 / Email: president@teaneckgreenway.org / Friends of the Greenway PO Box 3028 / Teaneck, NJ 07666 / www.teaneckgreenway.org

Garden Club

Established in 1932, the Teaneck Garden Club meets monthly to promote various horticulture interests. The club assists the community through planting and education programs.

Contact: President Pat Pacheco / P.O. Box 3253 Teaneck, NJ 07666 / mailadmin@gardenclubofteaneck.org

Hackensack River Greenway Advisory Board

The goal for the Hackensack River Greenway Advisory Board, as it relates to open space and recreation, is to complete and enhance the greenway, both buffer and path, along the River by acquiring land when it is available. This will open more of the land for public use.

Contact: Jordan Wouk / 201-836-4796 / jordanwouk@cs.com

Historic New Bridge Landing Park Commission

To insure historic restoration and preservation, the Historic New Bridge Landing Park Commission maintains jurisdiction over the Historic New Bridge Landing Park. All planning and instillation of new park facilities must parallel consultation with this Commission.

Contact: S. Frederic Guggenheim / 1318 Fayette Street Teaneck, NJ 07666 / Phone: 201-836-6771 / Email: Guggenheims@asme.org

Open Space Trust Municipal Program Regional Committee

Contact: Lisette Aportela-Hernandez, Chairperson

Teaneck Creek Conservancy

A nonprofit agency, the Teaneck Creek Conservancy offers environmental education and cultural programs in the 46-acre Teaneck Creek Conservancy in Overpeck Park. The Conservancy works to improve previously degraded lands into "Greenfields" and offers various volunteer and stewardship opportunities.

Contact: Teaneck Creek Conservancy Executive Director / Phone: 201-836-2403 / Fax: 201-836-1734 / Email: teaneckcreek@mindspring.com / Teaneck Creek Conservancy, 20 E. Oakdene Ave., Teaneck, NJ 07666

Teaneck Environmental Commission

This Commission advises the Planning Board on environmental concerns. The municipal master plan instructs the Commission conduct research and keep inventory of all open lands in Teaneck.

Contact: Dr. Harry Kissileff, Chairperson / 201-837-8017 / hrk2@columbia.edu

Committee to Preserve the Greenbelt in Teaneck

Created in an effort to protect the open space Green Belt along Route 4, the Teaneck Greenbelt Committee also works to improve safety and traffic flow within the area. The group suggests that any land from the Greenbelt lost due to highway improvements should be compensated by the State through the purchase of comparable open space elsewhere in Teaneck.

Contact: Marie Warnke, Chairperson

Teaneck Historic Preservation Commission

In an effort to preserve historic heritage, the Historic Preservation Commission seeks to landmark historic sites in Teaneck. The Commission is currently working on the designation of three additional sites.

Contact: Eugene Coleman, Chairperson

Teaneck Parks Playground and Recreation Advisory Board (PPRAB)

In advising the Town Council on recreation matters, the PPRAB seeks to enhance the quality of life within Teaneck. The Board assisted in the expansion of the Hackensack River Greenway and works to improve trails throughout the municipality.

Contact: George Reskakis, Chairperson

Teaneck Shade Tree Advisory Board

Created in 1995 in an effort to provide assistance to the Shade Tree Supervisor and Town Council, the Board conducts tree inspections, helps identify suitable tree planting sites, and educates residents on tree care. The Board maintains and active Tree City USA status.

Contact: Nancy Cochrane, Chairperson

Non Profit Partners

Association of New Jersey Environmental Commissions (ANJEC)

ANJEC's mission is to promote the public interest in natural resource preservation, sustainable development and reclamation, and support environmental commissions and open space committees.

Contact: ANJEC / PO Box 157, Mendham, NJ 07945 / Phone: 973-539-7547 / Fax: 973-539-7713 / www.anjec.org

Hackensack Riverkeeper

The primary Mission of the Hackensack Riverkeeper, Inc. is to provide representation for the natural living resources of the Hackensack River through environmental advocacy, education and conservation programs.

Contact: Hackensack Riverkeeper, Inc. / 231 Main Street / Hackensack, NJ 07601 / <http://www.hackensackriverkeeper.org> / Phone: 201.968.0808 / Fax: 201.968.0336 / Email: info@hackensackriverkeeper.org

Meadowlands Conservation Trust

The Meadowlands Conservation Trust was established in 1999 by the New Jersey legislature to acquire land through either fee simple acquisition or conservation

easements and to permanently preserve wetlands, waterways, and open space in the Hackensack River Watershed. The land the Conservation Trust acquires will be preserved in perpetuity so that New Jersey residents may benefit from the flood protection, clean water, wildlife habitat, and passive recreation that such ecologically valuable tracts offer.

Contact: Meadowlands Conservation Trust / One DeKorte Park Plaza / Lyndhurst, NJ 07071 /

http://www.njmeadowlands.gov/natural_resources/MCT/meadowlands_trust_fund.cfm / Phone: 201.777.2410 / Fax: 201.460.2804 / Email: MCTinfo@njmeadowlands.gov

Morris Land Conservancy

Founded in 1981, Morris Land Conservancy is a non-profit, member-supported organization dedicated to preserving and permanently protecting open space lands in northern New Jersey. The Conservancy assisted Teaneck in the production of its Open Space and Recreation Plan, and is an active participant in many communities land preservation programs.

Contact: Morris Land Conservancy / 19 Boonton Avenue / Boonton, NJ 07005 /

<http://www.morrislandconservancy.org> / Phone: 973.541.1010 / Fax: 973.541.1131 / Email: info@morrislandconservancy.org /

New Jersey Conservation Foundation

This statewide conservation organization preserves land and natural resources throughout New Jersey for the benefit of all citizens. They also provide technical advice and financial support for land conservation projects. This organization is involved in land acquisition, public policy, conservation assistance, and is spearheading the Garden State Greenways project. The NJCF also is spearheading the Garden State Greenways project. The Garden State Greenways is a vision for a statewide system of interconnected natural lands, or greenways, in New Jersey. The Garden State Greenways is a partnership project produced by the New Jersey Conservation Foundation, State Green Acres Program, and Rutgers University, Center for Remote Sensing and Spatial Analysis. www.gardenstategreenways.org

Contact: New Jersey Conservation Foundation / Bamboo Brook, 170 Longview Road / Far Hills, NJ 07931 / <http://www.njconservation.org/> / Email: info@njconservation.org Phone: 908.234.1225 / Fax: 908.234.1189 /

References

American Rivers website:

http://www.americanrivers.org/site/PageServer?pagename=AMR_content_b441

Accessed 1/9/07.

Bergen County Department of Planning and Economic Development. *Bergen County Data Book*. 2003.

Bergen County Department of Planning and Economic Development. *Bergen County Open Space and Recreation Plan*. 2004.

Bergen County Department of Planning and Economic Development. *The Bergen County Open Space, Recreation, Farmland & Historic Preservation Trust Fund - Summary Report*. April 2006.

Birdsall Engineering, Inc. *Revised Master Plan Goals and Element Goals*. Personal communication, December, 2006.

Birdsall Engineering, Inc. *Draft Overall Document*. Personal communication, March 2007.

Birdsall Engineering, Inc. and Directions Downtown LLC. *Preliminary Development Opportunities Analysis*. Revised December 19, 2006.

Brauer, Eric. *Hackensack River Greenway - Riverside Park. Some New Thoughts on an Old Idea*. Fall 2006 (undated).

Davis, Barbara H. *Personal Email Communication*. October 27, 2006.

Environment New Jersey. *Court Upholds NJ's 300 Foot Buffer Rule-Delaware Riverkeeper Claims Important Regional and National Precedent*

<http://www.environmentnewjersey.org/newsroom/clean-water-news/clean-water-news/court-upholds-njs-300-foot-buffer-ruledelaware-riverkeeper-claims-important-regional-and-national-precedent> Accessed: 3/24/07

Historic New Bridge Landing Park Commission. *Memorandum to Teaneck Environmental Commission, Subject: Brett Park*. October 3, 2006.

Historic New Bridge Landing Park Commission; and, New Jersey Department of Environmental Protection, Division of Parks and Forestry. *Historic New Bridge Landing Comprehensive Interpretive Plan*. Kevin Wright. First Draft, October 2001.

Kissileff, Harry. *Personal communication via email: Teaneck Open Space Plan*. 9/14/06.

Kissileff, Harry. *Personal communication via email: Open Space plan - Hackensack River Waterfront Recreation/Preservation plan.* 11/20/06.

Mills, Richard K. *Hackensack River Stories, Life of, in and along the Hackensack River..* 2000.

New Jersey Audubon Society. *New Jersey Birding & Wildlife Trails – Meadowlands and More.* August 2006

New Jersey Department of Environmental Protection. , *I-map tool, Internet.*
<http://www.state.nj.us/dep/gis/depsplash.htm>#Accessed: 12/28/06.

New Jersey Department of Environmental Protection. *New Jersey and National Registers of Historic Places, website.* http://www.state.nj.us/dep/hpo/1identify/nrsr_lists.htm
Accessed: 1/8/07.

New Jersey Department of Environmental Protection. *Requested Reclassification for C1 Waterways* <http://www.state.nj.us/dep/antisprawl/tables/wma5.html> Accessed 3/24/07

New Jersey State Planning Commission. *The New Jersey State Development and Redevelopment Plan, adopted March 1, 2001*

Teaneck Creek Conservancy. <http://www.teaneckcreek.org/index.htm> Accessed 1/10/07.

Teaneck Historic Preservation Commission, with assistance from the New Jersey Historical Commission. *A Guide to the Historic Landmarks of Teaneck, New Jersey.* 1996.

Teaneck Suburbanite newspaper. *When Teaneck was a Field of Blood.* News article, July 5, 2006.

Teaneck Suburbanite newspaper. *Farming Community Grows into Suburb.* News article, July, 2006.

Teaneck Suburbanite newspaper. *GW bridge Spurred Township's Growth.* News article, July, 19,2006.

Teaneck Suburbanite newspaper. *Funding helps make history.* News article, pages 1 and 2, November 8, 2006.

Township of Teaneck Environmental Commission. *Memorandum to Township of Teaneck Council.* May 31, 2006.

Township of Teaneck Environmental Commission. *Greenway Along The Hackensack River Planning Study.* Hakim Associates. November, 1995.

Township of Teaneck. *Comprehensive Recreation Master Plan*. T&M Associates. April 2005.

Township of Teaneck. *Master Plan Re-Examination Report*. Abeles Phillips Preiss & Shapiro, Inc., February 2001.

Township of Teaneck. *Owner & Address Report, Municipally Owned Properties*. July 5, 2006

Township of Teaneck. *Second Five Year Community Forestry Management Plan., 2006-2011*. August 2006.

Township of Teaneck. *Environmental Resource Inventory*. Kasler Associates, 2002.

Township of Teaneck. *Municipal Services, Managers Report..* 2006.

Township of Teaneck. *Municipal Stormwater Management Plan*. January, 2005, Revised November 2005.

Township of Teaneck. Municipal Open Space, Recreation and Historic Preservation Advisory Board. *Annual Report*. November 1, 2006.

Township of Teaneck website. <http://www.teanecknjgov.org/> Accessed 12/28/06.

Wright, Kevin. *Personal Email communication, Re: Brett Park Historic Significance*. November 1, 2006.

Written Public Comments on Plan

Cole, Barbara. From: bcole@lexnyc.org / To: bhdavis@morrislandconservancy.org
Sent: Wednesday, October 18, 2006 2:21 PM

Fisher, Margot Embree, From: mefisher@optonline.net / To: admin@teanecknjgov.org /
Sent: Tue, 28 Nov 2006 12:58:08 -0500

Fisher, Margot Embree, From: mefisher@optonline.net / To: admin@teanecknjgov.org /
Sent: Friday, January 5, 2007.

Hackensack River Greenway Advisory Board. Written comment received 10/4/06.

Ipp, Dee Ann. From: dippy5@mac.com / To: Barbara H. Davis
bhdavis@morrislandconservancy.org / Sent: Friday, October 06, 2006 2:46 PM

Ipp, Dee Ann. From: dippy5@mac.com / To: Bill Moring billmoring@verizon.net /
Sent: Thu, 14 Dec 2006 02:50:02 -0500

Medioli, Alfred. From: al.Medioli@aigfpc.com / To: Barbara Davis
bhdavis@morrislandconservancy.org / Sent: Thursday October 19, 2006

Ribustello, Anthony. From: daddyribs@yahoo.com / To: admin@teanecknjgov.org /
Sent: Fri, 3 Nov 2006 17:14:20 -0800 (PST)

Tuers, Walter A. Written comment received via e-mail. From: T4TUE@aol.com
To: hfall@teanecknjgov.org / Sent: Sat, 11 Nov 2006 19:51:29 EST

MAPS

Natural Features Map

Land Use Map

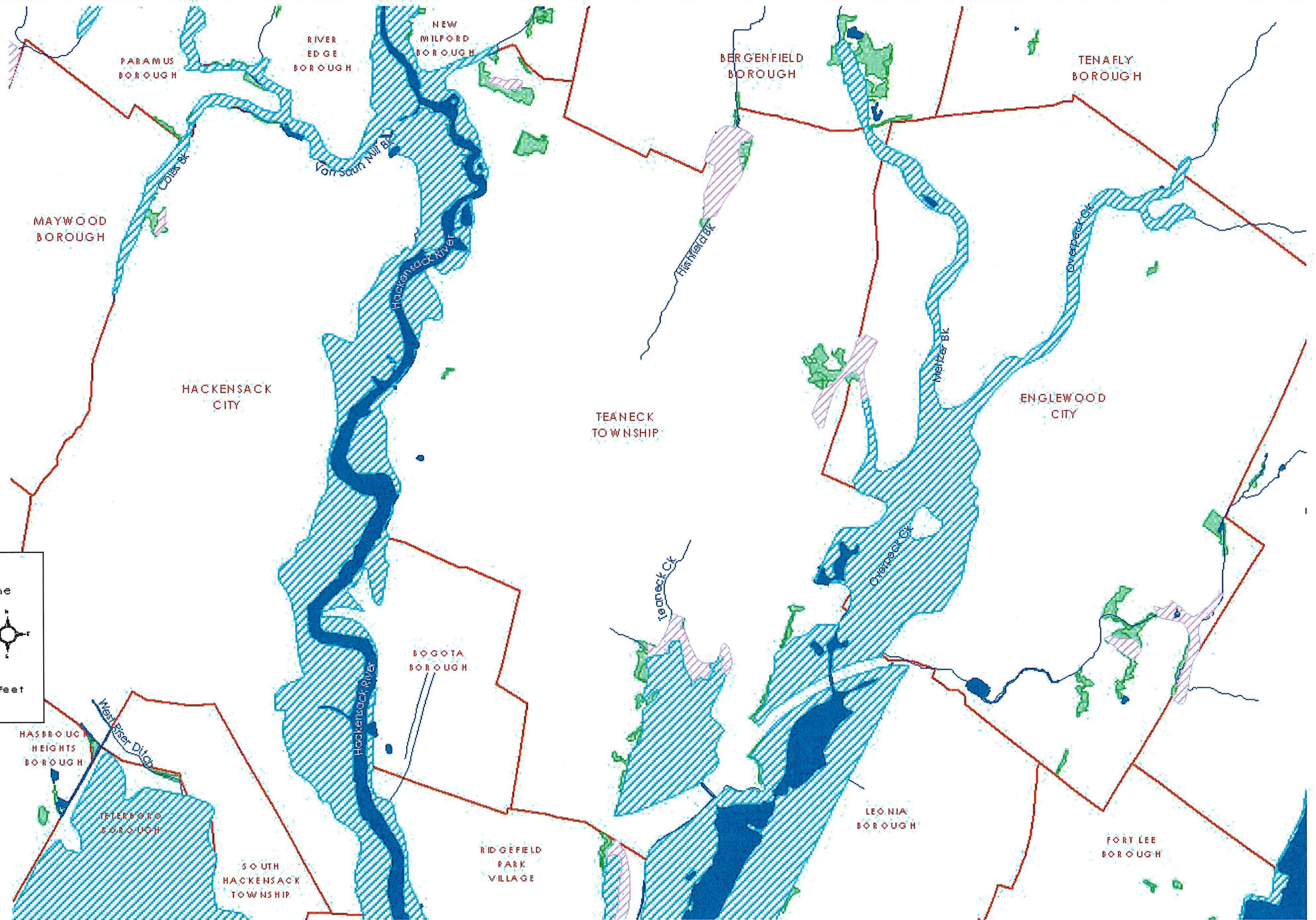
Open Space Map

Greenway Map



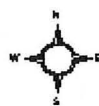
NATURAL FEATURES


Township of Teaneck
Bergen County



Documented Floodprone
 Undocumented Floodprone
 Wetland
 River/Stream
 Waterbody
 Municipal Boundary

2000 0 2000 Feet



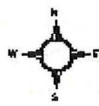

NEW JERSEY MAPPING CENTER
 MORRIS LAND CONSERVANCY
 17 Boonin Ave
 Boonin, NJ 07002
 Map Prepared March 28, 2007

Data Sources: NJDEP
 "This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data. Our secondary producer has not been verified by the NJDEP and is not state-certified."
 "This map is to be used solely for planning purposes and does not constitute a survey."

LANDUSE MAP
Township of Teaneck
Bergen County



- Agriculture
- Barren Land
- Forest
- Urban
- Water
- Wetland



2000 0 2000 Feet

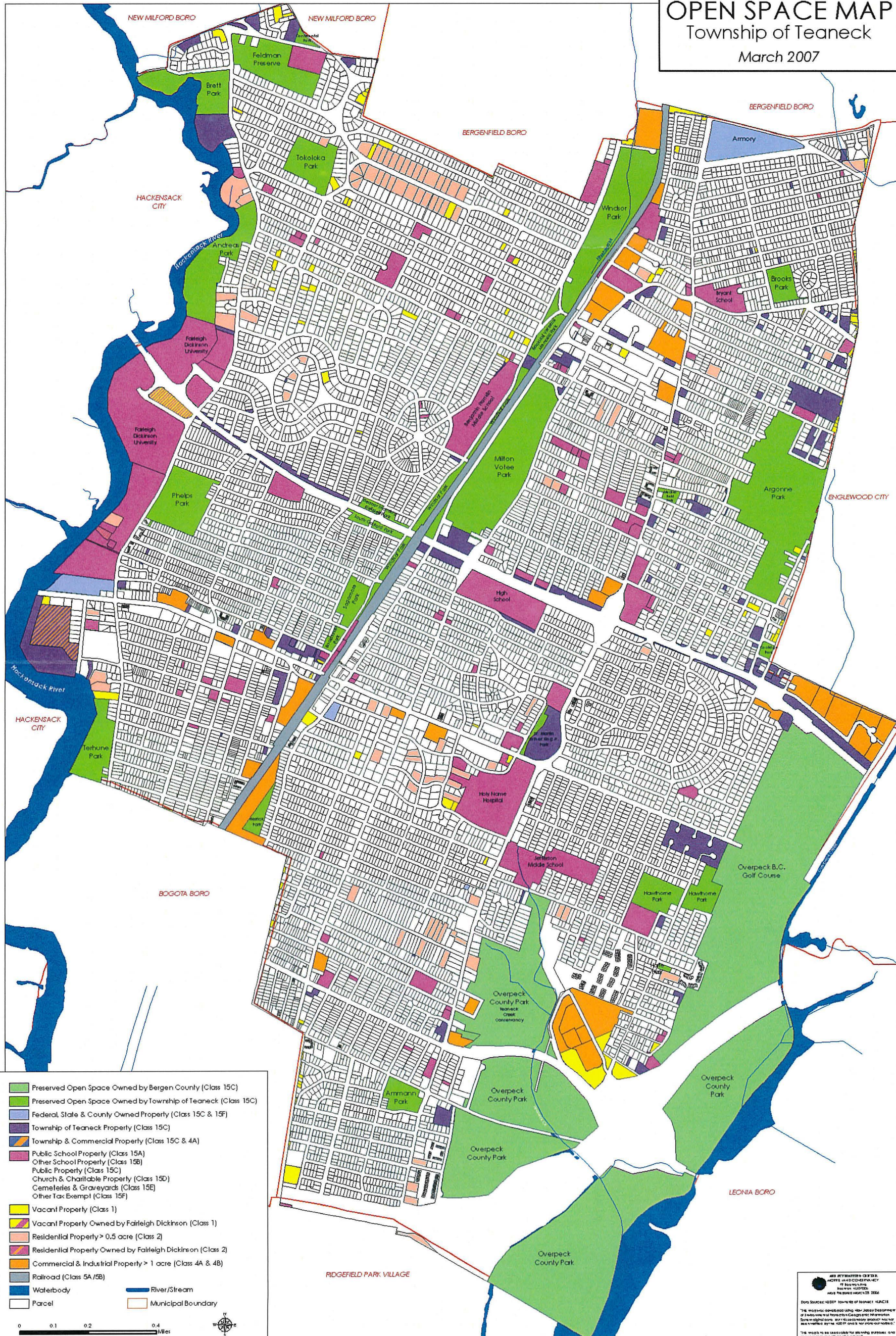
NEW JERSEY DEPARTMENT OF
MORRIS LAND CONSERVANCY
17 Boorin Ave
Boonton, NJ 07005
Map Prepared March 28, 2007

Data Sources: NJDEP
 "This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data. Our secondary producer has not been verified by the NJDEP and is not guaranteed."
 "This map is to be used solely for planning purposes and does not constitute the place of a survey."

OPEN SPACE MAP

Township of Teaneck

March 2007



- Preserved Open Space Owned by Bergen County (Class 15C)
- Preserved Open Space Owned by Township of Teaneck (Class 15C)
- Federal, State & County Owned Property (Class 15C & 15F)
- Township of Teaneck Property (Class 15C)
- Township & Commercial Property (Class 15C & 4A)
- Public School Property (Class 15A)
- Other School Property (Class 15B)
- Public Property (Class 15C)
- Church & Charitable Property (Class 15D)
- Cemeteries & Graveyards (Class 15E)
- Other Tax Exempt (Class 15F)
- Vacant Property (Class 1)
- Vacant Property Owned by Fairleigh Dickinson (Class 1)
- Residential Property > 0.5 acre (Class 2)
- Residential Property Owned by Fairleigh Dickinson (Class 2)
- Commercial & Industrial Property > 1 acre (Class 4A & 4B)
- Railroad (Class 5A/5B)
- Waterbody
- River/Stream
- Parcel
- Municipal Boundary

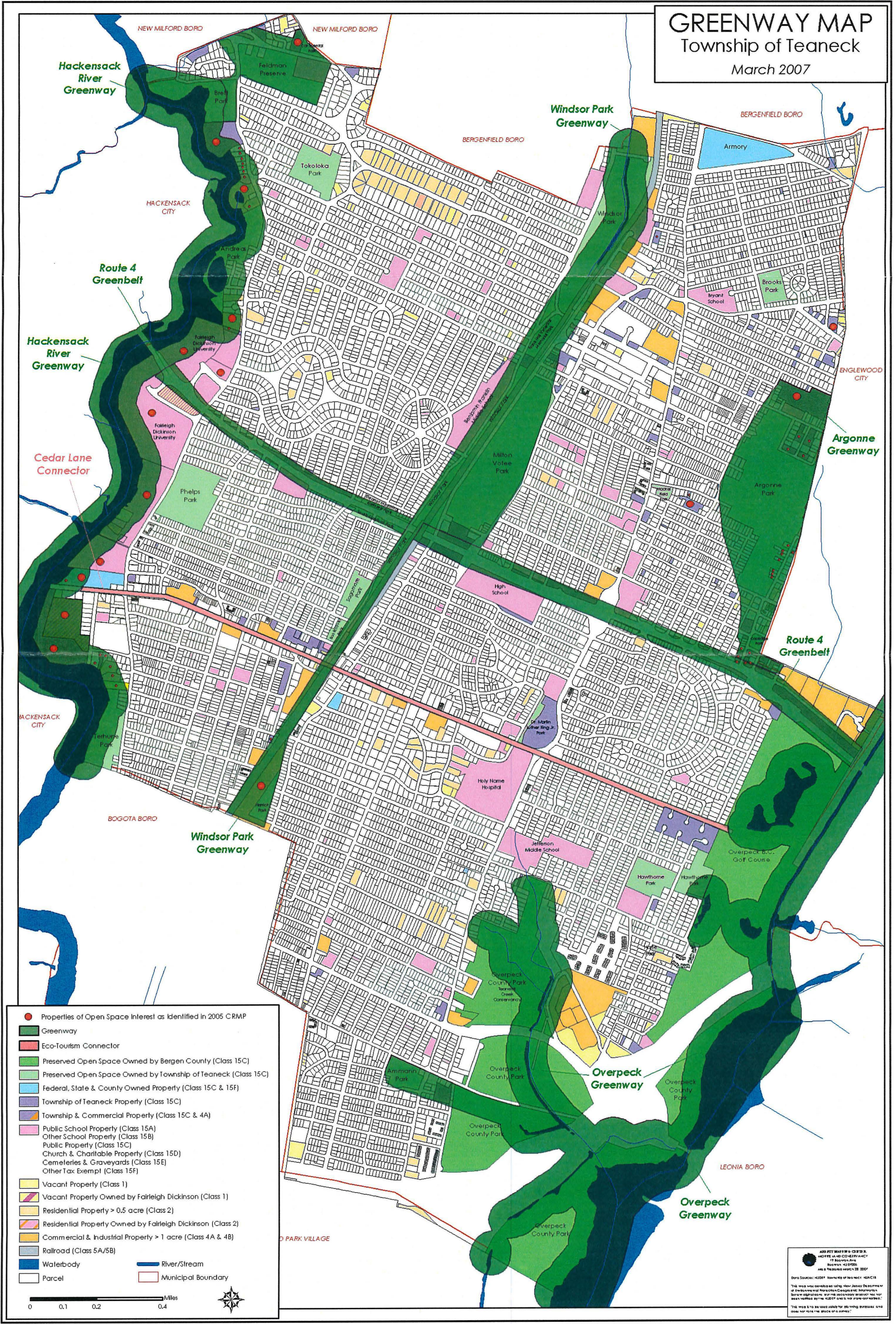
THE TOWNSHIP OF TEANECK, NEW JERSEY, HAS COMPLETED A LAND USE AND OPEN SPACE INVENTORY. THE RESULTS OF THIS INVENTORY WILL BE USED TO DEVELOP A LAND USE AND OPEN SPACE PLAN FOR THE TOWNSHIP OF TEANECK, NEW JERSEY.



GREENWAY MAP

Township of Teaneck

March 2007



- Properties of Open Space Interest as Identified in 2005 CRMP
- Greenway
- Eco-Tourism Connector
- Preserved Open Space Owned by Bergen County (Class 15C)
- Preserved Open Space Owned by Township of Teaneck (Class 15C)
- Federal, State & County Owned Property (Class 15C & 15F)
- Township of Teaneck Property (Class 15C)
- Township & Commercial Property (Class 15C & 4A)
- Public School Property (Class 15A)
- Other School Property (Class 15B)
- Public Property (Class 15C)
- Church & Charitable Property (Class 15D)
- Cemeteries & Graveyards (Class 15E)
- Other Tax Exempt (Class 15F)
- Vacant Property (Class 1)
- Vacant Property Owned by Fairleigh Dickinson (Class 1)
- Residential Property > 0.5 acre (Class 2)
- Residential Property Owned by Fairleigh Dickinson (Class 2)
- Commercial & Industrial Property > 1 acre (Class 4A & 4B)
- Railroad (Class 5A/5B)
- Waterbody
- River/Stream
- Parcel
- Municipal Boundary

ASST. DIR. OF OPEN SPACE & LAND CONSERVANCY
 10 BOULDER AVENUE
 BOULDER, NJ 07005
 AND A PREVIOUS PROJECT OF 2007

Data Sources: NJDEP, Boroughs of New Jersey, NJAC15
 This map was developed using New Jersey Department of Environmental Protection Geographic Information System (GIS) data. The GIS data was provided to the NJDEP and is not intended for use by other agencies. The NJDEP is not responsible for any errors or omissions in this map. This map is to be used solely for the purpose of providing information and does not constitute a contract.

Confirmation Report - Memory Send

Date & Time: Sep-07-2006 01:34pm
Tel line : 2018371222
Machine ID : TOWNSHIP OF TEANECK

Job number : 669
Date & Time : Sep-07 01:33pm
To : 2016921655
Number of pages : 001
Start time : Sep-07 01:33pm
End time : Sep-07 01:34pm
Pages sent : 001
Status : OK

Job number : 669 *** SEND SUCCESSFUL ***

REVISED NOTICE

PLEASE NOTE: THIS IS NOT A LEGAL AD

September 7, 2006

THE CONNECTION
362 Cedar Lane, P.O. Box 2122
Teaneck, NJ 07666

THE RECORD
150 River Street
Hackensack, NJ 07601

THE SUBURBANITE
210 Knickerbocker Road
Cresskill, NJ 07626

BERGEN NEWS
111 Grand Avenue
Palisade Park, NJ 07650

Please publish as a public service announcement:

In accordance with Chapter 231, Public Laws of 1975, also known as the Open Public Meetings Act, please publish as a public service that the Teaneck Environmental Commission has added a meeting for the month of October for an Open Public Meeting for the Open Space and Recreational Plan:

ADD:

Wednesday, October 4, 2006 at 8:00 PM in the Municipal Building Council Chambers.

Dr. Harry Kissileff, Chairman
Environmental Commission

INVITATION TO OPEN PUBLIC MEETING

To:

Date:

The Teaneck Environmental Commission and members of the Teaneck Open Space Plan Project Team invite you to attend an Open Public Hearing on an Open Space and Recreation Plan that is being developed with the help of the Morris Land Conservancy.

The meeting will be held on Wednesday, October 4 at 8:00 P.M. in the Council Chambers of the Municipal Building.

Planners Barbara Davis and Gail Yazersky of the Morris Land Conservancy will give a short presentation which will include a preliminary draft of the plan and maps of Teaneck indicating open space sites. The purpose of the hearing is to get input from the Teaneck community in order to develop a set of criteria that can be applied to specific parcels objectively. Most of the session will consist of comments and questions from the audience. This is your chance to collaborate with the planners to develop and implement a more sustainable vision for Teaneck.

The guidelines of the New Jersey Redevelopment Plan state: "...the design of our facilities, our buildings, and our open spaces is a critical component in attracting people and jobs, keeping neighborhoods safe and secure and providing amenities." Please join us.

THIS WILL BE SENT TO THE FOLLOWING:

Mayor and Council

Helene Fall, Municipal Manager

Lissette Aportela-Hernandez, Municipal Assistant Manager

Robyn LaMorte, Municipal Clerk

Planning Board

Board of Adjustment

Economic Development Corporation

Greenbelt Committee

Hackensack River Greenway Advisory Board

Historic Preservation Commission

Parks, Playgrounds, & Recreation Advisory Board

Shade Tree Advisory Board

Site Plan Review Advisory Board

Superintendent of Schools

School Board

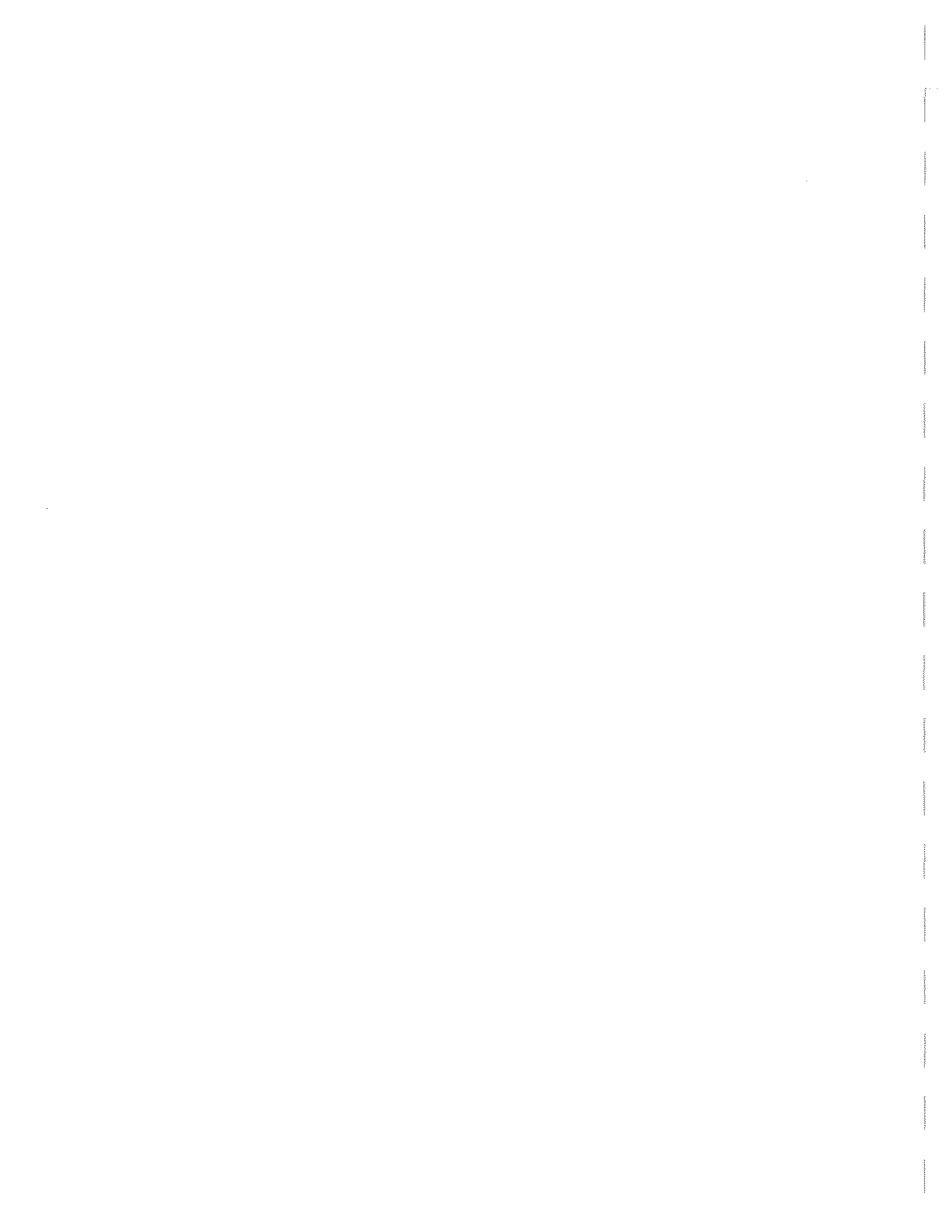
Friends of the Greenway Through Teaneck

Garden Club

Teaneck Creek Conservancy

Appendices

- 1) Township of Teaneck Environmental Commission - Philosophy of Open Space
- 2) Public Hearing #1 - October 4, 2006
- 3) Symposium on Open Space and Development - October 23, 2006
- 4) Public Hearing #2 - February 27, 2007
- 5) Open Space Trust Fund Resolution
- 6) Recreation and Open Space Inventory
- 7) Parcel Data Tables - Open Space Inventory
- 8) Parcel Data Tables - Greenway Map
- 9) MOST 2005 Report
- 10) MOST 2006 Report
- 11) Greenway Fact Sheet



TOWNSHIP OF TEANECK ENVIRONMENTAL COMMISSION

STATEMENT OF PHILOSOPHY

FOR PRESERVATION OF OPEN SPACE

Open space is land that is not developed for residential, commercial, industrial or institutional use. Open space provides numerous benefits to the Township of Teaneck residents, both direct and indirect, short and long term. It helps to define our community and build pride in our shared identity. The quality of life in this town depends upon the quality and character of our environment. These factors are also important to the business community, thus affecting our tax base. The goal of our open space plan is to determine which areas should be retained as open space and which should be developed for more intensive use to accommodate the Township of Teaneck's need for desirable growth. Open space can make a critical difference in maintaining the Township of Teaneck as a desirable place to live, work and visit.

Specific Benefits of Open Space (In Alphabetical Order)

Aesthetic:

- Enhance visual appeal of built areas
- Protect beautiful natural areas (or habitat which attracts beautiful species), for residents to enjoy and obtain spiritual nourishment

Community-Building/Social:

- Provide place where diverse residents from all walks of life can mix and mingle
- Provide location for large outdoor events such as concerts, rallies, festivals, celebrations
- Provide safe yet private outdoor environment where youth can socialize
- Provide place for community and family activities which promote a sense of shared ownership
- Preserve our past, showing respect for our heritage and strengthening our sense of belonging

Ecological:

- Provide habitat for diverse species of flora and fauna

Economic:

- Save hidden costs of development vis-a-vis infrastructure and municipal services
- Increase real estate values for surrounding properties
- Decrease potential for flooding and ease burden on sewage system by minimizing impervious surfaces
- Reduce summer temperatures, thus lessening the need for air conditioning
- Reduce heat loss from buildings when trees act as windbreaks, thereby saving winter heating costs

Educational:

- Provide place to conduct environmental education through interpretive walks, classes, etc.

Health:

- Provide cool shaded areas in hot summer months (esp. in/near densely built areas)
- Protect respiratory health by mitigating air pollution
- Improve physical and psychological well-being
 - by providing place for relaxation
 - by providing place for outdoor exercise

Recreational:

- Provide place for organized sports, teaching youth the value of teamwork, building physical and mental stamina, and focusing energies in a positive direction
- Provide outdoor place for young children to play
- Provide outdoor recreation opportunities such as biking, hiking, canoeing, walking

Spiritual:

- Promote connection with nature and increased appreciation for non-human world
- Provide place for contemplation, inspiration, imagination

Issues to Consider When Evaluating Open Space for Preservation

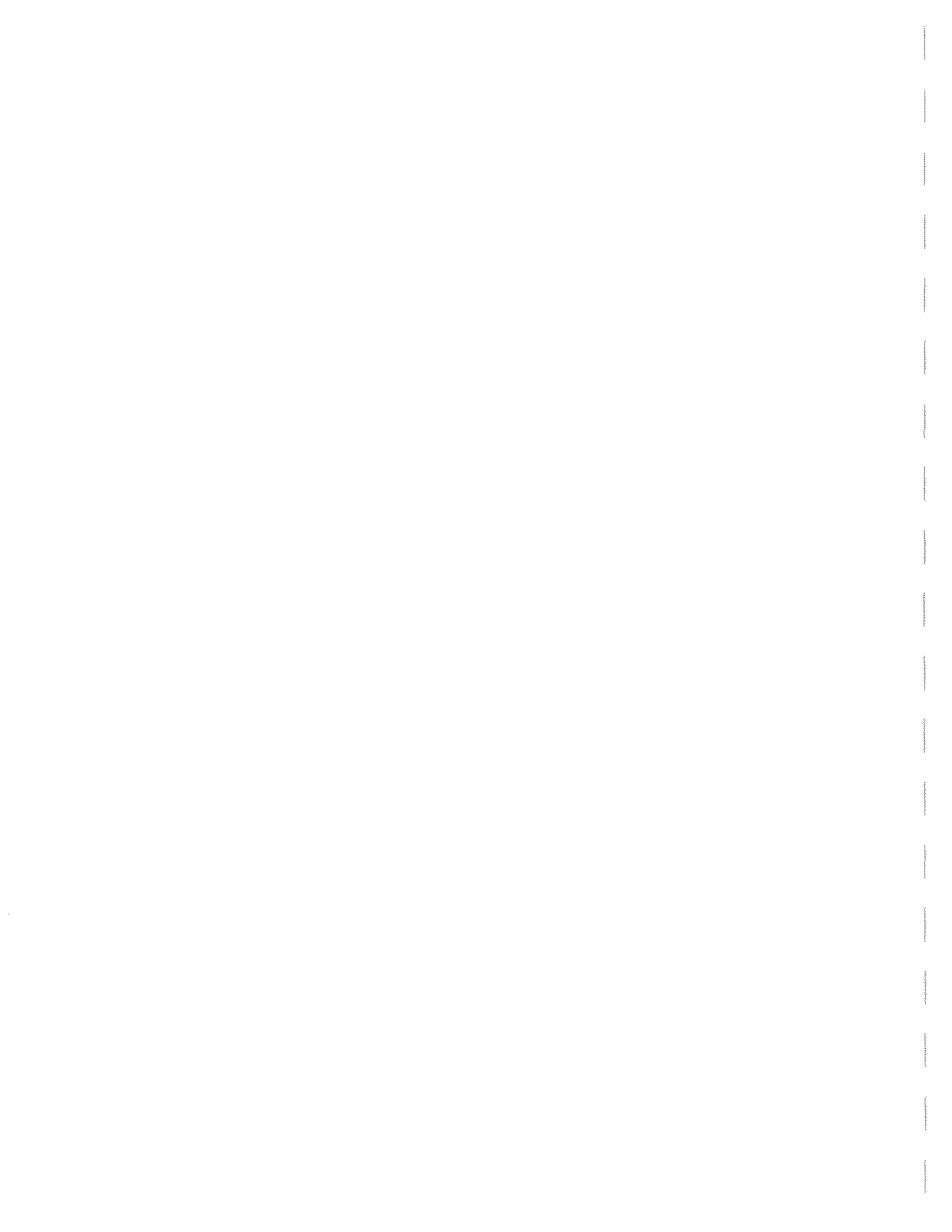
1. How large is the parcel?
2. Does it contain/provide habitat for ecologically significant flora or fauna?
3. Is the parcel of high ecological integrity or is it already degraded?
4. Where is it located? Is there other open space nearby? Is it near a densely populated area (i.e., how many residents are within a 10 minute walk?)
5. If privately owned, how difficult would acquisition be? How willing is the owner to sell? Can conservation easements or other creative mechanisms be used?
6. What would the maintenance cost be to retain the parcel's key attributes?
7. Is this a unique natural habitat? Does the Township of Teaneck already have this type of natural area? (e.g., shoreline, biotic corridor, water body, scenic area)
8. What type of open space is it? Does the Township of Teaneck already have this type of open space?
 - a. park w/o structured play/sports areas
 - b. "green" plaza in built area
 - c. greenway or other interconnected recreational and natural area
 - d. park with structured play/sports area
 - e. community garden
 - f. waterfront

Recommended Resources

Local Open Space Planning Guide (2004/2005 Reprint) NY DEC Quality Communities Program (or comparable guide from NJ) <http://www.dos.state.ny.us/lgss/pdfs/openspaces.pdf>
Smart Communities Network
<http://www.smartcommunities.ncat.org/landuse/open.shtml>

Appendix 2. Public Hearing #1 – October 4, 2006

- 1) Advertisement
- 2) Invitation
- 3) Flyer
- 4) Agenda
- 5) Public Comments





**Open Public Hearing on the Teaneck Open Space Plan to be held
Wednesday, October 4 at 8:00 P.M.
Teaneck Municipal Bldg.
Council Chambers
All are invited!**

**Preliminary planning has begun. Hear what the
planner (The Morris Land Conservancy) has to say.
Tell us your opinion, we want to know.**

Sponsored by the Teaneck Environmental Commission

Township of Teaneck

Open Space & Recreation Plan Public Hearing

Municipal Building - Council Chambers
Teaneck Township

October 4, 2006 - 8:00 pm

Hosted by
Mayor Elie Y. Katz and the Township Council
and
Teaneck Township Project Team for the Open Space and Recreation Plan

AGENDA

- 8:00 Flag Salute
Welcome – Township Council
Introductions – *Norma Goetz, Chair, Project Team*
- 8:15 Forum on Open Space and Recreation Plan Goals and Objectives
Facilitated by Morris Land Conservancy
Barbara Heskins Davis, Vice President, Programs
Gail Yazersky, Project Consultant
- What is an Open Space and Recreation Plan?
 - Presentation of draft Open Space Map
 - Public Comment & Participation
Subject Areas for Discussion:
 - Natural Resource Protection
 - Recreation: Active, Passive
 - Historic Preservation
 - Stewardship of Existing Open Space
 - Other items of Open Space interest
- 9:45 Conclusion - Attendees asked to prioritize goals.
Meeting adjourned

1. Written Statement Submitted at Hearing:

HACKENSACK RIVER GREENWAY ADVISORY BOARD

Statement from the Hackensack River Greenway Advisory Board to the Teaneck Environmental Commission, Teaneck Open Space Plan Project Team and the planners from the Morris Land Conservancy. October 4, 2006.

The following statement was unanimously approved by the Hackensack River Greenway Advisory Board at its September meeting.

The goal for the Hackensack River Greenway Advisory Board, as it relates to open space and recreation, is to complete and enhance the greenway, both buffer and path, along the river by acquiring land along the river when it is available. This will open more of the riverfront for public use. Recent the Township acquired the cemetery property at Pomander Walk which will allow additional access to the riverfront. Other sites to consider are the undeveloped sites at 1500 River Road and the Jehovah Witnesses' properties. It may also be possible to relocate the leaf transfer station from Pomander Walk and the DPW yard from River Road. Relocation of these two facilities will provide valuable access to river views and river usage as well as protect the river's health.

2. Oral Statements Provided at Hearing:

Of the 60 attendees at the hearing, close to two dozen provided oral statements. Summarized ideas based on these statements were written on poster size sheets and all attendees were given an opportunity to vote on the importance of the statements at the end of the meeting. Note that some of the statements below identified the same/similar issue using different language. For example, leaf composting, relocate leaf composting and DPW, DPW active/passive potential all relate to relocation of these facilities. The following table shows the votes that each issue received.

ISSUE	Votes	% of total
640 River Road property <ul style="list-style-type: none">• Potential• Land swap	44	34.6
Greenbelt/Route 4 / Safety/beauty	12	9.3
1500 River Road	11	8.7
DPW active/passive potential → Utilize RR track @ Windsor Rd w/leaf transfer & recycling	6	4.6
Herrick Park / expand/purchase adjoining land/only park in quadrant residents prefer low density use, note: 1970	5	3.8
Soap Factory	5	3.8
Hackensack River Greenway / Trails & Wildlife	3	2.4
Bikeway/walkway <ul style="list-style-type: none">• Regional• Route 4 beltway	3	2.4
662 Pomander Walkway on ROSI <ul style="list-style-type: none">• Look at adjacent waterfront properties	3	2.4

• Work with county		
628 Cadmus Ct	3	2.4
• potential		
Balance with Tax Revenue	3	2.4
• Hold tax rates		
Provide balance between Open Space and Usable Land	3	2.4
Land for wildlife/birds/falcons	3	2.4
Joint leaf disposal w/Leonia?	3	2.4
Linkage along river with Bogota-New Milford	3	2.4
Access to River	2	1.6
Balance between active/passive	2	1.6
Potential Conflicts with affordable housing	2	1.6
Prioritize Land Preservation	2	1.6
Relocate:	2	1.6
• Leaf composting		
• DPW site		
Windsor Park	2	1.6
• 2 miles		
• Potential bikeway at RR		
Concern about environmental degradation	1	0.8
Coordination of Planning efforts in Teaneck	1	0.8
Meadowlands	1	0.8
Safe access to walk to HS	1	0.8
Watershed Land	1	0.8
Adopt CRMP	0	0
Buddhist property along river	0	0
• status		
Commercial/Business revitalization	0	0
Conservation Easements	0	0
Consider smaller lots	0	0
Coordinate w/county	0	0
Hackensack River	0	0
Hackensack River Path	0	0
• "2 way"		
• Use of easements to establish path		
Potential conflicts between active/passive	0	0
Preserve existing trees/greenways	0	0
Recreational Master Plan CRMP	0	0
River Buffer	0	0
• Remove invasive species		
Route 4 Pollution→HS students	0	0
Stewardship	0	0
Utilize CRMP in Open Space Plan	0	0
Utilize Historic Plan	0	0

b. Post-hearing: (listed chronologically)

1. Subject: 662 Pomander Walk

Sent: Friday, October 06, 2006 2:46 PM

Dear Ms. Davis,

Hello! I am Dee Ann Ipp, and I am sending this email in order to further clarify the comments I provided at the Teaneck Open Space Public Meeting on October 4, 2006.

I had requested further study and analysis of the waterfront properties adjacent and contiguous to the open space property at 662 Pomander Walk.

The Township of Teaneck purchased this property in April, 2006. A Deed of Conservation Easement, with Greenacre protection attached, is expected to be finalized any day now. The Deed of Conservation Easement will protect this particular property, "in-perpetuity." The Township agreed to purchase this property as a result of a massive public campaign, with hundreds of supporters and coast to coast media coverage. Small donations from the public totaled \$26,500, and a \$100,000 grant will be given when the Deed of Conservation Easement is finalized.

The property, 662 Pomander Walk, Block 212 Lot 2, is the site of Teaneck's Old Slave and Indian Cemetery. It contains one of the oldest known cemeteries in the State of New Jersey. The effort to secure and protect this very important historic site won the 2006 Historic Preservation Award from the Bergen County Division of Cultural and Historic Affairs. In addition, the Teaneck Historic Preservation Commission recently designated the property a Teaneck Historic site. A map amendment was also given (so that all future maps will show the cemetery).

As I mentioned to you at the public meeting, this property is located on a cove, or bend, of the Hackensack River. All of the privately owned properties that are situated on this cove, from Block 212 Lot 12, to Block 212 Lot 1, obtained Riparian Rights deeds from the State of New Jersey in 1963, in order to significantly enlarge their backyards fronting on the Hackensack River, with Landfill.

When the property at 662 is dedicated and opened to the public, the landfilled portion of the property, which was artificially created in 1963, and therefore of course is not a cemetery-----will become public parkland for the passive enjoyment of the nature of the river, and or meditation and contemplation of the history of the cemetery and colonial era Bergen County history.

Nearby, about 300 feet or less from the cemetery, is the Historic Zabriskie-Kipp-Cadmus house on Cadmus Court. This house is one of the oldest houses in the State of New Jersey. It is on the State and National Registrar of Historic Places.

Albert Zabriskie, the original owner and builder of the historic house, and first owner of the surrounding hundreds of acres, is also thought to be buried in the old cemetery on Pomander Walk. The Zabriskie family, and subsequently the Kipp family, held the Deed to the Cemetery until 1960. The Cemetery was described in this Deed as the family's "Burying Yard."

Albert Zabriskie was one of the first European settlers to arrive in New Jersey and settle in Bergen County, circa 1680. He is considered to perhaps be the first Polish person to settle in America. The place of his burial is quite significant.

This old, important, historic American cemetery, which was originally known as the "Slave and Indian Cemetery", was renamed "Teaneck's Historic Burial Ground, in this year 2006.

I provide this background, because I understand that properties should qualify by multi-factored criteria, in judging priorities for acquisition and preservation. This property, 662 Pomander Walk, is: 1) located on the environmentally sensitive Hackensack River and is within the floodplain

2) is a municipal Historic Site 3) is contiguous to a home on the State and National Registrar of Historic Places 4) will soon have Greenacre protection, and

5) the river and sky views from this site are the most magnificent, of any other waterfront view on the entire Teaneck waterfront.

Currently, the Waterfront footage on this important historic property, is only 39 feet wide. One can see, by studying the maps of all the adjacent landfilled properties on this cul-de-sac of the river, that it would be feasible to expand and enhance the "public passive parkland" from its current 39 foot frontage, to a size of several hundred feet. This could be done by seeking to acquire, thru outright subdivision and purchase, or thru conservation easements, the adjacent waterfront properties on this cul-de-sac.

The current property owners would lose nothing, because they would have full access to and enjoyment of the public parkland. There would not be an intrusion on the privacy of the current homeowners, because the physical situation of their homes is a considerable distance from the waterfront. Also intense public usage is not anticipated. Most people seek and use active recreation parks. Passive places do not get much use.

The vision that I have is to connect this old Indian and Slave Cemetery, and the Zabriskie-Kipp Burying Yard, back to the Historic Zabriskie Kipp Cadmus House. The properties never should have been severed in the first place. The severance of the properties took place in the era of the 1960's, when there were few protections for historic places, and we lost historic landmarks nation-wide.

The combined properties of the Historic Burial Ground, and the Historic Zabriskie-Kipp-Cadmus House, have an important story to tell about early American history and the history of Bergen County. Piecing the landfilled, waterfront properties back together, would create a beautiful waterfront and historic park.

I envision an historic complex similar to the Von Steuben House site, in River Edge.

It is for all of the above reasons, that I ask the Morris Land Conservancy, to pay special attention to the open spaces on the waterfront adjacent to the property at 662 Pomander Walk.

Sincerely,

Dee Ann Ipp

2. Subject: Build Boat dock near Andreas Park

Sent: October 18, 2006

"...Please add it to the list: I would like to see a boat dock built with a storage house for boats near the tennis courts on River Road, near Andreas Park.

The contact for this project is Al Medioli, and he has been working on it, searching for the perfect spot in Teaneck to launch small craft, where the Hackensack River is deep enough."

Barbara Cole

3. Subject: Build Boat dock near Andreas Park

10/19/2006:

Barbara, here it is (PowerPoint Presentation). The Township has been talking about a launch site in Andreas Park for about 15 years.

We can make it happen relatively quickly... the Town Council unanimously approved this project last spring. I would be happy to forward you the Powerpoint presentation that we made at that time.

Al Medioli

4. Subject: Open space planning

Sent: Fri, 3 Nov 2006 17:14:20 -0800 (PST)

"I am for open spaces such as parks, wild life preserve and historical preservation. But when it comes to Housing, why must we think of Multi level apartments, condos for say 300 family units. Why can't we build beautiful single family units on new open spaces. This is a suburban town, let be that."

Anthony Ribustello

5. Subject: Open Space Plan for 652 Pomander Walk (The Historic Burial Ground) (believe author meant 662 Pomander Walk- Indian Burial Ground)

Sent: Sat, 11 Nov 2006 19:51:29 EST

"In response to the appeal for public input regarding the plans for open space within the Township of Teaneck, I would like to make the following suggestions for the planned use of the property located at 652 Pomander Walk.

Because it is burial ground it must be a passive use area.

A line of large stones placed along the eastern boundary line of the property would be functional and non-intrusive.

Build an arbor over the present fence gate. Paint the front fence and gate to improve its appearance and offer weather protection.

Install a historic marker which gives recognition to the fact that this is the site of the Zabriskie Family Burial Yard where Albert Zabriskie, his wife Machteldt Vanderlinde, and thirty or more descendants were buried during the time period of 1700 to 1795.

Retain the brick patio-like area as a reminder of the first successful commercial enterprises in the area, which were brick manufacturers located to the south along the river. Retain the raised flowerbeds and the tulips. Add low maintenance native species of plants to enhance the appeal of the property.

Retain all above ground objects with the exception of the dog coop. Raise the slab which is on the property so that all sides are visible.

Provide for perpetual care of the site dedicated to the memory of those who were interred here. "

Respectfully submitted by,
Walter A. Tuers

6. Subject: Protect existing open spaces from inappropriate development

December 12, 2006

“Whatever specific plans are developed, the first and foremost goal should be to protect existing open spaces from the many inappropriate development proposals that are currently being promoted for Teaneck. These include high-density residential developments contiguous to existing open spaces (eg, Herrick Park/old soap factory site) as well as commercial development within park land (eg proposed parking lot for Sanzari s New Bridge Inn in Brett Park). These sorts of development would do irreparable harm to the quality of life of Teaneck, which is largely defined by our unusual amount of greenery and open space. “

Margot Embree Fisher

7. Subject: Relationship of Birdsall Development Opportunities Analysis to the Open Space and Recreation Plan -

Date: Thu, 14 Dec 2006

“My comment is: WHY RIVER ROAD? It is not an environmentally sound idea, to encourage development along our rivers, for numerous reasons. I think areas which are already developed, and supporting a variety of zoning uses, can be re-developed or sustain increased density of development, such as "downtown areas and commercial districts."

But we should be seeking to preserve lands along waterways and rivers as parkland, rather than increasing the density of development along rivers and coastal zones.

The idea of developing along rivers, is outdated, and not supported by new storm-water regulations or the insurance industry, FEMA, or the DEP.

Birdsall should be able to find other more appropriate places for new development in Teaneck.

Looking forward to comments from others.

Dee Ann

8. Subject: Re: Open Spaces plan

Date: Fri, 05 Jan 2007

Margot Embree Fisher wrote:

I am writing in response to the request for public input regarding open spaces on the town website's home page.

It is essential for Teaneck's long-term vibrancy and continued appeal as an upscale residential town that we preserve and enhance our most valuable assets: that is, our trees and our open spaces. It would be a huge benefit if these areas could be enhanced for increased recreational use with lighting, seating, walking paths, etc. However, this need must articulate with the perceived pressing need for development to reduce the burden of property taxes.

Much of the charm and visual appeal of Teaneck's residential areas comes from the lovely green canopies of trees that line so many of our streets. Preserving these old trees need not conflict with the expansion/renovation of existing single family homes; however, in many areas, trees have been removed – presumably for the convenience of the contractors who take on the rebuilding jobs. For example, many of the houses on the stretch of Hudson Road between West Englewood and Sunderland have been "supersized." Nevertheless, the old trees are intact, forming a beautiful, lush canopy over the street. By contrast, many of the older houses on Warwick Ave. between Sussex and Rugby roads have been torn down and rebuilt as large, luxury homes. Despite the grandeur of the new homes, that block is barren and unappealing because virtually no large trees remain.

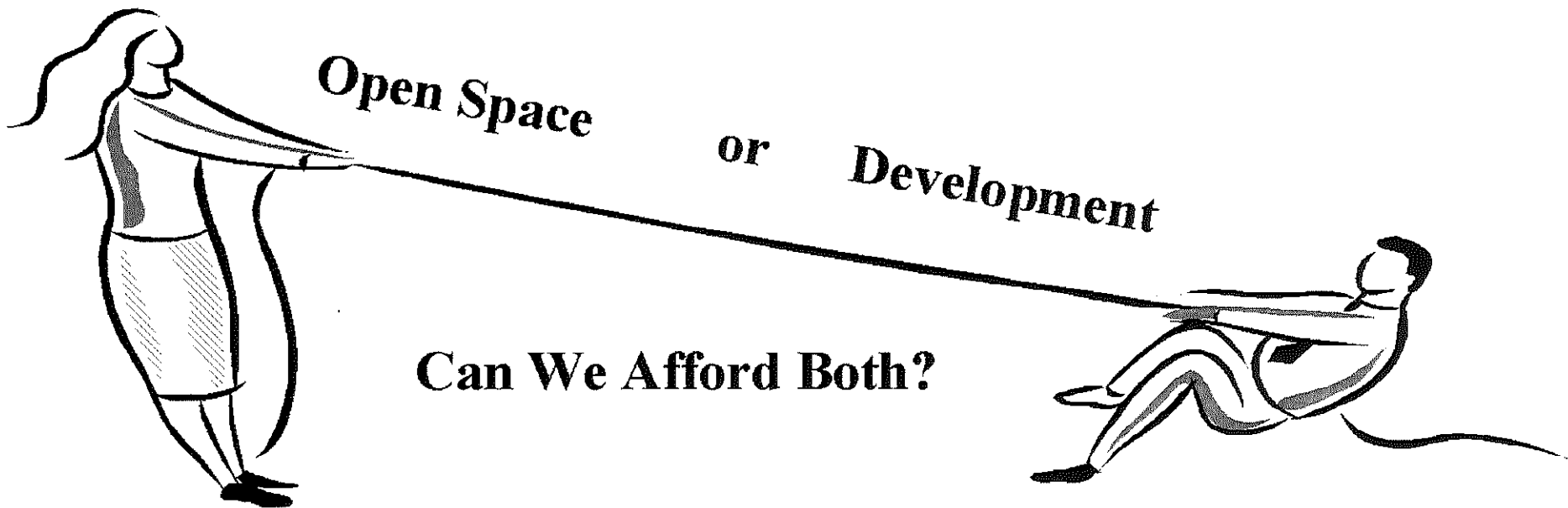
The second priority should be preservation and enhancement of the properties on the Hackensack greenway. This is an ecologically sensitive and historically significant area that could be an important asset for the township – but only if it is managed properly. The Birdsall report includes a proposal for developing the entire swath of property along the river. This proposal is wildly inappropriate and enormously short-sighted: not only would residential development along the river destroy the value of the property, it would create a huge legal liability as many historic, environmental, and civic organizations would inevitably fight against it.

Retail, commercial and residential developments are clearly necessary. However, such development should be concentrated in areas that are currently zoned as primarily retail and/or commercial. The benefits of mixed residential/retail/commercial development are fairly obvious but it would be very detrimental to allow our parks to be re-zoned for that purpose.

Thank you for the opportunity to comment,

Margot Embree Fisher

What is better for Teaneck?



Can We Afford Both?

Come to the Open Space & Development Symposium

Monday, Oct. 23 at 7:00 P.M.

Rodda Center - Room MP 2

250 Colonial Court

**Sponsored by
Teaneck Environmental Commission**

Panelists

George Hawkins, Director of New Jersey Future

Mick Minard, Morris Land Conservancy

Larry Jacobs, Urban Land Institute

Moderator

Harry Kissileff, Teaneck Environmental Commission



Appendix 4. Public Hearing #2 – February 27, 2007

- 1) Advertisement
- 2) Invitation
- 3) Flyer
- 4) Press Releases
- 5) Agenda/Handout



State of New Jersey }
County of Bergen }

The undersigned, being duly sworn, states that she is the Municipal Clerk for the Township of Teaneck, in the County of Bergen aforesaid and that she caused the notice of which the annexed is a printed copy, to be published in **THE RECORD**

on Saturday, February 17, 2007
being 1 weeks successively, at least one in each week.

Sworn and subscribed before me this 20th day
of February, 2007.

Helene V. Fall

Municipal Clerk

Lissette A. Portela-Hernandez
Notary Public of New Jersey

LISSETTE APORTELA-HERNANDEZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 14, 2009

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

Please take notice that the Township of Teaneck's Environmental Commission will conduct its second Open Public Meeting on the draft Open Space and Recreation Plan on February 27, 2007 at the Richard Rodda Community Center, 250 Colonial Court, Teaneck, NJ in Multipurpose Room 1, from 7:30 pm to 9:00 PM.

The draft of the Open Space and Recreation Plan may be accessed from the Township of Teaneck's website, www.teanecknj.gov.org at any time and copies of the Plan can be found in the Teaneck Library, 818 Teaneck Road, during its regular business hours, as well in the Municipal Clerk's Office, 818 Teaneck Road, Monday through Friday, 8:30 a.m. to 4:30 p.m.

Helene V. Fall
Municipal Manager
February 17, 2007-Fee:\$27.06(24) 1966350

February 15, 2007

Dear

The Teaneck Environmental Commission and members of the Teaneck Open Space Plan Project Team invite you to attend the second Open Public Hearing on the draft of the Open Space and Recreation Plan (OSRP) that has been developed with the help of the Morris Land Conservancy. The meeting will be held on Tuesday, February 27 at 7:30 PM at the Rodda Center in Multipurpose Room 1.

The draft of the OSRP can be accessed from the first page of the Township's website (www.teanecknj.gov). Several copies are in the Teaneck Library and Municipal Building to be read on site.

Planners Barbara Davis and Gail Yazersky of the Morris Land Conservancy will give a short presentation summarizing the plan. Most of the session will consist of comments and questions from the audience. The purpose of this meeting is to get input from the Teaneck community in order to complete the final plan. This is your chance to collaborate with the planners to develop and implement a more sustainable vision for Teaneck. If you cannot make the meeting, we would appreciate your written comments on the plan by the time of the public meeting. You can e-mail your comments to Norma Goetz (normagoetz@optonline.net) or leave them with Jennifer Jackson in the Municipal Engineer's office.

Sincerely,

Teaneck Environmental Commission and Open Space Project Team

THIS WILL BE SENT TO THE FOLLOWING:

Mayor and Council

Helene Fall, Municipal Manager

Lisette Aportela-Hernandez, Municipal Assistant Manager

Steven Gluck, Construction Official

Rosalind Mclean

Planning Board

Board of Adjustment

Economic Development Corporation

Greenbelt Committee

Hackensack River Greenway Advisory Board

Historic Preservation Commission

Parks, Playgrounds, & Recreation Advisory Board

Shade Tree Advisory Board

Site Plan Review Advisory Board

Superintendent of Schools

School Board

Friends of the Greenway Through Teaneck

**Garden Club
Teaneck Creek Conservancy
Advisory Board on Affordable Housing
Cedar Lane Development District
Teaneck Chamber of Commerce
Puffin Foundation**

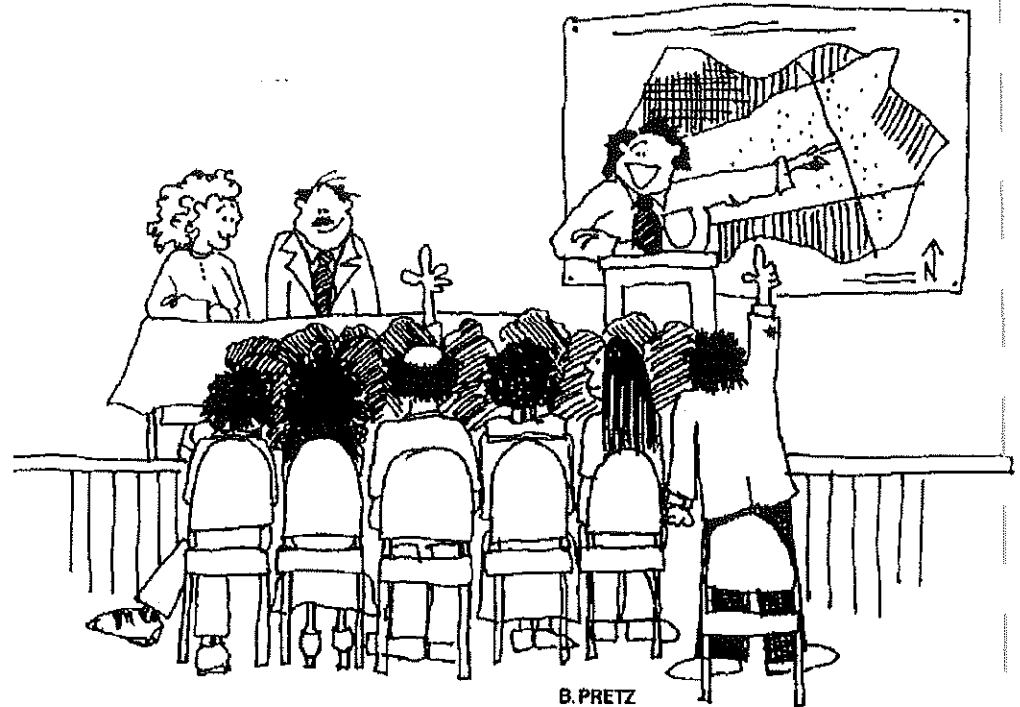
Teaneck's Open Space & Recreation Plan

Public Meeting

PARTICIPATE!

QUESTION!

DISCUSS!



B. PRETZ

**Teaneck's Open Space Project Team & the Morris Land
Conservancy will present our draft Open Space & Recreation Plan
at an Open Public Meeting.**

JOIN US at the Rodda Center in room MP-1

Tuesday Feb. 27 at 7:30 P.M.

**BE PREPARED! Read the draft plan on the Township web site
at www.teanecknjgov.org**

Sponsored by the Teaneck Environmental Commission.

Open space plan to have hearing

TEANECK – A public hearing on the draft of the township's Open Space and Recreation Plan is scheduled for 7:30 p.m. Tuesday at the Richard Rodda Community Center, 250 Colonial Court.

The plan identifies the township's natural resources and offers a vision for protecting sites for conservation and recreation. It can be viewed online at teanecknjgov.org. Copies also are available at Township Hall and the public library.

— Brian Aberback

Parenting seminar in Bergenfield

BERGENFIELD – Partnership for Caring, a program of Vantage Health System, will host a parenting workshop titled "Bullying & Self Esteem" from 6 to 7:30 p.m. Wednesday. The free

and Bob Groves

staked out a street corner near the Passaic border, police said.

Elias B. Georges, 39, of Church Street in Lodi, was being held on \$60,000 bail pending his transfer to the Passaic County Jail.

Georges was standing at Sheridan Avenue and Federal Street and looking over his shoulder when he was spotted by Officers Joshin Smith and Rocco Locantore, police said.

Georges stared at the officers as they drove by him to set up surveillance at another street corner, said police Lt. Pat Ciser.

The officers moved in after they spotted what appeared to be a "hand-to-hand" drug transaction between Georges and another man, Ciser said.

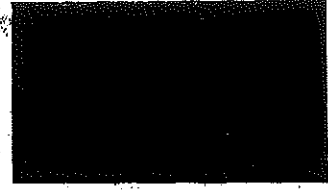
Georges was charged with possession of a crack pipe, possession of more than a half ounce of cocaine with intent to distribute, and intent to distribute within 1,000 feet of a school bus parking lot on Sylvan Avenue, Ciser said.

— Justo Bautista

want to show everyone, especially young people, that you can look at African-American women and see they're in a lot of different jobs."

"We can do anything," said chapter president Deborah Witcher Jackson, "and these women have proven that."

E-mail: lynn@northjersey.com



Saddle River dentist Mayra Su National Coalition of 100 Black She runs a mobile dental clinic

Firemen rescue dog from burning garage

FAIR LAWN – An unconscious dog trapped behind bicycles at the back of a burning garage was rescued after firemen dislodged a studio door, police said.

Police Officer Luis Vasquez arrived at 0-40 Plaza Road on Saturday as the homeowner was trying to open the burning garage with an electric door opener, police Sgt. Derek Bastinck said. The firefighters dislodged the door, which was off its track, Bastinck said.

Vasquez moved the bicycles and administered oxygen with a mask to the 40-pound German short-haired pointer, Bastinck said. The dog was taken to Oradell Animal Hospital.

The homeowner, identified only as a middle-aged man, felt ill from smoke inhalation and was taken to The Valley Hospital in Ridgewood.

The fire, which caused extensive damage to the garage, appeared to be from an electrical outlet, Bastinck said.

— Bob Groves

WORLD'S FINEST LAMP SHADES

From America's Leading Manufacturer Directly To You



Brighten up those winter blues with a new lamp shade for your home

HUGE SAVINGS

Up To 50% Off Retail Prices

- Largest Selection in the USA
- Ready Made Custom Styles
- Customers Own Fabric made into Lampshades

We specialize in Re-shading your old beautiful Stiffel Lamps Bring in your lamp for a New Look



- PLUS**
- Finials • One of a Kind Lamps
 - Rewiring (For a nominal fee with the purchase of a lampshade)

Buying a lamp shade without your lamp is like buying a hat without your head! Bring in your lamp for a proper fit

LAMP SHADES Plus

FACTORY OUTLET

Keep Our Fellow Americans Working Buy USA Made

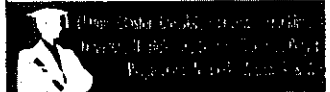
113 Dewitt St. Garfield (973) 772-0001

(use the 100 Outwater Lane entrance) Call ahead if you need help bringing in your lamp

*Hours: Mon-Fri 10am-4:30pm • Sat 10am-3pm • Closed Sunday

DIRECTIONS:
From Rt. 46 take the Garfield/Ridgewood exit to River Dr., (507 South) or From Rt. 80 take exit 61 Garfield/Elmwood Park to River Dr. (507 South) to Outwater Lane. At light make a left onto Outwater Lane (Dunkin' Donuts on Left) and go 1/4 mile and make right at blinking light into 100 Outwater Lane driveway and follow our yellow signs around the bldg. to our 113 Dewitt St. address.

PREP COURSES for the SAT



EDUCATIONAL SERVICES CENTER

1-800-762-8378

www.esctestprep.com



Greenway plan unveiled at township hearing

BY HOWARD PROSNITZ
Staff Writer

Although Teaneck appears to be almost entirely developed, 14 percent of the township's land is open space or parkland, according to Barbara Davis, vice president of Morris Land Conservancy.

On Feb. 27, the conservancy conducted the second of two required hearings at the Richard Rodda Community Center on the Teaneck's Open Space Plan. The township's environmental commission is seeking state funding to buy additional open land as it becomes available to add to connecting greenways.

The purpose of the plan is to identify existing open space and natural resources that are available and propose a system to preserve open space in the township, said Davis. The Boonton based conservation group has helped communities preserve more than 10,000 acres of land throughout the state.

A greenway, said Davis, is connecting land used for recreational purposes such as walking trails or bicycle lanes.

Existing greenways in Teaneck, according to a map prepared by the conservancy, include the Hackensack River Greenway, the Route 4 Greenbelt, the Windsor Park Greenway, the Argonne Greenway, and the Overpeck Greenway. In addition, the Feldman Preserve along New Bridge Road is identified as a Greenway, and Cedar Lane is designated as a connector between the Hackensack River Greenway and the Overpeck Greenway.

The Windsor Park Greenway includes Windsor Park but runs the entire length of the township along the railroad tracks. The Argonne Greenway extends into a six-acre township owned site beyond the park. The Route 4 Greenbelt is an existing green corridor, joining the Overpeck Greenway and the Hackensack River Greenway.

"As land becomes available, the township would consider adding it to the greenways to form a continuous path," said environmental commission member Norma Goetz, who coordinated the open space project.

"Greenways are essential to communities for maintaining a healthy environment," she added.

The New Jersey Green Acres

program can pay up to 50 percent of the cost of adding open space, but in order for the township to be eligible for the funds, the open space plan must be incorporated into the Master Plan.

But Planning Board member Eric Bauer said he doubted that the Planning Board would be able to consider the open space plan before April 12, the date scheduled for the final hearing and adoption of the Master Plan.

"The open space plan is not a required event for the Planning Board," said Bauer.

However, Davis urged that the open space plan be adopted at the April 12 meeting, or as soon thereafter as possible.

George Retakes, chair of the township's Parks and Recreation Advisory Board noted that few Planning Board members have attended either of the open space two hearings.

"It is critical that we have the Planning Board's approval," he said.

Bauer and Howard Rose were the only Planning Board members at the Feb. 27 meeting.

The 70-page Open Space and Recreation Plan with maps is posted on the township's Web site (www.teanecknj.gov.org).

The Morris Land Conservancy was paid \$12,000 to produce the plan, \$7,000 of which came from a grant from the New Jersey Association of Environmental Commissions, said Goetz.

Jordan Wouk, who chairs the township's Hackensack River Greenway Commission, urged

linking the riverfront Greenway, which runs the entire length of the township to the Teaneck Creek Conservancy by designating the Route 4 Greenbelt as open space. The Green Belt connects to the county golf course, which is adjacent to the Teaneck Creek Conser-

vancy. Davis noted that since Cedar Lane is a connector between the two green areas, signs could be installed giving directions to both the Greenway and the Teaneck Creek Conservancy.

The arrangement would be

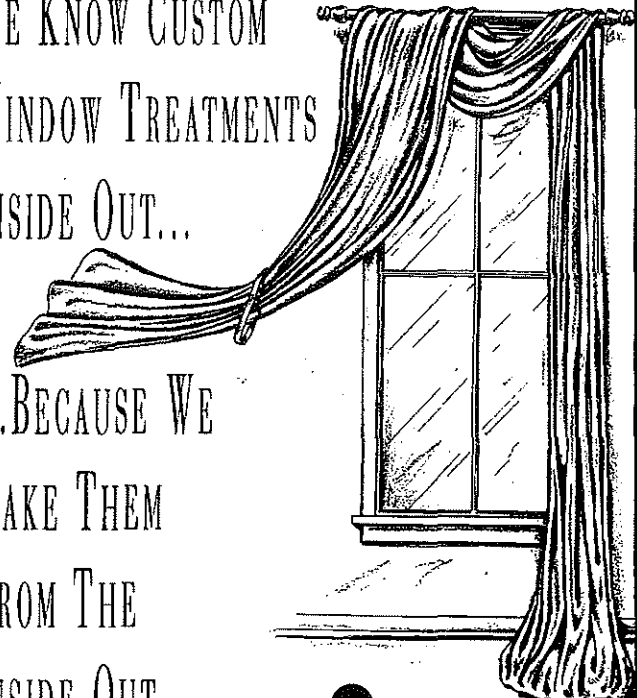
reciprocal with Cedar Lane merchants benefiting by signs in the two greenways advertising restaurants and stores.

E-mail: prosnitz@northjersey.com or call 201-894-6704

• Nina Cambell • Boussac-Fadini • Highland Court • G.P. & J. Baker • Tyler Hall


Designer's Guild • Scalamantré • Beacon Hill • Lorca • Osborne & Little • Jim Thompson • Carleton V • Quadrille • Nobilis • Mulberry Home • Lee Jofa

WE KNOW CUSTOM WINDOW TREATMENTS INSIDE OUT...



...BECAUSE WE MAKE THEM FROM THE INSIDE OUT.

Sanderson • Cole & Son • Liberty • Dedar • Kravet • Robert Allen • Duralee • Laura Ashley • Ralph Lauren • Malabar • Arle • Tribaut • Brunschwig & Fils



AVOID COSTLY MIDDLEMAN MARKUPS.

Being manufacturers of custom window treatments, Powers can save you more. Most of our competitors job out their work, so they have to charge you more. Since we make our treatments in our own workrooms, we not only save you more, we can assure you of better quality.

MOST OF OUR WORK DONE IN FIVE TO SIX DAYS, NOT FIVE TO SIX WEEKS.

When it comes to getting top quality workmanship completed quickly, Powers has it all sewn up! Our professional design and manufacturing team has the expertise to produce custom work in a great deal less time with a great deal more craftsmanship.

SHOP AT HOME FOR THE ULTIMATE CONVENIENCE.

Aside from making your treatments faster, we can also help you shop for them more quickly and easily by bringing our entire showroom right to your home at a time that's best for you.

- Free Measuring & Installation
- Interior Design Service
- Custom Window Treatments
- Custom Bedding
- Shutters
- Woven Woods
- Silhouette
- Reupholstery
- Furniture
- Lighting
- Wallpaper
- All Types of Blinds and Shades

112 Paris Avenue, Northvale, NJ
201-767-3727 • 800-360-3727
 Hours: Monday-Friday 9-5 • Saturday 10-4 • Evenings by appointment
 Visit us at www.windowdesignsbypowers.com

Stretching Bergen County's decorating dollars for over 30 years!

Teaneck Suburbanite March 7, 2007

New items arriving weekly!

MORAN'S
MUSIC & GIFTS


Distinctive Gifts
Unique Home Accents • CD's

15 Mt. Vernon Street
(between Lincoln & Railroad Ave)
Edgewater Park, NJ
(201) 641-8400
10:30-6:30 Tuesday-Saturday

QUALITY HOME REPAIRS

- all handyman services
- remodel kitchens/baths/basements
- painting/drywall
- doors/windows
- powerwash
- seal/stain decks

NJ license #VHO1423600


HOUSE DOCTOR'S
HANDYMAN SERVICES
Since 1993

201-439-1111
www.housedoctors.com
 OFFICES IN 40 STATES

Need a job?
Want to sell something?
Have a position to fill?

For these and other related matters, call our Classified Department at 1-800-472-0160.

Township of Teaneck
Environmental Commission and Project Team
Invite the Public
To Provide Comment on the
Draft Township of Teaneck Open Space and Recreation Plan

Tuesday, February 27, 2007
7:30 pm – 9:00 pm

Rodda Community Center, Room MP 1

Agenda

- Welcome
Deputy Mayor Lizette Parker
- Introductions, Meeting Format
Norma Goetz, Project Team Chair
- Overview of the Open Space and Recreation Plan and Maps
Barbara Heskins Davis, Morris Land Conservancy
- Public Comment on Draft Plan and Maps
Questions to be received by:
Lizette Parker, Deputy Mayor
Harry Kissileff, Environmental Commission Chair
Norma Goetz, Project Team Chair
Barbara Heskins Davis, Morris Land Conservancy

Preserved Land in the Township of Teaneck

The Township of Teaneck encompasses a total of 3,986 acres. Of this, 641 acres, or 16% are currently preserved through the following methods:

County own Land	370 acres
Municipal Land listed on ROSI	271 acres

Township of Teaneck Open Space Inventory

The Open Space Inventory is the list of lands in the municipality that the Township should look towards when planning for open space preservation. This list is comprehensive and therefore may include lands that are not traditionally thought of as “open space”. 14% of the land in the Township is potentially available for preservation:

State owned Land (not preserved)	14 acres
Township of Teaneck Owned Land (not preserved)	94 acres
Board of Education Land – Township of Teaneck Owned	60 acres
Other School Property	72 acres
Church and Charitable Land	50 acres
Other Tax Exempt Land	26 acres
Private Vacant Land	34 acres
Residential Land (>0.5 acres)	62 acres
Commercial Land (>0.5 acres)	126 acres
Railroad Land	36 acres
TOTAL INVENTORY	574 acres

Goals and Objectives

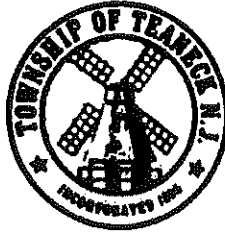
- Preserve open spaces to maintain community character, quality of life, natural resources and wildlife
- Provide for large variety of walkable, passive, and active recreational opportunities in all areas of township
- Preserve unique and historically significant areas in community
- Protect river and stream corridors
- Identify and preserve areas with greatest environmental resources
- Preserve regional natural resources
- Plan for greenways and other trails/pathways linking open spaces, activity centers and recreational areas in the Township
- Expand existing parks (both municipal and county) and greenways in the Township including the Hackensack River Greenway
- Identify properties with potential for open space or recreation use which best serve the township’s overall needs

The Greenway Map identifies the following greenways for the Township of Teaneck:

- Hackensack River Greenway
- Route 4 Greenbelt
- Windsor Park Greenway
- Argonne Greenway
- Overpeck Greenway
- Cedar Lane Connector
- Feldman Preserve Greenway

**TOWNSHIP OF TEANECK, NJ
RESOLUTION**

Council Members	YES	NO	Abstain	Absent
Gallucci	✓			
Katz	✓			
DM Veach	✓			
Stern				✓
Honis	✓			
Ostrow	✓			
Mavor Kates	✓			



Agenda: J
 Resol. Number: 435.04
 Motion: C. Ostrow
 Seconded: C. Gallucci

WHEREAS, the voters of the Township of Teaneck, on November 2, 2004, approved a binding referendum to create an Open Space, Recreation and Historic Preservation Trust Fund, for the period 2005 - 2008; and

WHEREAS, the Township Council of the Township of Teaneck has determined to create an advisory board to provide it with input on possible projects and uses for the monies collected for the purposes of open space initiatives, recreation and historic preservation as provided for in the binding referendum.

NOW, THEREFORE BE IT RESOLVED by the Township Council of the Township of Teaneck that the Open Space, Recreation and Historic Preservation Trust Fund Advisory Board be created as follows:

The Board shall consist of seven voting members, stated below, and a nonvoting Councilmember liaison:

- One member from the Environmental Commission, selected by that Commission.
- One member from the Parks, Playground and Recreation Advisory Board, selected by that Board.
- One member from the Historic Preservation Commission, selected by that Commission.
- Two staff members as determined by the Municipal Manager (the Recreation Superintendent or her designee and the Township Engineer or his designee).
- Two members from the public at large who do not currently serve in a volunteer capacity with the Township selected by the Township Council.

Staff assistance shall be assigned by the Municipal Manager.

The tasks of the Advisory Board shall include:

1. Provide Council with recommendations as to how the funds should be allocated among the various types of projects, for Council consideration.
2. Provide Council with a recommendation as to whether there should be an annual cap of fund allocations.
3. Provide Council with input on various proposed projects for fund utilization, seeking input from various groups throughout the Township including existing other advisory boards, committees and task forces, statutory boards and commissions, organized sports organizations and other community groups.

BE IT FURTHER RESOLVED that the Advisory Board shall be required to submit its annual written recommendations to the Township Council by no later than November 1st of each year during the above cited period.

Prepared by HVF

Checked by _____

Approved by _____

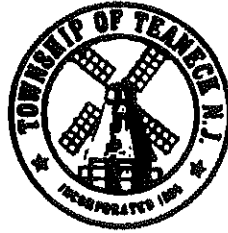
This is to certify that the above Resolution was adopted by the

Township Council on November 23, 2004

Raymond J. DeNorte
 Municipal Clerk

**TOWNSHIP OF TEANECK, NJ
RESOLUTION**

Council Members	YES	NO	Abstain	Absent
Warnke				
Veach				
DM Katz				
Stern				
Ostrow				
Gallucci				
Mavor Kates				



Page 1 of 2

Agenda H
 Resol. Number d06-04
 Motion: —
 Seconded: —

WHEREAS, NJSA 40:12-15.1 et seq. authorizes the governing body of any municipality to submit to the voters a proposition authorizing imposition of an annual tax levy for the following purposes, and specifically NJSA 40:12-15.7:

- a. Acquisition of lands for recreation and conservation purposes;
- b. Development of lands acquired for recreational and conservation purposes;
- c. Maintenance of lands acquired for recreation and conservation purposes;
- d. Historic preservation of historic properties, structures, facilities, sites, areas or objects and the acquisition of such properties, structures, facilities, sites, areas or objects for historic preservation purposes; or
- e. Payment of debt service on indebtedness issued or incurred by a municipality for any of the purposes set forth in a., b., c., d., or e. above.

WHEREAS, the amounts raised by such tax levy shall be deposited into a Municipal Open Space, Recreation and Farmland and Historic Preservation Trust Fund to be used for designated purposes within the municipality, and may be disbursed for specific projects only after a public hearing is conducted; and

WHEREAS, the Township Council of the Township of Teaneck wishes to submit the following question to the voters of the Township of Teaneck at the General Election to be held on November 2, 2004, as a binding referendum question:

Shall the Township of Teaneck, effective for the calendar year 2005, establish a dedicated tax program and impose an annual tax levy at the rate of \$0.01 per \$100.00 of assessed value for a period not to exceed four (4) years unless at the time a proposition extending the same is approved by the voters and for any or all of the following purposes or any combination thereof, as determined by the Township Council of the Township of Teaneck: land purchase, development and maintenance of lands for recreation and conservation purposes; acquisition and preservation of historic properties and payment of debt service for any of these purposes?

Prepared by HVF

Checked by _____

Approved by _____

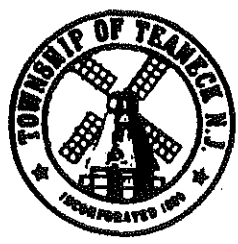
This is to certify that the above Resolution was adopted by the

Township Council on June 7, 2004

 Municipal Clerk

**TOWNSHIP OF TEANECK, NJ
RESOLUTION**

Council Members	YES	NO	Abstain	Absent
Warnke	✓			
Veach	✓			
DM Katz	✓			
Stern	✓			
Ostrow	✓			
Gallucci	✓			
Mavor Kates	✓			



Page 2 of 2

Agenda H
 Resol. Number 206-04
 Motion: C. Ostrow
 Seconded: C. Gallucci

INTERPRETIVE STATEMENT

This proposition would authorize the Township of Teaneck, effective with the calendar year 2005, for a period of four (4) years, to establish a Municipal Trust Fund for the acquisition, development, maintenance and preservation of lands for recreation and conservation purposes as well as land purchase of historic properties for preservation purposes and for the payment of debt service for any of these purposes. Real property owners in Teaneck Township would be taxed annually at the rate of \$0.01 per \$100.00 assessed value not to exceed four (4) years to fund this program (which is equal to \$20 per year for a property assessed at \$200,000.00).

The Trust Fund would be funded for a period of no more than four (4) years unless a proposition to extend the fund is approved by the voters of the Township of Teaneck.

BE IT FURTHER RESOLVED that the Township Clerk be and is hereby authorized and directed to forward this binding referendum question to the Bergen County Clerk for the submission to the voters of the Township of Teaneck at the November 2, 2004 election.

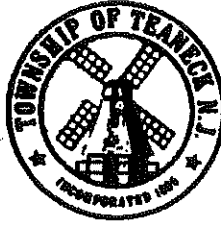
Prepared by HVF
 Checked by _____
 Approved by _____

This is to certify that the above Resolution was adopted by the
 Township Council on June 7, 2004

Joseph J. DeStefano
 Municipal Clerk

**TOWNSHIP OF TEANECK, NJ
RESOLUTION**

Council Members	YES	NO	Abstain	Absent
Gallucci	✓			
Katz	✓			
DM Veach	✓			
Stern				✓
Honis	✓			
Ostrow	✓			
Mayor Kates	✓			



Agenda P

Resol. Number 93-05

Motion: P. Gallucci

Seconded: DM. Veach

WHEREAS, N.J.S.A. 40A:4-39 provides for the anticipation and expenditure of certain items of dedicated revenue which are not subject to reasonably accurate estimates in advance; and

WHEREAS, N.J.S.A. 40A:4-39 also provides that such anticipation and expenditure of dedicated revenue is subject to the approval of the Director of the Division of Local Government Services; and

WHEREAS, it is the desire of the Township Council of the Township of Teaneck to anticipate and expend certain dedicated revenues for a Municipal Open Spaces Tax (PL 1997, c. 24) from taxes collected; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, that the Director of the Division of Local Government Services be and is hereby requested to give written consent to the insertion under the Dedication Rider provision of the 2005 municipal budget, "Municipal Open Spaces Tax"; and

BE IT FURTHER RESOLVED, that the Township Clerk forward two certified copies of this resolution, along with one copy each of the copy of the referendum and the certification of the referendum results to the Director of the Division of Local Government Services.

Prepared by FD

Checked by FD

Approved by [Signature]

This is to certify that the above Resolution was adopted by the

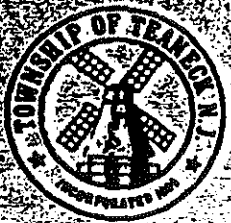
Township Council on March 8, 2005

[Signature]
Township Clerk

**TOWNSHIP OF TEANECK, N.J.
RESOLUTION**

TEANECK, NJ
CLERK'S OFFICE
 Date: 3/12/2005
 Clerk: DM Veach

	YES	NO	Abstain	Absent
Gallucci	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Honis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ostrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Kates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Agenda: P
 Resol. Number: 93-05
 Motion: A. Gallucci
 Seconded: DM Veach

WHEREAS, N.J.S.A. 40A:4-39 provides for the anticipation and expenditure of certain items of dedicated revenue which are not subject to reasonably accurate estimates in advance; and

WHEREAS, N.J.S.A. 40A:4-39 also provides that such anticipation and expenditure of dedicated revenue is subject to the approval of the Director of the Division of Local Government Services; and

WHEREAS, it is the desire of the Township Council of the Township of Teaneck to anticipate and expend certain dedicated revenues for a Municipal Open Spaces Tax (PL 1997, c. 24) from taxes collected; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, that the Director of the Division of Local Government Services be and is hereby requested to give written consent to the insertion under the Dedication Rider provision of the 2005 municipal budget, "Municipal Open Spaces Tax"; and

BE IT FURTHER RESOLVED, that the Township Clerk forward two certified copies of this resolution, along with one copy each of the copy of the referendum and the certification of the referendum results to the Director of the Division of Local Government Services.

APPROVAL OF NJS 40A:4-39 RESOLUTION
 Rider: Open Space Recreation, Fair and
 Historical Preservation
 DEPARTMENT OF COMMUNITY AFFAIRS
 Director, Division of Local Government Services
 By: Christine M. Spudis 6/30/05
 Duly Appointed Designee

CERTIFIED TO BE A TRUE COPY
 OF Resolution 93-05 ADOPTED
 BY THE TEANECK TOWNSHIP COUNCIL
 ON March 8, 2005
Debra J. S. Nolta
 Township Clerk

Prepared by FD
 Checked by FD
 Approved by [Signature]

This is to certify that the above Resolution was adopted by the
 Township Council on March 8, 2005
Debra J. S. Nolta
 Township Clerk



Recreation and Open Space Inventory (ROSI)

<u>BLOCK</u>	<u>Municipality</u> <u>LOT</u>	<u>Teaneck Township</u> <u>PARK NAME</u>	<u>INTEREST</u>	<u>County</u> <u>TYPE</u>	<u>Bergen</u> <u>FUNDED?</u>	<u>ACRES</u>
1002	1	BRETT PARK	ET/FE	M	Y	10.54
101	7	TERHUNE PARK	ET/FE	M	N	10.3
1102	11	CONTINENTAL PARK	ET/FE	M	N	1.2
1103	1	FELDMAN PARK	ET/FE	M	N	14.9
1204	1	TOKOLOKA PARK	ET/FE	M	N	10.58
1301	1.4	ANDREAS PARK	ET/FE	M	N	23.38
2210	5	NORTH GAYLORD PARK	ET/FE	M	Y	1.25
2211	1	NORTH GAYLORD PARK	ET/FE	M	Y	1
2402	2	HERRICK PARK	ET/FE	M	N	2.74
2601	1	WINDSOR PARK	ET/FE	M	Y	0.77
2701	1	WINDSOR PARK	ET/FE	M	Y	1.31
2904	11	TOWN HALL (P/DIV .41 AC)	PT/FE	M	N	1.23
2904	12	TOWN HALL PARK - COMP	ET/FE	M	N	0.5
3303	5	AMMANN PARK	ET/FE	M	N	5.29
3501	1	OVERPECK COUNTY PARK	ET/FE	C	N	39.015
3502	1	OVERPECK COUNTY PARK	ET/FE	C	N	1.391
3502	2	OVERPECK COUNTY PARK	ET/FE	C	N	1.391
3502	3	OVERPECK COUNTY PARK	PT/FE	C	N	1.391
3602	1	OVERPECK COUNTY PARK	ET/FE	C	N	1.391
3602	10	OVERPECK COUNTY PARK	ET/FE	C	N	39.015
3602	2	OVERPECK COUNTY PARK	PT/FE	C	N	1.391
3608	1	OVERPECK COUNTY PARK	ET/FE	C	N	39.015
3609	1	OVERPECK COUNTY PARK	ET/FE	C	Y	
3712	17	OVERPECK COUNTY PARK	ET/FE	C	Y	
3719	1	OVERPECK COUNTY PARK - P/DIV	PT/FE	C	Y	39.015
4101	1	OVERPECK B.C. GOLF COURSE	ET/FE	C	N	142
4201	21	HAWTHORNE PARK	ET/FE	M	Y	6.89
4208	11	HAWTHORNE PARK	ET/FE	M	Y	7.52
4302	3	HARTE PARK	ET/FE	M	Y	0.38
4306	1	OVERPECK COUNTY PARK	ET/FE	C	N	39.015
4501	1	OVERPECK COUNTY PARK	ET/FE	C	N	39.015
4701	1	WINDSOR PARK	ET/FE	M	Y	2.75
4702	1	MILTON VOTEE PARK	ET/FE	M	N	39
4703	2	MILTON VOTEE PARK	ET/FE	M	N	0.34
4704	1	MILTON VOTEE PARK	ET/FE	M	N	1.35
4901	2	WINDSOR PARK	ET/FE	M	N	2.33
5006	1	WINDSOR PARK	ET/FE	M	Y	1.02
5007	1	WINDSOR PARK	ET/FE	M	Y	3
510	12	PHELPS PARK	ET/FE	M	N	0.41
510	2	PHELPS PARK	ET/FE	M	N	0.08
5101	1	WINDSOR PARK	ET/FE	M	Y	30

511	17	PHELPS PARK	ET/FE	M	N	0.11
511	22	PHELPS PARK	ET/FE	M	N	15.4
5511	28	TRYON PARK	ET/FE	M	N	4.73
5708	1	ARGONNE PARK	ET/FE	M	N	0.06
5714	1	ARGONNE PARK	ET/FE	M	Y	54
5801	9	MACKEL FIELD PARK	ET/FE	M	N	1.24
5802	1	ARGONNE PARK	ET/FE	M	N	0.18
5926	1	COOLIDGE PARK	ET/FE	M	N	0.57
803	6	SAGAMORE PARK	ET/FE	M	N	4.48
810	9	BOOKSTAVAR PARK	ET/FE	M	N	1.48
902	1	SOUTH GAYLORD PARK	ET/FE	M	Y	1.16
903	1	SOUTH GAYLORD PARK	ET/FE	M	Y	1.31

This ROSI relies on information provided to Green Acres by the Local Unit. Its accuracy is not guaranteed by the Green Acres Program. All information contained in this ROSI should be confirmed with the Local Unit. If there is question whether a parcel should or should not be included on the ROSI, please see N.J.A.C. 7:36-20.3 for guidance. Any discrepancies should be brought to the attention of the Green Acres Bureau of Legal Services and Stewardship.

PARK NAME: if followed by - DIV = parcel was entirely diverted; if followed by - P/DIV = parcel was partially diverted; and if followed by - COMP = parcel was a compensation piece for a previous diversion.

INTEREST: ET/FE: Entire Taking/Fee Simple; PT/FE: Partial Taking/Fee Simple; LEASE: Leased Land; ET/CE: Entire Taking/Conservation Easement; PT/CE: Partial Taking/Conservation Easement

Type: M - Municipal; C - County; N - Non Profit

Funded?: Y - Park received Green Acres funding; N - Park did not receive Green Acres funding

Parcel Data Tables

~ This Page Intentionally Left Blank ~

Township of Teaneck - Public Lands - Federal, State, County and Municipal (Class 15A, 15C, and 15F)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Sort	Name	Acreage	Build Desc	Property Location	Epl Facility Name
901	1	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		3.75	2S-B-O	1035 LINCOLN PL	SCHOOL #7,LOWELL
1813	11	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		3.26	2S-B-A	500 RUTLAND AVE	SCHOOL #4
2105	7	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		12.77	2S-B-L	1300 WINDSOR RD	B.FRANKLIN JUNIOR HS
2801	1	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		13.15	3S-B-O	1009 QUEEN ANNE RD	HIGH SCHOOL
2904	10	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		2.39	2S-B-O	1 MERRISON ST	SCHOOLS
3820	1	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		13.46	2S-B-O	659 TEANECK RD	JEFFERSON JUNIOR HS
4208	12	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		3.96	2S-B-O	225 FYCKE LANE	HAWTHORNE SCHOOL
4811	11	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		0.46	VACANT LAND	1061 MARGARET ST	VACANT LAND
4812	14	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		0.69	VACANT LAND	1060 MARGARET ST	VACANT LAND
5512	15	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		5.60	1S-B-O-	1 TRYON AVE	BRYANT SCHOOL
							BOARD OF EDUCATION:	59.49			
302	4	COUNTY OF BERGEN, BOARD OF FREEHOLDERS	ADMINISTRATION BLDG.	HACKENSACK NJ 07601	15C	15C County		0.29		827 CEDAR LANE	VACANT LAND
3104	17	COUNTY OF BERGEN	ADMINISTRATIVE BUILDING	HACKENSACK, NEW JERSEY 07601	15F	15F County		0.14	1S-AL-S	26 PARKER LANE	DORMATORY
4913	16	COUNTY OF BERGEN, COMMUNITY SCHOOL	1135 TEANECK ROAD	TEANECK NJ 07666	15A	15A		0.60	2S-B-O	1208 TEANECK RD	COMMUNITY SCHOOL
							COUNTY OF BERGEN:	1.02			
3501	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	35.65	VACANT LAND	FORT LEE RD	PARK
3602	10	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	0.77	VACANT LAND	379 TEANECK RD	PARK
3608	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK, N.J. 07601	15C	15C County Park	Overpeck County Park	39.68	VACANT LAND	FORT LEE RD	OVERPECK COUNTY PARK
3609	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK, N.J. 07601	15C	15C County Park	Overpeck County Park	0.18	VACANT LAND	FORT LEE RD	VACANT
3712	17	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK, N.J. 07601	15C	15C County Park	Overpeck County Park	0.40	VACANT LAND	DEGRAW AVE	VACANT LAND
3719	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	45.62	VACANT LAND	80 FYCKE LANE	OVERPECK COUNTY PAR
4101	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C Twp ROSI	Overpeck B.C. Golf Course	140.00	2S-B-O	COLUMBUS DR	OVERPECK COUNTY PAR
4306	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	50.55	VACANT LAND	ROUTE NO.95	OVERPECK MARINE PARK
4501	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	56.67	VACANT LAND	ROUTE NO.95	OVERPECK MARINE PARK
							COUNTY OF BERGEN PARK:	369.53			
1504	12	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, N.J. 08625	15C	15C State		0.04		DARTMOUTH ST	FOOT BRIDGE
5301	1	STATE OF N.J./GENERAL SERVICES	CN 229, CN 039	TRENTON NJ 08625	15C	15C State		13.66	2S-B-O	1799 TEANECK RD	ARMORY
5921	12	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, N.J. 08625	15C	15C State		0.03	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
5922	9	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, NJ 08625	15C	15C State		0.01	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
6002	11	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, N.J. 08625	15C	15C State		0.01	VACANT LAND	ROUTE 4 BUFFER	
							STATE OF NEW JERSEY:	13.76			
101	7	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Terhune Park	10.30		550 RIVER RD	TERHUNE PARK
510	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Phelps Park	0.10	VACANT LAND	681 MARTENSE AVE	VACANT LAND
511	22	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Phelps Park	16.31	PARK BATHROOM B	1005 RIVER RD	PHELPS PARK
803	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Sagamore Park	4.48		900 WINDSOR RD	SAGAMORE PARK
810	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Bookstaver Park	1.48	VACANT	860 WINDSOR RD	PARK
902	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	South Gaylord Park	1.16	PARK	399 WOODS RD	SOUTH GAYLORD PARK
903	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	South Gaylord Park	1.31	PARK	401 WOODS RD	SOUTH GAYLORD PARK
1002	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Brett Park	10.54	VACANT	1660 RIVER RD	BRETT PARK
1102	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Continental Park	1.20	VACANT	ROEMER AVE	CONTINENTAL PARK
1103	1 01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Feldman Park	15.10	VACANT	1725 RIVER RD	FELDMAN NATURE PRES
1204	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Tokoloka Park	10.58	PARK	589 MAITLAND AVE	TOKOLOKA PARK
1301	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Andreas Park	23.38	1S-F-O	1400 RIVER RD	ANDREAS MEM. PARK
2210	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	North Gaylord Park	1.25	1S-F-A	434 BILLINGTON RD	E.KIELISZEK PARK
2211	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	North Gaylord Park	1.00	VACANT LAND	374 BILLINGTON RD	E.KIELISZEK PARK
2402	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Herrick Park	2.74	VACANT LAND	PALISADE AVE	HERRICK PARK
2601	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	0.77	VACANT LAND	949 WINDSOR RD	PARK
2701	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	1.31	VACANT	1001 WINDSOR RD	PARK
2904	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Town Hall Park	1.35		873 BROAD ST	MARTIN LUTHER KING
3303	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Ammann Park	5.29	VACANT LAND	200 TEANECK RD	AMMANN PARK

Township of Teaneck - Public Lands - Federal, State, County and Municipal (Class 15A, 15C, and 15F)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Sort	Name	Acreege	Build Desc	Property Location	Epl Facility Name
4201	21	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Hawthorne Park	6.89	1S-B-O	665 GLENWOOD AVE	HAWTHORNE PARK
4208	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp ROSI	Hawthorne Park	7.52	VACANT LAND	LUCY AVE	HAWTHORNE PARK
4302	3	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Harte Park	0.38	VACANT LAND	565 GLENWOOD AVE	HARTE MEMORIAL PARK
4701	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	2.75	VACANT LAND	1101 WINDSOR RD	WINDSOR PARK
4702	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Milton Votee Park	39.00	1S-B-O-2AG	1104 QUEEN ANNE RD	MILTON VOTEE PARK
4703	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp ROSI	Milton Votee Park	0.08	VACANT LAND	1086 QUEEN ANNE RD	MILTON VOTEE PARK
4704	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Milton Votee Park	1.35	VACANT LAND	1086 PALISADE AVE	MILTON VOTEE PARK
4901	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	2.33	VACANT LAND	1355 WINDSOR RD	WINDSOR PARK
5006	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	1.02	VACANT LAND	1471 WINDSOR RD	WINDSOR PARK
5007	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp ROSI	Windsor Park	3.00	VACANT LAND	1421 WINDSOR RD	WINDSOR PARK
5101	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	30.00	VACANT LAND	1601 WINDSOR RD	WINDSOR PARK
5511	28	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Tryon Park	4.73	VACANT LAND	150 INTERVALE RD	TRYON PARK
5708	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Argonne Park	0.06	VACANT LAND	1415 BALSAM ST	ARGONNE PARK
5714	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp ROSI	Argonne Park	54.00	VACANT LAND	200 ENGLEWOOD AVE	ARGONNE PARK
5801	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Mackel Field Park	1.24	VACANT LAND	38 GENESEE AVE	MACKEL FIELD
5802	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Argonne Park	0.18	VACANT LAND	1295 LORAIN AVE	ARGONNE PARK
5926	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Coolidge Park	0.57	VACANT LAND	1125 LORAIN AVE	COOLIDGE PARK
							TOWNSHIP PARKLAND:	264.75			
105	21	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.03		440 KIPP ST	VACANT LAND
107	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.16		370 KIPP ST	VACANT LAND
201	1	TOWNSHIP OF TEANECK/TEANECK SWIM CLUB INC	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp/4A		9.40	1S-CB-O	700 POMANDER WALK	VACANT LAND
201	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		6.94		672 POMANDER WALK	VACANT LAND
212	2	TOWNSHIP OF TEANECK, FORMERLY GARCES, GUSTAVO	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.35		662 POMANDER WALK	
502	18	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.58	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
502	19	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.06	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
503	10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.08	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
504	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.08	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
604	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.09	VACANT LAND	668 TILDEN AVE	VACANT LAND
605	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.01	VACANT LAND	668 MAPLE AVE	VACANT LAND
608	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.33	PARKING LOT	682 BEVERLY RD	PARKING AREAS
610	29	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.15	2S-B	619 CEDAR LANE	FIRE HOUSE
705	4 01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.47	PARKING LOT	AMERICAN LEGION DRIVE	PARKING AREAS
705.01	4 01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, NJ 07666	15C	15C Twp		0.15	PARKING LOT	ALMA TERRACE	PARKING AREA
706	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.03	VACANT LAND	404 CEDAR LANE	VACANT LAND
706	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.17	VACANT LAND	380 CEDAR LANE	VACANT LAND
817	8	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.33	PARKING LOT	539 CEDAR LANE	PARKING AREAS
818	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.29	PARKING LOT	BEVERLY RD	PARKING AREAS
819	1	TOWNSHIP OF TEANECK	MUN.BLDG.	TEANECK, N.J. 07666	15C	15C Twp		0.24	MUN. PARKING LT	408 BEVERLY RD	PARKING LOT
819	14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.36	PARKING LOT	824 WINDSOR RD	PARKING AREAS
819	16	TOWNSHIP OF TEANECK	818 TEANECK ROAD	TEANECK, N.J. 07666	15C	15C Twp		0.07	VACANT	BEVERLY RD	PARKING AREA
819	17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		2.03	PARKING LOT	821 GARRISON AVE	PARKING AREAS
1001	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.91	VACANT LAND	764 NEW BRIDGE RD	VACANT LAND
1002	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		7.58	1S-CB-O	1600 RIVER RD	D.P.W. COMPLEX
1101	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		1.04	VACANT	739 ROEMER AVE	VACANT LAND
1102	10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.39	VACANT	661 ROEMER AVE	VACANT LAND
1107	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.10	VACANT	440 NEW BRIDGE RD	VACANT LAND
1107	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.04	VACANT	418 NEW BRIDGE RD	VACANT LAND
1112	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		0.43	VACANT	751 ROEMER AVE	VACANT LAND
1401	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.34	VACANT	1282 RIVER RD	RIGHT OF WAY
1501	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.04	VACANT	ROUTE 4 BUFFER	VACANT LAND
1501	7	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.14	VACANT	ROUTE 4 BUFFER	VACANT LAND
1502	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.13	VACANT	ROUTE 4 BUFFER	VACANT LAND
1503	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.07	VACANT	ROUTE 4 BUFFER	VACANT LAND

Township of Teaneck - Public Lands - Federal, State, County and Municipal (Class 15A, 15C, and 15F)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Sort	Name	Acres	Build Desc	Property Location	Epl Facility Name
1504	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.46	VACANT	PEMBROKE ST	VACANT LAND
1506	14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.43	VACANT	1064 CAMBRIDGE RD	VACANT LAND
1507	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.17	VACANT	ROUTE 4 BUFFER	VACANT LAND
1610	13	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.03	VACANT LAND	1196 THE STRAND (REAR)	VACANT LAND
1618	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.19	VACANT LAND	688 NORTHUMBERLAND RD	VACANT LAND
2105	18	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.14	VACANT LAND	1357 TAFT RD (REAR)	VACANT LAND
2107	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.00	VACANT LAND	1220 EMERSON AVE	VACANT LAND
2205	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.21	VACANT LAND	1192 WINDSOR RD	VACANT LAND
2306	15	TOWNSHIP OF TEANECK	MUNICIPAL BLDG.	TEANECK NJ 07666	15C	15C Twp		0.01	VACANT LAND	370 QUEEN ANNE RD (REAR)	VACANT LAND
2702	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.35	VACANT	ROUTE 4 BUFFER	VACANT LAND
2703	10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.49	VACANT	ROUTE 4 BUFFER	VACANT LAND
2801	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.70	VACANT	101 CRANFORD PL	VACANT LAND
2904	12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Town Hall	6.58	2S-B-O	818 TEANECK RD	MUNICIPAL BUILDING
3114	82	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.02	VACANT	87 OAKDENE AVE	VACANT LAND
3114	85	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.01	VACANT	127 OAKDENE AVE	VACANT LAND
3205	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.98		370 TEANECK RD	FIREHOUSE
3210	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.39	PARKING LOT	325 QUEEN ANNE RD	PARKING AREAS
3306	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	15C	15C Twp	0.00	VACANT LAND	207 MUNN AVE	TAX LIEN FORECLOSURE
3502	3	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.93	VACANT LAND	18 E SHERWOOD AVE	VACANT LAND
3701	14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.16	VACANT LAND	56 FYCKE LANE	SEWAGE
3712	16	TOWNSHIP OF TEANECK	MUNICIPAL BLDG.	TEANECK, N.J.	07666	15C	15C Twp	0.21	VACANT LAND	492 GLENWOOD AVE	VACANT LAND
4001	8	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.18	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
4002	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.19	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
4003	23	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.25	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
4102	27	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.94	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
4201	19	TOWNSHIP OF TEANECK SENIOR CITIZEN HSNG ASSOC	5 DOGWOOD LANE	TEANECK, N.J.	07666	15C	15C/15C Twp	8.40	1.5S-AL-O	5 DOGWOOD LANE	SENIOR HOUSING
4207	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.42	VACANT LAND	HAWTHORNE AVE	PARKING LOT
4303	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.44	VACANT LAND	314 HOME ST	VACANT LAND
4303	19	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.03	VACANT LAND	HOME STREET	VACANT LAND
4402	12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.53	1S-S-O	309 E OAKDENE AVE	PUMPING STATION
4402	14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.14	VACANT LAND	289 E OAKDENE AVE	VACANT LAND
4703	4	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		2.17	2S-B-O	1079 PALISADE AVE	RODDA CENTER
4808	15	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.80	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
4811	12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.11	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
4812	15	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.26	VACANT LAND	1056 MARGARET ST	RIGHT OF WAY
4901	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.64	1S-B-O	1375 WINDSOR RD	FIRE HOUSE 4
4903	4	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.21	VACANT LAND	1350 QUEEN ANNE RD	PARKING AREA
4905	14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.45	VACANT LAND	1344 TEANECK RD	PARKING AREA
4906	17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.53	VACANT LAND	1240 TEANECK RD	PARKING AREA
5002	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.24	VACANT LAND	108 AMSTERDAM AVE	VACANT LAND
5002	20	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.45	VACANT LAND	29 STATE ST	VACANT LAND
5002	23	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.40	VACANT LAND	89 STATE ST	VACANT LAND
5002	25	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.75	VACANT LAND	105 STATE ST	VACANT LAND
5005	12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.04	VACANT LAND	195 THE PLAZA	VACANT LAND
5008	4	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.40	VACANT LAND	1389 PALISADE AVE	PARKING AREA
5103	7	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.46	VACANT LAND	1665 STEPHENS PL	VACANT LAND
5105	10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.03	VACANT LAND	GALWAY PL	VACANT LAND
5107	18	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.96	VACANT LAND	56 TRYON AVE WEST	VACANT LAND
5207	14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.17	VACANT LAND	43 SACKVILLE ST	VACANT LAND
5302	29	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.41	VACANT LAND	207 LIBERTY RD	VACANT LAND
5402	15	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.01	VACANT LAND	100 IRVINGTON RD	VACANT LAND
5402	23	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.09	VACANT LAND	152 IRVINGTON RD	VACANT LAND
5404	12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.02	VACANT LAND	246 STUYVESANT RD	SEWERAGE
5406	26	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.05	VACANT LAND	24 STUYVESANT RD	VACANT LAND

Township of Teaneck - Public Lands - Federal, State, County and Municipal (Class 15A, 15C, and 15F)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Sort	Name	Acres	Build Desc	Property Location	Epl Facility Name
5411	3	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.01	VACANT LAND	204 HAMILTON RD	VACANT LAND
5413	18	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		0.09	VACANT LAND	93 VAN BUSKIRK RD	VACANT LAND
5502	4	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.09	VACANT LAND	151 INTERVALE RD	VACANT LAND
5507	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.78	VACANT LAND	1603 ARDSLEY CT	VACANT LAND
5507	16	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		0.13	VACANT LAND	1615 ARDSLEY CT (REAR)	VACANT LAND
5508	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.17	VACANT LAND	175 HARGREAVES AVE	VACANT LAND
5508	7	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.13	VACANT LAND	201 HARGREAVES AVE	VACANT LAND
5508	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.12	VACANT LAND	189 HARGREAVES AVE	VACANT LAND
5602	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.12	VACANT LAND	116 TRYON AVE	VACANT LAND
5604	7	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.17	VACANT LAND	1576 SUMNER AVE	VACANT LAND
5604	17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.52	VACANT LAND	220 MANHATTAN AVE	VACANT LAND
5604	24	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK,N.J. 07666	15C	15C Twp		0.12	VACANT LAND	191 WASHINGTON PL	VACANT LAND
5604	27	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		0.18	VACANT LAND	231 WASHINGTON PL	VACANT LAND
5605	15	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.16	VACANT LAND	1569 CRESCENT AVE	VACANT LAND
5606	32	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.12	VACANT LAND	194 WASHINGTON PL	VACANT LAND
5608	10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		6.30	VACANT LAND	210 SHEPARD AVE	VACANT LAND
5612	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.22	VACANT LAND	1486 ENDICOTT TERR	VACANT LAND
5614	8	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.09	VACANT LAND	1478 SYLVAN TERR	VACANT LAND
5703	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		0.34	1S-CB-O	1421-1425 TEANECK RD	RECREATION CENTER
5706	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.68	VACANT LAND	ENGLEWOOD AVE	VACANT LAND
5706	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.55	VACANT LAND	1423 ASPEN TERR	VACANT LAND
5707	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.78	VACANT LAND	ENGLEWOOD AVE	VACANT LAND
5707	10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.38	VACANT LAND	1423 SPRUCE ST	VACANT LAND
5710	35	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		0.41	VACANT LAND	1391 TEANECK RD	PARKING AREA
5713	39	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK N.J. 07666	15C	15C Twp		0.07	VACANT LAND	ARLINGTON AV	VACANT LAND
5801	4	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.32	VACANT LAND	75 BEDFORD AVE	VACANT LAND
5801	15	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.14	VACANT LAND	GENESEE AVE	VACANT LAND
5802	3	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		0.14	VACANT LAND	1279 LORAIN AVE	TAX LIEN FORECLOSURE
5808	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.44	2S-B-A	1231 TEANECK RD	FIRE HEADQUARTERS
5809	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.07	VACANT LAND	1233 OVERLOOK AVE	VACANT LAND
5816	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.06	VACANT LAND	GENESEE AVE	VACANT LAND
5902	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.12	VACANT LAND	66 E FOREST AVE	VACANT LAND
5905	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.10	VACANT LAND	150 E FOREST AVE	VACANT LAND
5906	3	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.23	VACANT LAND	1172 MADISON AVE	VACANT LAND
5909	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.06	VACANT LAND	254 E.FOREST AVE	VACANT LAND
5911	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.80	VACANT LAND	1140 LORAIN AVE	VACANT LAND
5918	3	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.11	VACANT LAND	36 PROSPECT TERR SO	VACANT LAND
5921	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.05	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
5923	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.08	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
5924	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.11	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
5925	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.14	VACANT LAND	1124 LORAIN AVE	VACANT LAND
5925	7	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.54	VACANT LAND	1096 LORAIN AVE	VACANT LAND
5925	8	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.09	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
5927	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.32	VACANT LAND	1101 LORAIN AVE	VACANT LAND
5927	4	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.09	VACANT LAND	1111 WEBSTER AVE	VACANT LAND
5927	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.23	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
6001	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.30	VACANT LAND	266 TIETJEN AVE	VACANT LAND
6001	3	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.18	VACANT LAND	286 TIETJEN AVE	VACANT LAND
6001	7	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.43	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
6001	8	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.18	VACANT LAND	1091 WEBSTER AVE	VACANT LAND
6002	10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		4.92	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
							TOWNSHIP OF TEANECK:	100.20			
2505	1	U.S.OF AMERICA C/O NORTHEAST REGION	751 PALISADE AVE	TEANECK NJ 07666	15C	15C US		0.98	1S-B-A	751 PALISADE AVE	POST OFFICE

Township of Teaneck - Private Educational Facilities (Class 15B)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acreage	Build Desc	Property Location	Epl Facility Name
5005	15	YESHIVA GEDOLAH OF ENGLEWOOD	1443 PALISADE AVE	TEANECK, NJ 07666	15B	0.13	2S-CB-A	1443 PALISADE AVE	YESHIVA
2901	1	SINAI SPECIAL NEEDS INSTITUTE	951 QUEEN ANNE RD	TEANECK, NJ 07666	15B	0.17	2S-AL-S-2UG	951 QUEEN ANNE RD	SCHOOL MENT HAND.
703	7	NORTH AMERICAN ISLAMIC TRUST	745 MC CLINTOCK DR #314	BURR RIDGE IL 60527	15B	1.61	3S-B-A	441 NORTH ST	ISLAMIC SCHOOL
5901	1	ST ANASTASIA'S CHURCH	TEANECK RD & ROBINSON	TEANECK NJ 07666	15B	1.82	1S-B-A	1095 TEANECK RD	SCHOOL
5102	1	YESHIVA HIGH SCHOOL FOR GIRLS, INC.	1650 PALISADE AVE.	TEANECK, NJ 07666	15B	3.58	2S-B-A-	1650 PALISADE AVE	YESHIVA HIGH SCHOOL
						PRIVATE SCHOOL PROPERTY:	7.31		
301	3	FAIRLEIGH DICKINSON UNIVERSITY	10 WOODRIDGE AVE	HACKENSACK, NJ 07601	15B	0.11	CAMPUS	868 RIVER RD	VACANT LAND
301	2	FAIRLEIGH DICKINSON UNIVERSITY	10 WOODRIDGE AVE	HACKENSACK, NJ 07601	15B	0.26	CAMPUS	2 LONE PINE LANE	
301	5	FAIRLEIGH DICKINSON UNIVERSITY	1000 RIVER ROAD, H-DH3-04	TEANECK, NJ 07666	15B	0.43	1.5S-F-F	5 LONE PINE LANE	FACULTY RESIDENCE
1403	1	FAIRLEIGH DICKINSON UNIV H-CF2-01	10 WOODRIDGE AVE	HACKENSACK, NJ 07601	15B	2.98	2S-B-O	1140 RIVER RD	COLLEGE
302	3	FAIRLEIGH DICKINSON UNIVERSITY	10 WOODRIDGE AVE	HACKENSACK, NJ 07601	15B	9.05	CAMPUS	860 RIVER RD	COLLEGE
301	1	FAIRLEIGH DICKINSON UNIVERSITY	10 WOODRIDGE AVENUE	HACKENSACK NJ 07601	15B	11.89	CAMPUS	1000 RIVER RD	COLLEGE
1401	1	FAIRLEIGH DICKINSON UNIVERSITY	10 WOODRIDGE AVE	HACKENSACK, NJ 07601	15B	12.22	1S-CB-O	1200 RIVER RD (REAR)	STADIUM
401	1	FAIRLEIGH DICKINSON UNIVERSITY	10 WOODRIDGE AVE	HACKENSACK, NJ 07601	15B	28.00	CAMPUS	1020 RIVER RD	COLLEGE
						FAIRLEIGH DICKINSON UNIVERSITY:	64.94		
						PRIVATE EDUCATION LAND:	72.25		

Township of Teaneck - Church and Charitable Property (Class 15D and 15E)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acreage	Build Desc	Property Location	Epl Facility Name
104	1	ARCHDIOCESE, SYRIAN ORTHODOX CHURCH	260 ELM AVENUE	TEANECK, NJ 07666	15D	0.21	2S-F-S-1AG	480 KIPP ST	PARSONAGE
209	1	FRIENDS OF LUBAVITCH OF BERGEN CO.	513 KENWOOD PL	TEANECK, N.J. 07666	15D	0.23	2S-F-O	513 KENWOOD PLACE	COMMUNITY CENTER
701	10	BERGEN ETHICAL SOCIETY	687 LARCH AVE	TEANECK NJ 07666	15D	0.40	2S-B-L-2UG	687 LARCH AVE	CHURCH
711	10	ARCHDIOCESE OF THE SYRIAN CH., THE	260 ELM AVE	TEANECK NJ 07666	15D	0.52	1S-B-A	260 ELM AVE	CHURCH
808	2	CONGREGATION BETH AM	510 CLAREMONT AVE.	TEANECK NJ 07666	15D	0.38	1S-F-O	510 CLAREMONT AVE	SYNAGOGUE
819	15	EAST BERGEN CHRISTIAN CHURCH, INC	320 BEVERLY RD	TEANECK NJ 07666	15D	0.31	2S-CB-O	320 BEVERLY RD	CHURCH
1103	4 01	NORTHERN TEANECK SYNAGOGUE ASSOC.	600 ROEMER AVE	TEANECK, NJ 07666	15D	4.13		600 ROEMER AVE	SYNAGOGUE
1209	31	UNITY CHURCH OF CHRIST	735 RUTLAND AVE	TEANECK NJ 07666	15D	0.44	2.5S-B-O-2UG	735 RUTLAND AVE	CHURCH
1401	3 01	GRACE EVAN LUTH CHURCH OF TEANECK	1200 RIVER ROAD	TEANECK NJ 07666	15D	4.00	1S-B-O	1200 RIVER RD	SCHOOL
1401	3 02	HOPE PRESBYTERIAN CHURCH THE	344 HOFFMAN AVE	NEW MILFORD, NJ 07646	15D	1.92		1190 RIVER RD	CHURCH
1701	12	CONGREGATION B'NAI YESHURUN	641 WEST ENGLEWOOD AVE	TEANECK NJ 07666	15D	0.22	1.5S-B-F-2AG	650 OGDEN AVE	SYNAGOGUE
1701	13	CONGREGATION B'NAI YESHURUN	642 OGDEN AVE	TEANECK, N.J. 07666	15D	0.16	1.5S-B-F-1AG	642 OGDEN AVE	SYNAGOGUE
1701	14	CONG B'NAI YESHURUN	641 W ENGLEWOOD AVE	TEANECK NJ 07666	15D	0.57	1.5S-B-O	641 W ENGLEWOOD AVE	SYNAGOGUE
1807	1	CHRIST CHURCH	480 WARWICK AVE	TEANECK NJ 07666	15D	1.15	2S-B-A	480 WARWICK AVE	CHURCH
1905	12	TEMPLE EMETH	1666 WINDSOR RD	TEANECK, NJ 07666	15D	3.58	1S-B-A	1666 WINDSOR RD	SYNAGOGUE
1905	14	MIKVAH ASSOC. C/O MALITZHY, B	591 RUTLAND AVE	TEANECK, NJ 07666	15D	0.18	2S-B-A	1726 WINDSOR RD	BATH HOUSE
2003	25	CHRIST CHURCH	333 WARWICK AVENUE	TEANECK NJ 07666	15D	0.22	2S-B-L-2UG	333 WARWICK AVE	PARSONAGE
2008	10	CONGREGATN BETH SHOLOM	354 MAITLAND AVE	TEANECK NJ 07666	15D	0.77	1S-B-A	354 MAITLAND AVE	SYNAGOGUE
2012	15	CONGREGATION RINAT YISRAEL	371 W ENGLEWOOD AVE	TEANECK, N.J. 07666	15D	0.21	2S-AL-L-1AG	371 W ENGLEWOOD AVE	SYNAGOGUE ANNEX
2012	17	CONGREGATION RINAT YISRAEL	389 W ENGLEWOOD AVENUE	TEANECK NJ 07666	15D	0.44	2S-S-O-2UG	389 W ENGLEWOOD AVE	SYNAGOGUE
2105	5	TZEMACH CONGREGTN DOVID INC	1340 SUSSEX RD	TEANECK, NJ 07666	15D	0.17	SYNAGOGUE	268 W ENGLEWOOD AVE	SYNAGOGUE
2107	15	ALLEGHENY E CONF ASSN 7TH DAY ADVT	P.O. BOX 266	PINE FORGE, PA 19548	15D	0.13	2S-F-2-2AG	1257 KENSINGTON RD	PARSONAGE
2107	18	CONG BETH SHOLOM OF TEANECK, N.J.	354 MAITLAND AVE	TEANECK, N.J. 07666	15D	0.17	2S-F-L	1223 KENSINGTON RD	RABBI RESIDENCE
2412	15	ST MARKS EPISCOPAL CHURCH	118 CHADWICK ROAD	TEANECK NJ 07666	15D	0.13	2S-B-L-2AG	283 HERRICK AVE	PARSONAGE
2604	2	CONGREGATION BETH AARON OF TEANECK	950 QUEEN ANNE RD	TEANECK NJ 07666	15D	0.14	2S-B-L-2UG	958 QUEEN ANNE RD	RABBI RESIDENCE
2604	3	CONGREGATION BETH AARON OF TEANECK	950 QUEEN ANNE ROAD	TEANECK NJ 07666	15D	0.22	2S-B-O	950 QUEEN ANNE RD	SYNAGOGUE
2609	1	UNION FOR TRADITIONAL JUDAISM, ET AL	811 PALISADE AVE	TEANECK, N.J. 07666	15D	0.23	2S-CB-A	811 PALISADE AVE	RABBINICAL SCHOOL
2609	25	UNION FOR TRADITIONAL JUDAISM, ET AL	811 PALISADE AVE	TEANECK, N.J. 07666	15D	0.20	VACANT	399 CEDAR LANE	RABBINICAL SCHOOL
2908	16	JEWISH COMM CTR %S.BERNSTEIN	70 STERLING PLACE	TEANECK NJ 07666	15D	0.23	2S-S-L	145 CHERRY LANE	RABBI RESIDENCE
2913	23	JEWISH COMM. CTR. %S.BERNSTEIN	70 STERLING PL	TEANECK NJ 07666	15D	0.24	1.5S-F-F-1AG	87 STERLING PL	RABBI RESIDENCE
2914	2	JEWISH COMM CTR. % S.BERNSTEIN	70 STERLING PLACE	TEANECK NJ 07666	15D	1.55	2S-B-O	70 STERLING PL	COMMUNITY CENTER
3002	2	ST PETERS MAR THOMA CHURCH, NJ, INC	70 CEDAR LANE	TEANECK, NJ 07666	15D	0.30	1S-B-O	70 CEDAR LANE	CHURCH
3003	1	ST MARKS EPIS CHURCH	118 CHADWICK ROAD	TEANECK NJ 07666	15D	0.77	1S-B-O	118 CHADWICK RD	CHURCH
3201	1	BERGEN PASSAIC UNIT, NJARC	223 MOORE ST	HACKENSACK, N.J. 07601	15D	0.36	2S-F-L	231 HILLSIDE AVE	HANDICAP RESIDENCE
3203	1	TRUE LIGHT PRESBYTERIAN CHURCH, INC	55 HILLSIDE AVE	TEANECK, NJ 07666	15D	2.14	2S-B-O	50 OAKDENE AVE	CHURCH
3204	14	TRINITY EVANGELICAL FREE CHURCH	390 TEANECK ROAD	TEANECK NJ 07666	15D	0.13	1.5S-AL-F-1AG	4 HILLSIDE AVE	PARSONAGE
3204	15	TRINITY EVANGELICAL FREE CHURCH	390 TEANECK RD.	TEANECK NJ 07666	15D	0.50	1S-B-O	390 TEANECK RD	CHURCH
3209	5	TEANECK UNITED METHODIST CHURCH	368 HICKORY STREET	TEANECK NJ 07666	15D	1.15	2S-S-O	368 HICKORY ST	CHURCH
3209	28	ZION KOREN EVANGELICAL	382 BEECH ST	TEANECK, NJ 07666	15D	0.17	2S-F-O-1UG	382 BEECH ST	PARSONAGE
3215	9	NORTH JERSEY FRIENDSHIP HOUSE	125 ATLANTIC STREET	HACKENSACK, NJ 07601	15D	0.17	2S-AL-2-1AG	315 LOCUST ST	DORMATORIES
3415	1	HAN MOORY CHURCH	20 ARTHUR STREET	RIDGEFIELD PARK NJ 07660	15D	0.11	VACANT LAND	QUEEN ANNE ROAD (REAR)	CHURCH
3610	20	TEANECK CONG. JEHOVAHS	292 WILLOW ST	TEANECK NJ 07666	15D	0.30	1S-B-O	292 WILLOW ST	CHURCH
3801	10	1ST REFORMED PROTESTANT CHURCH	2420 LEMOINE AVE	FORT LEE, NJ 07024	15D	0.11	2S-F-L-1UG	756 HARTWELL ST	PARSONAGE
3810	27	ST PETERS MAR THOMA CHURCH INC	631 JOHN ST	TEANECK, NJ 07666	15D	0.11	2S-F-2-1AG	631 JOHN ST	PARSONAGE
3909	14	TEANECK CONGREGATION C/O MENDELSON	983 COUNTRY CLUB DR	TEANECK, N.J. 07666	15D	0.83	2S-AL-L-2AG	868 PERRY LANE	SYNAGOGUE
4305	8	DAR-UL-ISLAH	320 FABREY TERR	TEANECK, N.J. 07666	15D	0.27	2S-AL-O	319 HARDING AVE	PARSONAGE
4401	12	DAR-UL-ISLAH	320 FABRY TERR	TEANECK NJ 07666	15D	0.03	VACANT LAND	FABRY TERRACE	PARKING AREA
4402	11	DAR-UL-ISLAH	P.O. BOX 2160	TEANECK, N.J. 07666	15D	0.78	2S-CB-O	320 FABRY TERR	MOSQUE
4813	15	FIRST CHURCH OF CHRIST SCIENTIST	1075 QUEEN ANNE RD	TEANECK NJ 07666	15D	0.38	2S-ST-O	1075 QUEEN ANNE RD	CHURCH
4906	16	PRESBYTERIAN CHURCH OF TEANECK	ONE CHURCH ST.	TEANECK NJ 07666	15D	0.58	2S-B-O	1234 TEANECK RD	CHURCH
4907	17	ST. PAULS LUTHERAN CHURCH	61 CHURCH STREET	TEANECK NJ 07666	15D	1.37	1S-B-O	61 CHURCH ST	CHURCH

Township of Teaneck - Church and Charitable Property (Class 15D and 15E)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acreage	Build Desc	Property Location	Epl Facility Name
4910	1	WILHELM PROPERTIES, INC.	126 EVERGREEN PLACE	TEANECK, N.J. 07666	15D	0.70	2S-F-O	1260 ALICIA AVE	CHURCH
4910	2	WILHELM PROPERTIES, INC.	126 EVERGREEN PLACE	TEANECK, N.J. 07666	15D	0.36	2S-S-O	1274 ALICIA AVE	CHURCH
4910	3	WILHELM PROP. INC. OFF. O/T TREASURER	BAHA'I NATL. CENTER	WILMETTE, ILLINOIS 60091	15D	0.30	2S-F-O-2AG	130 EVERGREEN PLACE	CHURCH ANNEX
4910	4	WILHELM PROPERTIES, INC.	126 EVERGREEN PLACE	TEANECK, N.J. 07666	15D	1.05	VACANT LAND	EVERGREEN PL	VACANT LAND
4911	18	MOUNT HOLINESS TEMPLE	320 HAMILTON PLACE	HACKENSACK, NJ 07601	15D	0.38	2S-B-O-2AG	147 CHURCH ST	PARSONAGE
4912	3	ST PAULS LUTH CHURCH	81 CHURCH STREET	TEANECK NJ 07666	15D	0.43	2S-F-O-2AG	134 CHURCH ST	PARSONAGE
5008	7	TEANECK ASSEMBLY OF GOD, INC.	185 W. ENGELWOOD AVE.	TEANECK, N.J. 07666	15D	0.28	3S-B-A	185 W ENGELWOOD AVE	CHURCH
5106	1	FIRST BAPTIST CHURCH OF TEANECK	1592 TEANECK RD.	TEANECK NJ 07666	15D	0.23	VACANT LAND	1580 TEANECK RD	PARKING AREA
5106	22	FIRST BAPTIST CHURCH OF TEANECK	1592 TEANECK RD	TEANECK NJ 07666	15D	0.14	1S-AL-O	1592 TEANECK RD	CHURCH
5108	1	TORAH ACADEMY OF BERGEN COUNTY	1600 QUEEN ANNE RD	TEANECK, N.J. 07666	15D	3.13	1S9	112 TRYON AVE WEST	SCHOOL
5109	2	TORAH ACADEMY OF BERGEN COUNTY	1600 QUEEN ANNE ROAD	TEANECK, NJ 07666	15D	0.21	1S-CB-A	1500 PALISADE AVE	PARKING LOT
5404	4	GALILEE UNITED METHODIST CHURCH	204 STUYVESANT RD	TEANECK, N.J. 07666	15D	0.14	2S-F-S-1AG	204 STUYVESANT RD	CHURCH
5604	19	ISLAM, NIDA UL	P.O. BOX 335	TEANECK, NJ 07666	15D	0.75	MOSQUE	250 HARGREAVES AVE	CHURCH
5611	2	JEWISH FAMILY SERVICE, INC.	1485 TEANECK ROAD	TEANECK, NJ 07666	15D	0.36	2S-B-A	1485 TEANECK RD	OFFICE BLDG.
5615	9	FIRST SEVENTH DAY ADVENTISTS CHURCH	405 ENGLEWOOD AVE.	TEANECK, N.J. 07666	15D	1.09	1S-B-O	405 ENGLEWOOD AVE	CHURCH
5712	1	NEW LIFE COVENANT CHURCH INC	9 GENESEE AVE	TEANECK, NJ 07666	15D	0.22	1S-B-A-3AG	1321 TEANECK RD	CHURCH
5712	2	NEW LIFE COVENANT CHURCH	9 GENESEE AVE	TEANECK, NJ 07666	15D	0.23	2S-F-O-1UG	1329 TEANECK RD	RES FOR PREG TEENS
5712	47	NEW LIFE COVENANT CHURCH, INC	9 GENESEE AVE	TEANECK, NJ 07666	15D	0.13	CHURCH PKG LOT	17 FRANKLIN RD	CHURCH
5714	3	GALILEE M E CHURCH	325 GENESEE AVE	ENGLEWOOD, N.J. 07631	15D	0.13	VACANT LAND	GENESEE AVE	VACANT LAND
5919	1	ST ANASTASIA'S CHURCH	1095 TEANECK ROAD	TEANECK NJ 07666	15D	4.50	1S-B-O	46 ROBINSON ST	CHURCH AND RECTORY
5919	2	ST ANASTASIA'S CHURCH	1095 TEANECK RD.	TEANECK, N.J. 07666	15D	0.34	VACANT LAND	50 ROBINSON ST	STORAGE SHED
1211	7	PROTESTANT LUTH CEMTRY	UNKNOWN	TEANECK NJ 07666	15E	0.75	CEMETERY	1526 RIVER RD	CEMETERIES
Total Church/Charitable and Cemetery Land:						49.88			

Township of Teaneck - Other Exempt Property (Class 15F)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acreage	Build Desc	Property Location	Additional Lots	Epl Facility Name
5008		8 LOYAL ORDER OF MOOSE,TEANECK LODGE	P.O.BOX 717	TEANECK NJ 07666	15F	0.08	1S-B-A	201 W ENGLEWOOD AVE		CLUB
3709	5 02	NTNAL INSTITUTE PEOPLE W/DISABILITY	480 WEST 34TH ST 11TH FL	NEW YORK NY 10001	15F	0.11	2S-AL-L-2AG	585 JOHN ST		RESIDENCE
5403	11	CENTER FOR FAMILY SUPPORT OF NJ INC	20 ROBIN RD SUITE #122	PARAMUS, NJ 07652	15F	0.14	1.5S-AL-F-1AG	236 IRVINGTON RD	DEV DISABLED GR-HOME	RESIDENCE
5008	9	TEANECK LODGE 8961 L.O. OF MOOSE	P.O.BOX 717	TEANECK NJ 07666	15F	0.15	1S-B-A	203 W ENGLEWOOD AVE		MOOSE LODGE
710	9	ST.MARK'S SYRIAN ORTHODOX CATHEDRAL	260 ELM AVENUE	TEANECK NJ 07666	15F	0.17	2S-F-O-1UG	283 ELM AVE		PARSONAGE
1702	2	NEW CONCEPTS FOR LIVING,INC	192 THIRD AVENUE	WESTWOOD,N.J. 07675	15F	0.21	1.5S-AL-F-2AG	624 OGDEN AVE		COMMUNITY CENTER
2702	7	THE DEVEREUX FOUNDATION	901 MANTUA PIKE	WOODBURY, N.J. 08096	15F	0.23	1.5S-F-F-1AG	1014 PALISADE AVE		HOME FOR DEV. DISAB
708	11	AMERICAN LEGION	650 AMERICAN LEGION DR.	TEANECK NJ 07666	15F	0.29	1S-CB-A	650 AMERICAN LEGION DRIVE		CLUB HOUSE
2602	2	TEANECK VOLUNTEER AMBULANCE COR	PO BOX 32	TEANECK NJ 07666	15F	0.31	1S-B-O	855 WINDSOR RD		RESCUE SQUAD
2602	3	TEANECK VOLUNTEER AMBULANCE CORPS.	855 WINDSOR RD.	TEANECK, N.J. 07666	15F	0.47	RESCUE SQUAD	881 WINDSOR RD		RESCUE SQUAD
2602	1	TEANECK-BOGOTA COLUMBIAN CLUB	829 WINDSOR ROAD	TEANECK, N.J. 07666	15F	0.62	1S-CB-A	829 WINDSOR RD		CLUB HOUSE
202	17	SHELTER OUR SISTERS,INC.	405 STATE ST	HACKENSACK, N.J. 07602	15F	0.79	3S-B-C	733 POMANDER WALK		DORMATORIES
3216	14	GERIATRIC SERVICES, INC.	300 TEANECK RD	TEANECK, N.J. 07666	15F	0.88	2S-AL-O	300 TEANECK RD		NURSING HOME
4913	15	COMMUNITY SCHOOL INC	11 W FOREST AVE	TEANECK, NJ 07666	15F	1.73	2S-B-O	1 W FOREST AVE		SCHOOL FOR HANDICAP
3003	4	HOLY NAME HOSPITAL, ATTN M.RICHETTI	718 TEANECK ROAD	TEANECK, NJ 07666	15F	20.07	3S-B-O	718 TEANECK RD		HOSPITAL
Total 15F Land:						26.25				

Township of Teaneck - Undeveloped Land - Vacant Property (Class 1)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acraege	Build Desc	Property Location
	101	1	W SIDE TEANECK CONGREGATION JEHOVAH	292 WILLOW ST TEANECK, NJ 07666	1	1.01		640 RIVER RD
	117	3	UNKNOWN	ASSESSED IN BOGOTA 07666	1	0.01		568 HILLCREST ST (REAR)
	117	18	UNKNOWN	ASSESSED IN BOGOTA 07666	1	0.02		512 HILLCREST ST (REAR)
	118	1	UNKNOWN	ASSESSED IN BOGOTA 07666	1	0.08		161 LARCH AVE
	119	1	UNKNOWN	ASSESSED IN BOGOTA 07666	1	0.04		183 ELM AVE
	201	2	636 CEDAR LN LLC	325 UNION ST HACKENSACK, NJ 07601	1	0.27	VACANT LAND	636 CEDAR LANE
	706	7	PRESCHEL, HOWARD & LAURENCE	907 PRINCE ST. TEANECK, N.J. 07666	1	0.11	VACANT LAND	390 CEDAR LANE
	819	13	TEANECK ASSOCIATES, LLC	2083 E. 13TH STREET BROOKLYN, N.Y. 11229	1	0.10	VACANT	820 WINDSOR RD
	1001	10	RED REAL ESTATE ASSOC LLC	270 SYLAN AVE ENGLEWOOD CLIFFS, NJ 07632	1	0.71	VACANT LAND	1750 RIVER RD
	1102	3	IZAK CONSTR CO LLC	1649 HANOVER ST TEANECK, NJ 07666	1	0.63		616 NEW BRIDGE RD
	1102	14	GOREN, JACOB & BONNIE	100 WINSTON DR. VILLA P2 CLIFFSIDE PK, N.J. 07010	1	0.21	BLDG DEMO 11/05	578 NEW BRIDGE RD
	1102	3 01	IZAK CONSTR CO LLC	1649 HANOVER ST TEANECK, NJ 07666	1	0.63	BLDG DEMO 2004	624 NEW BRIDGE RD
	1102	3 02	IZAK CONSTR CO LLC	1649 HANOVER ST TEANECK, NJ 07666	1	0.30		616 NEW BRIDGE RD
	1107	6	UNKNOWN	ASSESSED IN BERGANFIELD 07621	1	0.02		THAMES BLVD (REAR)
	1107	12	UNKNOWN	ASSESSED IN BERGANFIELD 07621	1	0.00		414 NEW BRIDGE RD
	1108	6	SADEK, DAVID & ETTY	374 WINTHROP ROAD TEANECK, NJ 07666	1	0.49	BLDG DEMO'D	635 NORFOLK ST
	1108	8	SUSS, MORRIS & BARBARA	20 DOVER COURT BERGENFIELD NJ 07621	1	0.13	VACANT	640 THAMES BLVD (REAR)
	1108	9	BERNSTEIN, MORRIS & IRENE	14 DOVER COURT BERGENFIELD, NJ 07621	1	0.05	VACANT	630 THAMES BLVD (REAR)
	1109	3	GROSSBARD, MARVIN & BEA	46 DOVER COURT BERGENFIELD NJ 07032	1	0.06	VACANT	630 NORFOLK ST
	1201	20	LEVIE, WARREN & ESTHER	814 DOWNING ST TEANECK, N.J. 07666	1	0.25		1635 RIVER RD
	1203	14	FEUERSTEIN, ROBERT H	P.O. BOX 561 HACKENSACK, NJ 07601	1	0.39	BLDG DEMO 11/05	1510 JEFFERSON ST
	1606	8 01	BIRNBAUM, HOWARD & SHERRY	565 N FOREST AVE TEANECK, NJ 07666	1	0.47	HOUSE DEMOD	565 NORTH FOREST DR
	1614	5	FISCH, JEROME	1167 TRAFALGAR ST TEANECK NJ 07666	1	0.14	VACANT LAND	1163 TRAFALGAR ST
	1705	15	BLUMENFELD, ALVIN & LOIS	73 CARLTON RD MONSEY, NY 10952	1	0.41	BLDG DEMO'D	1358 SUSSEX RD
	1707	21	STRAUS, JOEL B. & LINDA A.	611 GRENVILLE AVE TEANECK NJ 07666	1	0.21	HOUSE DEMO 2005	611 GRENVILLE AVE
	1708	14	SOCLOF, DOUGLAS & RENA	667 GRENVILLE AVE TEANECK, NJ 07666	1	0.21	BLDG DEMOD '04	667 GRENVILLE AVE
	1711	8	FEDERBUSH, DAVID & KAREN	666 GRENVILLE AVE TEANECK, NJ 07666	1	0.29	HOME DEMO 7/05	666 GRENVILLE AVE
	1712	15	GOFFSTEIN, KENNETH	1340 MERCEDES ST TEANECK, NJ 07666	1	0.15	BLDG DEMO 2005	1340 MERCEDES ST
	1716	12	MOBILITY PROPERTIES, INC.	1625 STATE ROAD 10 MORRIS PLAINS, NJ 07950	1	0.17	HOME DEMO 2005	1351 SOMERSET RD
	1716	17	BELIZON (TRSTEES), ISAAC & NAOMI	629 WEST ENGLEWOOD AVE TEANECK, NJ 07666	1	0.28	BLDG DEMO 2005	1336 FAYETTE ST
	1716	25	CARNI(ETAL), ABBE J & SUSAN	1270 FAYETTE ST TEANECK, NJ 07666	1	0.14	VACANT	1280 FAYETTE ST
	1803	22	ZUPNIK, MENASHE & MIRIAM	584 CHURCHILL RD TEANECK NJ 07666	1	0.59	BLDG DEMO 9/05	584 CHURCHILL RD
	1803	30	WEINBERGER, HILLEL & ELAINE	599 WINTHROP RD TEANECK NJ 07666	1	0.37	BLDG DEMO 9/05	601 WINTHROP RD
	1806	11	LINDENBAUM, NATHAN J. & SHARI A.	464 WINTHROP RD TEANECK NJ 07666	1	0.64	VACANT LAND	450 WINTHROP RD
	1808	20	ZAYAT, AHMED & JOANNE	598 WARWICK AVE TEANECK, NJ 07666	1	0.17	VACANT	569 MAITLAND AVE
	1808	21	ZAYAT, AHMED & JOANNE	598 WARWICK AVE TEANECK, NJ 07666	1	0.17	BLDG DEMO'D	563 MAITLAND AVE
	1907	11	GOTESMAN, ALEXANDER & MATY	6 BRIARCLIFFE RD BERGENFIELD, N.J. 07621	1	0.01	VACANT LAND	416 BRIARCLIFFE RD
	1908	16	NEFF, ANDREW & NANCY	363 WINTHROP RD TEANECK, NJ 07666	1	0.23	BLDG DEMO 5/05	363 WINTHROP RD
	2003	24	LINDER, ANDREW & TAPPER-LINDER, HELEN	327 WARWICK AVE TEANECK NJ 07666	1	0.22	BLDG DEMOD	327 WARWICK AVE
	2004	10	BLACKSTONE INC	506 FORDHAM PL PARAMUS, NJ 07652	1	0.19	BLDG DEMO 2005	360 EDGEWOOD AVE
	2010	6	CAMBRIDGE OF NJ, LLC	370 WARWICK AVENUE TEANECK, NJ 07666	1	0.17	HOME DEMO 2005	308 RUTLAND AVE
	2011	9	MOBILITY PROPERTY INC	1625 ROUTE 10 EAST MORRIS PLAINS, NJ 07950	1	0.17	HOME DEMO 2005	286 OGDEN AVE
	2011	13	CAZANO, CALIXTO M	255 WARICK AVE TEANECK, NJ 07666	1	0.28	BLDG DEMO 3/05	284 OGDEN AVE
	2105	17	TEUBER, GORDON, C/O G. TEABER	1361 TAFT ROAD TEANECK NJ 07666	1	0.10	VACANT LAND	1363 TAFT RD
	2301	1	UNKNOWN	ASSESSED IN BOGOTA 07603	1	0.01		334 GROVE ST
	2301	2	HYLTON, SHANNEICE & LLOYDFORD	138 E GROVE ST BOGOTA NJ 07603	1	0.08	VACANT LAND	332 GROVE ST
	2301	12	UNKNOWN	ASSESSED IN BOGOTA 07603	1	0.02		321 CANE ST
	2303	10	UNKNOWN	ASSESSED IN BOGOTA 07603	1	0.04		147 GRAY ST
	2304	15	UNKNOWN	ASSESSED IN BOGOTA 07603	1	0.10		317 HIGHWOOD ST
	2305	35	UNKNOWN	ASSESSED IN BOGOTA 07603	1	0.04		316 HIGHWOOD ST
	2414	21	UNKNOWN	ASSESSED IN BOGOTA 07603	1	0.01		315 PINE ST (REAR)

Township of Teaneck - Undeveloped Land - Vacant Property (Class 1)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acres	Build Desc	Property Location
2415	1	UNKNOWN	ASSESSED	IN BOGOTA 07603	1	0.00		316 PINE ST
2415	2	UNKNOWN	ASSESSED	IN BOGOTA 07603	1	0.07		314 PINE ST
2415	12	ISSA W. KHOURI	137 E. GROVE ST.	BOGOTA NJ 07603	1	0.01	VACANT LAND	GROVE ST
2415	13	UNKNOWN	ASSESSED	IN BOGOTA 07603	1	0.01		GROVE ST(REAR)
2504	3	COUNTRY CLUB WAY MGMT LLC	16 COUNTRY CLUB WAY	DEMAREST NJ 07627	1	0.25	VACANT LAND	707 PALMER AVE
2507	1	OWENSLER, LLC	11 MARCOTTE LANE	TENAPLY, NJ 07670	1	0.80		730 PALISADE AVE
2603	23	SAGAMA CORPORATION	375 CEDAR LANE	TEANECK, NJ 07666	1	0.04	VACANT LAND	FRANCES ST
2916	9	811 GRANGE CORPORATION	811 GRANGE RD	TEANECK, NJ 07666	1	0.08	VACANT LAND	816 RED ROAD
3002	3	HOLY NAME REAL ESTATE CORP.	718 TEANECK ROAD	TEANECK, N.J. 07666	1	0.22	VACANT LAND	60 CEDAR LANE
3003	5	SCHLUSSEL, RENA DONIN	860 PRINCE ST	TEANECK, NJ 07666	1	0.23	VACANT LAND	109 VANDELINDA AVE
3003	6	SCHLUSSEL, RENA DONIN	860 PRINCE ST	TEANECK, NJ 07666	1	0.51	HOUSE DEMO 2005	681 GRANGE RD
3103	17 01	KLEIN,ROBIN & DEBRA N	484 TEANECK RD	TEANECK, NJ 07666	1	0.14		16 JOHNSON AVE
3111	10 01	CARE ONE AT TEANECK LLC	411 HACKENSACK AVE,7TH FL.	HACKENSACK, NJ 07601	1	1.97		544 TEANECK RD
3208	15 02	TORAL, ROGELIO & ALICIA	3143 KENNEDY BOULEVARD	JERSEY CITY, NJ 07306	1	0.11		139 DEGRAW AVE
3210	18	GILCHRIST,IRMGARD K. & MALCOLM J.	184 VAN BUREN AVE.	TEANECK, N.J. 07666	1	0.11	VACANT	283 QUEEN ANNE RD
3301	1	ROJAS,ROSALIO B. & ERIKA M.	252 E. FORT LEE RD APT 2	BOGOTA, NJ 07601	1	0.02	VACANT LAND	129 FORT LEE RD
3301	26	IWANO,MARIA & HEINSEN,HANS	256 HENRY STREET	BOGOTA NJ 07603	1	0.05	VACANT LAND	211 HENRY ST
3306	1	BRADY, CHRISTINE E.	216 ELDRÉD YULAN RD	ELDPRED, NY 12732	1	0.06	VACANT LAND	207 MUNN AVE
3306	15	GUNDRY,DOROTHY A.	254 HENRY STREET	BOGOTA NJ 07603	1	0.09	VACANT LAND	206 HENRY ST
3306	16	CZACHOR,P. & FUCCI J.C/O VILLA CONST	384 KAMENA ST.	FAIRVIEW, NJ 07022	1	0.08	VACANT LAND	203 QUEEN ANNE RD (REAR)
3306	18	CANZANI,THOMAS & PATRICIA	770 SEVENTH AVE	RIVER EDGE, NJ 07661	1	0.08	VACANT LAND	193 QUEEN ANNE RD (REAR)
3306	19	CUNANAN, ARNALDO & MARIA	187 QUEEN ANNE RD	BOGOTA, NJ 07603	1	0.08	VACANT LAND	187 QUEEN ANNE RD (REAR)
3313	15	UNKNOWN	ASSESSED	IN BOGOTA 07603	1	0.02		196 WALNUT ST
3401	11	UNKNOWN	ASSESSED	IN BOGOTA 07603	1	0.01		195 MAPLE ST (REAR)
3408	1	UNKNOWN	ASSESSED	IN BOGOTA 07603	1	0.04		192 MAPLE ST
3408	7	JJK REAL ESTATE DEVELOPMENT LLC	650 PALISADES AVE STE 8	ENGLEWOOD CLIFFS, NJ 07632	1	1.44	VACANT LAND	60 BERGEN AVE
3712	18	GLENPOINTE ASSOCIATES	P.O. BOX 2187	SO. HACKENSACK, N.J. 07606	1	0.85	VACANT LAND	FRANK W BURR BLVD
3712	19	GLENPOINTE ASSOCIATES	P.O. BOX 2187	SO. HACKENSACK, N.J. 07606	1	0.37	VACANT LAND	370 GLENWOOD AVE
3720	6	GLENPOINTE ASSOCIATES III	P.O. BOX 2187	S. HACKENSACK, NJ 07606	1	4.28	PARKING LOT	FRANK W BURR BLVD
4102	28	SIEGEL,HOWARD & BERTRAM	300 ROUTE 4-E	TEANECK, N.J. 07666	1	0.02	VACANT LAND	FARRAGUT DR
4401	11	PURVIS,JOHN D. & GENETTE H	310 HARDING AVE	TEANECK NJ 07666	1	0.30	VACANT LAND	314 HARDING AVE
4403	1	GLENPOINTE ASSOICATES III	PO BOX 2187	S. HACKENSACK, NJ 07606	1	1.22		284 OAKDENE AVE
5004	3	NEWDOW,ROSALYN	100 STATE ST	TEANECK, N.J. 07666	1	0.07	VACANT LAND	118 STATE ST
5004	5	NEWDOW,ROSALYN	100 STATE ST	TEANECK, N.J. 07666	1	0.33	VACANT LAND	90 STATE ST
5106	11	BULDO,AMBROSE	87 TRYON AVE WEST	TEANECK NJ 07666	1	0.26	VACANT LAND	77 TRYON AVE WEST
5106	16	BULDO,AMBROSE & LORETTA	65 TRYON AVE. WEST	TEANECK, N J 07666	1	0.28	VACANT LAND	44 GALWAY PL
5109	3	BONANNO REAL ESTATE GROUP 111	107 W. TRYON AVE.	TEANECK, N.J. 07666	1	0.02	VACANT LAND	PALISADE AVE
5201	1	GIVAUDAN-ROURE FRAG.CORP. TAX DEPT.	1199 EDISON DRIVE	CINCINNATI, OH 45216	1	0.29		1775 WINDSOR RD
5202	8	PUBLIC SERVICE ELECTRIC & GAS CO	80 PARK PLACE	NEWARK N.J. 07100	1	0.88	VACANT LAND	MEYER CT
5202	9	DIBELLA FAMILY, L.L.C.	456 S.WASHINGTON STREET	BERGENFIELD, NJ 07621	1	0.01	VACANT LAND	1860 TEANECK RD
5202	10	DI BELLA FAMILY, L.L.C.	456 S.WASHINGTON STREET	BERGENFIELD, NJ 07621	1	0.12	VACANT LAND	1860 TEANECK RD
5204	1	WILLIS,GLADYS S	38 ARMORY PLACE	TEANECK NJ 07666	1	0.15	BLDG DEMO 9/05	38 ARMORY PLACE
5302	31	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.15		461 HENDRICK AVE
5404	17	UNKNOWN	ASSESSED	IN ENGLEWOOD N.J. 07631	1	0.05		STUYVESANT ROAD
5410	1	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.04		262 VOORHEES ST
5413	20	BELNAVIS,RICARDO & CLAUDETTE A.	1510 JEFFERSON STREET	TEANECK, N.J. 07666	1	0.09	VACANT LAND	97 VAN BUSKIRK RD
5505	1	FRAZIER, PAMELA	111 FAIRFIELD STREET	ENGLEWOOD NJ 07631	1	0.05	VACANT LAND	115 FAIRFIELD ST
5505	2	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.04		111 FAIRFIELD ST
5505	3	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.03		107 FAIRFIELD ST
5505	4	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.03		103 FAIRFIELD ST
5505	5	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.02		99 FAIRFIELD ST

Township of Teaneck - Undeveloped Land - Vacant Property (Class 1)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acreege	Build Desc	Property Location
5505	8	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.01		95 FAIRFIELD ST
5505	9	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.01		91 FAIRFIELD ST
5507	9	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.03		243 HARGREAVES AVE
5507	10	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.03		273 HARGREAVES AVE (REAR)
5507	11	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.01		231 HARGREAVES AVE (REAR)
5507	12	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.11		1605 ARDSLEY CT (REAR)
5507	14	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.28		1607 ARDSLEY CT (REAR)
5507	15	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.13		1609 ARDSLEY CT (REAR)
5507	17	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.01	VACANT LAND	262 TRYON AVE (REAR)
5607	18	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.01		262 TRYON AVE (REAR)
5602	10	KACZKOWSKI, MATTHEW S	P.O. BOX 33	BIG PINE KEY FLA. 33043	1	0.11	VACANT LAND	190 TRYON AVE
5604	20	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.16		260 HARGREAVES AVE (REAR)
5604	21	CLARA S. WILLIAMS	ASSESSED	IN ENGLEWOOD 07631	1	0.04		260 HARGREAVES AVE (REAR)
5607	4	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.01		261 SHEPARD AVE
5608	12	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.03		270 SHEPARD AVE
5615	8	DOWDY, FRED, JR & MOORE, CHARLES & D	366 W. ENGLEWOOD AVE	ENGLEWOOD, N.J. 07631	1	0.13	VACANT LAND	527 ENGLEWOOD AVE
5615	10	CAROLYN NORRIS	96 OAK STREET	ENGLEWOOD NJ 07631	1	0.04	VACANT LAND	527A ENGLEWOOD AVE
5615	11	FOSQUE, BRUCE E.	92 OAK STREET	ENGLEWOOD, N.J. 07631	1	0.04	VACANT LAND	527B ENGLEWOOD AVE
5615	12	YOUNG, DANIEL S, JR. & HUNT, AMETRA	88 OAK ST.	ENGLEWOOD, NJ 07631	1	0.02	VACANT LAND	527 ENGLEWOOD AVE (REAR)
5713	18 02	HALL, WILBERT & LEZLI	85 GENNESSEE AVE.	TEANECK, N.J. 07666	1	0.02	VACANT LAND	FRANKLIN RD
5714	7	MCCAIN, ROSEMARY	100 W FOREST AVE	TEANECK, NJ 07666	1	0.20		1288 LORAIN AVE
5803	5	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.03		256 ROSEMONT PL (REAR)
5907	4	NEW HOPE WAY OF THE CROSS CHURCH	192-194 EAST FOREST AVE	TEANECK, NJ 07666	1	0.46	VACANT LAND	1171 MADISON AVE
5909	10	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.04		304 WEBSTER AVE (REAR)
5909	11	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.04		308 WEBSTER AVE (REAR)
5910	5	PEREZ, ROBERT	7 COUNTY ROAD	JERSEY CITY, NJ 07307	1	0.10	VACANT LAND	249 COOLIDGE AVE
5910	7	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.10		250 THOMSON AVE
5910	4 01	UNKNOWN	ASSESSED	IN ENGLEWOOD 07631	1	0.18		255 COOLIDGE AVE
5912	1 02	MARSHALL, CAROL A. & MITZY	194 PROSPECT TERRACE	TEANECK, NJ 07666	1	0.11		198 PROSPECT TERR
5922	4	MARSON, JOHN K. & ENID W.	1112 TUXEDO SQ	TEANECK NJ 07666	1	0.23	BLDG DEMO'D '04	1112 TUXEDO SQ
402	1	FAIRLEIGH DICKINSON UNIVERSITY	1000 RIVER RD FINANCE DEP	TEANECK, NJ 07666	1	3.00	CAMPUS	1100 RIVER RD
						VACANT LAND:	33.55	

Township of Teaneck - Residential Property Greater Than 0.5 Acres (Class 2)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acreege	Build Desc	Property Location
202	16	TINDALL, CLAUDIA J.	755 POMANDER WALK	TEANECK, NJ 07666	2	0.50	2S-F-O-2AG	755 POMANDER WALK
212	12	HADDAD, SAMIR & NAWAL	636 CADMUS CT	TEANECK NJ 07666	2	1.45	2S-F-L-2AG	636 CADMUS CT
212	13	GOETZ, MARTIN & NORMA	628 CADMUS CT	TEANECK, N.J. 07666	2	0.64	2S-F-L-2AG	628 CADMUS CT
301	6	RABINOWITZ, NORMAN & LILLIAN	914 RIVER RD	TEANECK NJ 07666	2	0.67	2S-F-L-1UG	914 RIVER RD
1202	18	OCCHIPINTI, PETER W.	672 DOWNING ST	TEANECK NJ 07666	2	0.61	2S-F-L-2AG	672 DOWNING ST
1211	8	MUSCHEL, DAVID & ESTHER	P.O. BOX 881	NEW YORK, NY 10150	2	2.49	2S-F-O-2AG	1500 RIVER RD
1211	10	AUSLANDER, JAY S & MYRIAM	1492 RIVER RD	TEANECK, NJ 07666	2	0.68	2S-F-L-2AG	1492 RIVER RD
1402	1	BERNSTEIN, JOEL S	1328 RIVER RD	TEANECK, N.J. 07666	2	0.67	2S-F-L-1AG	1328 RIVER RD
1402	6	YUN, SOO MAN S.	1286 RIVER ROAD	TEANECK, N.J. 07666	2	1.52	2S-ST-L-2UG	1286 RIVER RD
1607	2	OPPENHEIMER, ROBERT & MARCIA	608 NORTH FOREST DR	TEANECK, N.J. 07666	2	0.54	2S-B-L-2AG	608 NORTH FOREST DR
1610	2	PRANDONI, VINCENT H. & LUCILLE M.	1200 THE STRAND	TEANECK NJ 07666	2	0.82	1.5S-F-F-1AG	1200 THE STRAND
1610	5	JACOBOWITZ, YITZCHK & AVIVA A	1176 THE STRAND	TEANECK, NJ 07666	2	0.51	2S-B-L-2AG	1176 THE STRAND
1713	9	RESPLER, DON & TZI PORAH	1303 RIVER RD	TEANECK, N.J. 07666	2	1.08	1.5S-B-F-2AG	1303 RIVER RD
1803	29	WEINGARTEN, DANIEL & SIMA	615 WINTHROP RD	TEANECK NJ 07666	2	0.85	2S-B-L-2AG	615 WINTHROP RD
1803	31	WEINBERGER, HILLEL & ELAINE	591 WINTHROP RD	TEANECK, N.J. 07666	2	0.52	1S-B-R-2AG	591 WINTHROP RD
1803	32	KATZ, DAVID & TAMMY	583 WINTHROP RD	TEANECK NJ 07666	2	0.52	2S-B-L-2AG	583 WINTHROP RD
1803	33	KATZ, HANA	573 WINTHROP RD	TEANECK NJ 07666	2	0.57	2.5S-F-E-1AG	573 WINTHROP RD
1803	34	STECHLER, JOSEPH & GAIL	563 WINTHROP RD	TEANECK, NJ 07666	2	0.57	2S-B-E-2AG	563 WINTHROP RD
1803	35	GOLDEN, JOSEPH F. & EILEEN M.	553 WINTHROP RD	TEANECK NJ 07666	2	0.57	2.5S-B-E-2UG	553 WINTHROP RD
1803	36	GREENSPAN, MIRIAM	545 WINTHROP RD	TEANECK NJ 07666	2	0.57	1.5S-B-L-1AG	545 WINTHROP RD
1803	37	BUTENSKY, IRWIN & FRANCINE	533 WINTHROP RD	TEANECK, N.J. 07666	2	0.57	2S-S-E-2AG	533 WINTHROP RD
1803	38	STRUHL, BETTY	523 WINTHROP RD	TEANECK NJ 07666	2	0.57	2S-B-L-2AG	523 WINTHROP RD
1803	39	LANDES, DAVID & FAYE	513 WINTHROP RD	TEANECK NJ 07666	2	0.57	2.5S-B-E	513 WINTHROP RD
1803	40	BRISMAN, ARTHUR S	503 WINTHROP RD	TEANECK, NJ 07666	2	1.06	2.5S-B-O-SUG	503 WINTHROP RD
1803	41	LAVIN, JAMES & LEITER, GILA, H/W	483 WINTHROP RD	TEANECK, N.J. 07666	2	0.57	2S-B-L	483 WINTHROP RD
1803	42	GOODMAN, SARAH W.	473 WINTHROP RD	TEANECK, N.J. 07666	2	0.57	2S-F-F-2AG	473 WINTHROP RD
1803	43 01	WEINBLATT, LEE & MARCIA	465 WINTHROP RD	TEANECK, NJ 07666	2	0.92	2S-B-L-2AG	465 WINTHROP RD
1803	44 01	KREINBERG, DAVID & MARCIA	443 WINTHROP RD	TEANECK NJ 07666	2	0.80	2S-B-L-3AG	443 WINTHROP RD
1805	14	MC NALLY, KATHLEEN	601 WARWICK AVE	TEANECK NJ 07666	2	0.58	2S-F-L	601 WARWICK AVE
1805	15	KAPLAN, IRWIN & RUBY	1545 WARWICK AVE	TEANECK, NJ 07666	2	0.58	2S-AL-L-2AG	1545 WARWICK AVE
1805	16	ROSENBERG, CHERYL	622 WINTHROP RD	TEANECK NJ 07666	2	0.58	2S-B-L-2AG	622 WINTHROP RD
1805	17	MUSSAFFI, SUSAN & OVADIA	613 OGDEN AVE	TEANECK, NJ 07666	2	0.58	2S-AL-L	610 WINTHROP RD
1805	18	STEINBERGER, ALFRED & CYNTHIA	590 WINTHROP RD	TEANECK NJ 07666	2	1.07	1.5S-B-F-2AG	590 WINTHROP RD
1805	19	WALTUCH, ROSALIE	570 WINTHROP RD	TEANECK, NJ 07666	2	0.57	2S-S-L-2UG	570 WINTHROP RD
1805	20	FALIK, HAROLD N. & PAMELA R.	562 WINTHROP RD	TEANECK, N.J. 07666	2	0.57	2S-AL-L-2AG	562 WINTHROP RD
1805	21	STARK, HELENE, TRUSTEE	1806 RUGBY RD	TEANECK NJ 07666	2	0.57	2S-B-L-2AG	552 WINTHROP RD
1805	22	STARK, NORMAN, TRUSTEE	1606 RUGBY RD	TEANECK NJ 07666	2	1.15	2S-B-L-3AG	532 WINTHROP RD
1805	23	JACOBS, RUTH S.	522 WINTHROP RD	TEANECK NJ 07666	2	1.00	2S-B-L-1AG	522 WINTHROP RD
1805	25	KUKIN, JONATHAN & LEORA	504 WINTHROP RD.	TEANECK, N.J. 07666	2	0.72	2S-B-L-3AG	504 WINTHROP RD
1805	26	SCHREIBER, LAURENCE & DANIELLA	494 WINTHROP RD	TEANECK, NJ 07666	2	0.69	2S-B-E-2AG	494 WINTHROP RD
1806	8	WAINTRAUB, STANLEY & CHARNIE	480 WINTHROP RD	TEANECK NJ 07666	2	0.52	1.5S-S-E-2AG	480 WINTHROP RD
1806	9	RAUCH, DAVID & SHARON	472 WINTHROP RD	TEANECK NJ 07666	2	0.52	1.5S-F-F-2AG	472 WINTHROP RD
1806	10	LINDENBAUM, NATHAN J. & SHARI A.	464 WINTHROP RD	TEANECK NJ 07666	2	0.57	2S-S-L-2AG	464 WINTHROP RD
1806	12	LENER, URI & RIFKIE	442 WINTHROP RD.	TEANECK NJ 07666	2	0.64	1.5S-F-R-2AG	442 WINTHROP RD
2502	8	UHLMANN, ERICH & SINGER, GERALDINE B.	301 BARR AVE	TEANECK NJ 07666	2	0.73	2S-B-L-4UG	301 BARR AVE
2502	18	HYMAN, ELAINE & JULIAN	281 BARR AVE	TEANECK, NJ 07666	2	0.59	2S-B-L-2AG	281 BARR AVE
2503	3	SCHOOB, JORDANA	721 CARROLL PL	TEANECK, NJ 07666	2	0.62	2S-B-L-2AG	721 CARROLL PL
2608	24 01	EIZIKOVITZ, JACK & BONNIE	255 FRANCES ST	TEANECK NJ 07666	2	0.52	2S-B-L-1AG	255 FRANCES ST
2913	11	CHAO, NATHAN & ROSE	38 MERRISON ST	TEANECK, NJ 07666	2	0.51	2S-F-S-2AG	38 MERRISON ST
3001	9	HARUNI, JONATHAN & JANET	161 CHADWICK ROAD	TEANECK, N.J. 07666	2	0.52	2S-B-L-3AG	161 CHADWICK RD
3002	6	RIVERA, ELIZABETH	75 CHADWICK ROAD	TEANECK, NJ 07666	2	0.53	2S-B-L-2AG	75 CHADWICK RD

Township of Teaneck - Residential Property Greater Than 0.5 Acres (Class 2)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acreage	Build Desc	Property Location
3003	7	SCHLUSSEL, MARC & SHORANA	695 GRANGE RD	TEANECK NJ 07666	2	0.68	1.5S-F-F-2AG	695 GRANGE RD
3003	10	MAYERFELD, ADEENA R & J. MICHAEL	717 GRANGE RD	TEANECK, NJ 07666	2	0.53	2S-F-L-2AG	717 GRANGE RD
3003	13	HOLY NAME REAL ESTATE CORP.	718 TEANECK RD	TEANECK, N.J. 07666	2	0.74	1.5S-F-F-2AG	737 GRANGE RD
3004	1	SAMAD, MALCOLM & ELANA	145 NORMA ROAD	TEANECK, N.J. 07666	2	0.77	2S-B-E-2AG	145 NORMA RD
3005	7	HERZOG, BARRY & MARGARET KRAMER	750 MILDRED AVE	TEANECK, NJ 07666	2	0.51	2S-S-E-2AG	750 MILDRED ST
3005	8	MC AULIFFE, VINCENT J & JEANNE	736 MILDRED ST	TEANECK NJ 07666	2	0.55	2S-F-L-2UG	736 MILDRED ST
3005	10	CIONGOLI, JEFFREY & DOREEN M.	167 NORMA ROAD	TEANECK, N.J. 07666	2	0.51	2S-S-L-2UG	167 NORMA RD
3006	7 01	MARK, JOSEPH D. & MERYL S.	166 NORMA RD	TEANECK NJ 07666	2	0.65	2S-S-L	166 NORMA RD
3104	33	FLEURY, RONALD J & ALICE P	586 TEANECK RD	TEANECK, NJ 07666	2	0.69	1.5S-ST-L-2AG	586 TEANECK RD
3112	18	HAHN, WILLIAM E.	189 COPLEY AVENUE	TEANECK NJ 07666	2	0.79	2S-AL-O-2UG	207 COPLEY AVE
3113	30	STEWART, MARJORIE	77 COPLEY AVE.	TEANECK, N.J. 07666	2	0.54	1S-AL-R-2UG	77 COPLEY AVE
3113	31	ORR, WILLIAM P.	67 COPLEY AVE.	TEANECK, N.J. 07666	2	0.54	2S-F-O-1UG	67 COPLEY AVE
3113	32	HADDAD, VIVIAN & MAGGY	61 COPLEY AVE	TEANECK NJ 07666	2	0.54	1.5S-F-O	61 COPLEY AVE
3113	34	NUNEZ, FRANKLIN & DORKA	53 COPLEY AVE	TEANECK, NJ 07666	2	0.55	2S-F-O-4UG	53 COPLEY AVE
3113	38	JIMENEZ, LIBIA R	185 OVERPECK AVE	RIDGEFIELD, NJ 07857	2	0.56	2S-F-O-2UG	520 TEANECK RD
3114	27	BROWN, JAMES	108 COPLEY AVE	TEANECK, NJ 07666	2	0.57	1.5S-F-F-2UG	108 COPLEY AVE
3114	33	COHEN, PAUL & LOCKHART, MIRIAM A.	82 COPLEY AVE	TEANECK NJ 07666	2	0.63	2S-B-L-2UG	82 COPLEY AVE
3114	40	MUTIVA, CUM PAUL & ELIZABETH	34 COPLEY AVE	TEANECK, NJ 07666	2	0.64	2S-F-L-2UG	34 COPLEY AVE
3504	11	UYBARRETA, PROSPERO S.	121 TEANECK RD	TEANECK NJ 07666	2	0.56	1.5S-S-F	121 TEANECK RD
3505	4	TOUTOUNJIAN, LEON & ANAIS	87 TEANECK ROAD	TEANECK NJ 07666	2	0.50	1.5S-B-F-1AG	87 TEANECK RD
3505	6	MC CLELLAND, S.J. & THORNTON, Y.S.	65 TEANECK RD	TEANECK NJ 07666	2	0.52	1S-B-R-2AG	65 TEANECK RD
3506	1	NIZZA, JOSEPH A. & MARY E.	613 TEANECK RD	RIDGEFIELD PARK, N.J. 07660	2	0.89	1S-F-2UG	7 TEANECK RD
3705	5	NOWYGRÓD, ROMAN & MARTHA L.	493 TEANECK RD.	TEANECK, N.J. 07666	2	0.89	2S-ST-L	493 TEANECK RD
3705	8	KERR, SYDNEY & MILDRED	110 FYCKE LANE	TEANECK NJ 07666	2	0.51	1S-F-O-2UG	110 FYCKE LANE
3706	9	LEE, FERDINAND K. & GLORIA S.	100 FYCKE LANE	TEANECK, N.J. 07666	2	0.51	2S-AL-S-2AG	100 FYCKE LANE
4011	24	MINKOWITZ, GOLDIE	80 EASTLAWN DR	TEANECK, N.J. 07666	2	0.50	2S-AL-L	80 EASTLAWN DR
4302	7	RAZZAQ, ABDUL	P.O. BOX 1566	FORT LEE, N.J. 07024	2	0.89	2S-AL-O	289 HOME ST
4904	57	MONIZ, JOSEPH & THEODORA	82 W. ENGLEWOOD AVE	TEANECK NJ 07666	2	0.93	2S-F-O-2UG	82 W ENGLEWOOD AVE
4904	61	DORA DEVELOPMENT MANAGEMENT CORP	82 W ENGLEWOOD AVE	TEANECK, NJ 07666	2	0.75	2S-F-O-2UG	108 W ENGLEWOOD AVE
4912	4	BREVETTI, V. & WANNAMAKER, H.	148 CHURCH STREET	TEANECK, NJ 07666	2	0.52	2S-S-L-2AG	148 CHURCH ST
4912	5	GRAHAM, JOHN C. & JANET L.	166 CHURCH ST	TEANECK NJ 07666	2	0.52	2S-S-O-2AG	166 CHURCH ST
5106	12	BULDO, AMBROSE & LORETTA	87 TRYON AVE WEST	TEANECK NJ 07666	2	0.80	2S-B-S-	87 TRYON AVE WEST
5302	2	ERICHSEN, STEPHEN J & CARRIE	250 IVY LANE	TEANECK, NJ 07666	2	0.57	2S-F-L-2UG	250 IVY LANE
5302	30	HEINLEN, HOWARD A. & BARBARA A.	333 LIBERTY ROAD	TEANECK NJ 07666	2	1.74	2S-F-2	333 LIBERTY RD
5604	13	BEG, ZARRAR A.	216 MANHATTAN AVE	TEANECK, NJ 07666	2	0.52	2S-AL-O-	216 MANHATTAN AVE
5611	38	DALY, CLIFFORD R & LILLIAN	47 ENGLEWOOD AVE	TEANECK NJ 07666	2	0.93	2S-F-L-2UG	47 ENGLEWOOD AVE
5803	3	ROLLIESON, JOANNE ENGLISH	243 E FOREST AVE	TEANECK, NJ 07666	2	0.53	2S-F-O-4AG	243 E FOREST AVE
301	4	FAIRLEIGH DICKINSON UNIVERSITY	1144 RIVER RD	TEANECK NJ 07666	2	0.51	2S-F-L-2UG	884 LONE PINE LANE
Total Residential Land over 0.5 acres:						61.99		

Township of Teaneck - Commercial, Industrial, Apartment - Greater Than 1 Acre - and Railroad Property (Class 4A, 4B, 4C, and 5)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acreage	Build Desc	Property Location
610	8	AMAZING CEDAR,C/O CORNERSTONE GROUP	570 7TH AVE STE 500	NEW YORK N.Y. 10018	4A	2.20	DIALYSIS CEN	647-659 CEDAR LANE
701	1	Z.B.S. REALTY LLC	C/O 156 DWIGHT PL	ENGLEWOOD, NJ 07631	4A	1.04	1S-B-A	536-556 CEDAR LANE
707	5	F.W.TEANECK,C/O STOP&SHOP SUPER MKT	1385 HANCOCK ST. TAX DEPT	QUINCY, MA 02169	4A	3.81	SUPERMARKET	665 AMERICAN LEGION DRIVE
818	10	CEDAR LANE TEANECK CORP.	855 LEXINGTON AVE	NEW YORK, NY 10021	4A	1.47	2S-B-A	473-507 CEDAR LANE
2502	10	HUDSON CITY SAVINGS BANK	WEST 80 CENTURY ROAD	PARAMUS, NJ 07652	4A	1.08	1S-B-A	790 QUEEN ANNE RD
3001	4	E.A. TRUST C/O PROP TAX INC DPT 123	PO BOX 4900	SCOTTSDALE AZ 85261	4A	1.98	1S-B-A	188 CEDAR LANE
3209	10	LEBEN ASSOCIATES INC C/O CVS	PO BOX 4900 PROP TAX DEPT	SCOTTSDALE AZ 85261	4A	1.27	1S-CB-A	371-377 QUEEN ANNE RD
3601	3	HERMAN,S & P & KITRICK,J,ET AL	20 E OAKDENE AVE	TEANECK, NJ 07666	4A	1.00	2S-CB-A	20 E OAKDENE AVE
3602	4 01	DEGRAW SQUARE L.L.C.	18 BROAD AVE	NORWOOD, NJ 07648	4A	1.23	MEDICAL OFFICE	1 E DEGRAW AVENUE
3712	22	GLENPOINTE ASSOCIATES	P.O. BOX 2187	SO. HACKENSACK, N.J. 07666	4A	7.02	5S-CB-A	FRANK W BURR BLVD
3720	1	GLENPOINTE ASSOCIATES	P.O. BOX 2187	SO. HACKENSACK, N.J. 07666	4A	2.67	VACANT LAND	FRANK W BURR BLVD
3720	2	GLENPOINTE ASSOCIATES	P.O. BOX 2187	SO. HACKENSACK, N.J. 07666	4A	2.55	6S-ST-A	200 FRANK W BURR BLVD
3720	3	GLENPOINTE ASSOCIATES II, LLC	25 MAIN STREET, 6TH FL	HACKENSACK N.J. 07601	4A	1.00	6S-ST-A	300 FRANK W BURR BLVD
3720	4	GLENPOINTE ASSOCIATES II, LLC	25 MAIN STREET, 6TH FLOOR	HACKENSACK N.J. 07601	4A	1.40	2SRC	400 FRANK W BURR BLVD
3720	5	GLENPOINTE ASSOCIATES III	P.O.BOX 2187	S. HACKENSACK, NJ 07606	4A	2.92	14S-ST-A	100 FRANK W BURR BLVD
4102	26	SIEGEL,HOWARD & SIEGEL, BERTRAM	300 ROUTE 4	TEANECK, N.J. 07666	4A	1.19	1.5S-AL-A	300 ROUTE 4
4808	1	H.W.OF TEANECK LLC	1104 TEANECK ROAD	TEANECK, N.J. 07666	4A	1.51	1S-B-O	1104 TEANECK RD
4808	2	CARRIAGE IV OFFICE CENTER	106 EAST LINDEN AVE	ENGLEWOOD NJ 07631	4A	1.28	5S-B-A	1086 TEANECK RD
5001	1	BNY INFORMATION SER C/O BANK OF NY	75 PARK PLACE 10TH FL	NEW YORK NY 10286	4A	3.15	2S-B-A	1500 QUEEN ANNE RD
5001	3 01	BINIKOS, STEPHEN & IRENE	4474 BIMINI DRIVE	HERNANDO BEACH, FL 34607	4A	1.78	2S-CB-A	1475 PALISADE AVE
5002	18	BELL ATLANTIC PROP TAX DEPT	P.O.BOX 152206	IRVING, TX 75015	4A	4.73	2S-B-A	1500 TEANECK RD
5003	5	BJW ASSOCIATES	P.O. BOX 806	TEANECK, N.J. 07666	4A	1.86	1S-B-A	1416 TEANECK RD
5105	12	STATEWIDE INDUS CORP	409 GRAND AVENUE	ENGLEWOOD NJ 07631	4A	1.33	2S-CB-A	125 GALWAY PL
5106	14	BONANNO REAL ESTATE GROUP	107 W. TRYON AVE	TEANECK NJ 07666	4A	2.16	1SBCB	123 TRYON AVE WEST
5107	1	1560 TEANECK RD REALTY ASSOC LLC	1560 TEANECK RD	TEANECK, NJ 07666	4A	1.55	1S-CB-A	1548-60 TEANECK RD
5201	2	GIVAUDAN-ROURE FRAG.CORP. TAX DEPT.	1199 EDISON DRIVE	CINCINNATI, OH 45216	4A	4.93		GIVAUDAN DRIVE
Commercial Property:						58.10		
108	1	M & L 18 REALTY ASSOC	P.O. BOX 155	BOGOTA, NJ 07603	4B	1.32	2S-CB-B	563 CHESTNUT AVE
2402	1	HOLUBA REALTY CO INC	2 HACKENSACK AVENUE	S.KEARNY, N.J. 07032	4B	6.75	1S-CB-B	520 PALISADE AVE
5208	14	CONTINENTAL SEASONING RLTY	1700 PALISADE AVE	TEANECK, N.J. 07666	4B	1.01	1S-CB-B	1700 PALISADE AVE
6002	2	329 ALFRED CORP.	P.O.BOX 22190	FT LAUDERDALE, FL 33335	4B	1.90	1S-CB-B	329 ALFRED AVE
6002	3	LEDoux & CO INC	359 ALFRED AVE	TEANECK NJ 07666	4B	2.47	1S-CB-B	359 ALFRED AVE
6002	4	SADINOFF,GERTRUDE & BLOOM,ALAN	411 ALFRED AVE	TEANECK NJ 07666	4B	5.26	1S-CB-B	411 ALFRED AVE
6002	5	E.WRHSE.REALTY.C/O MADHATTER REALTY	2417 THIRD AVENUE	BRONX, NY 10451	4B	2.03	1SCB	455 ALFRED AVE
6002	6	475 ALFRED ASSOC LLC	16 DONNYBROOK DR	DEMAREST, NJ 07627	4B	1.95	1S-CB-B	475 ALFRED AVE
6002	8	IRVING PROPERTY C/O LIEBERMAN	1590 ANDERSON AVE APT 15G	FORT LEE, NJ 07024	4B	1.10	1S-B-B	480 ALFRED AVE
6002	9	RAIA PROPERTIES TEANECK LLC	500 NO FRANKLIN TURNPIKE	RAMSEY, NJ 07446	4B	2.37	1S-B-B	414 ALFRED AVE
Industrial Property:						26.16		
201	3	ZELLEN APARTMENTS C/O SCHNITTLICH	66 HOWE AVE	WAYNE, NJ 07470	4C	0.64	2S-B-C	810-824 CEDAR LANE
202	14	TEANECK LIMITED PTNP.C/O F.C.	655 POMANDER WALK	TEANECK, N.J. 07666	4C	5.53	5S-B-C	655 POMANDER WALK
203	3	THE TSIGOUNIS FAMILY, L.L.C.	10 SOUTH POND RD	CRESKILL, NJ 07626	4C	1.94	2S-B-C	660-706 CEDAR LANE
302	5	CEDAR HOLDING ASSOC C/O P.SCHMIDT	222 GRAND AVENUE	ENGLEWOOD, N.J. 07631	4C	4.72	2S-B-C	753-819 CEDAR LANE
610	28	MANOR ASSO.	222 GRAND AVENUE	ENGLEWOOD, N.J. 07631	4C	0.54	4S-B-C	599-611 CEDAR LANE
701	2	LARCH GARDENS, L.L.C.	80 MAIN STREET	WEST ORANGE, NJ 07052	4C	1.68	2S-B-C-13AG	741-751 LARCH AVE
703	11	735 MANAGEMENT CORP C/O NOB	1401 EYE ST NW SUITE 700	WASHINGTON DC 20005	4C	0.56	3S-B-A	735 ELM AVE
708	12	BERGEN CO. COMMUNITY HOUSING	241 MOORE ST	HACKENSACK, NJ 07601	4C	0.63	AFFORDABLE	640 AMERICAN LEGION DRIVE
817	2	LONEGAN,STEVEN & LORRAINE	212 LARCH AVE	BOGOTA, NJ 07603	4C	0.50	3S-B-C	490 BEVERLY RD
2915	6	BERGEN STERLING,C/O GOLDSCHMIDT	709 CEDAR LANE	TEANECK, NJ 07666	4C	1.12	2S-S-L-2UG	815 RED ROAD
3001	3	MILANOS,JANE	35 PARK STREET	TENAFLY, N.J. 07670	4C	0.74	3S-B-C-12UG	210 CEDAR LANE

Township of Teaneck - Commercial, Industrial, Apartment - Greater Than 1 Acre - and Railroad Property (Class 4A, 4B, 4C, and 5)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Acreage	Build Desc	Property Location
3002	1	CEDAR HOLDING ASSO C/O PAUL SCHMIDT	222 GRAND AVENUE	ENGLEWOOD, N.J. 07631	4C	3.18	3S-B-C-80UG	80-140 CEDAR LANE
3301	5	BEECH-LEE ASSOCIATES, LLC	195 DILWORTH RD	NEW MILFORD, NJ 07646	4C	1.13	2S-B-C	171-183 FORT LEE RD
3408	6	COLONIAL GARDEN APTS C/O B.BOREA	86 BERGEN AVE	TEANECK, N.J. 07666	4C	1.35	2S-B-C-15UG	80-86 BERGEN AVE
3609	2	ALSAN REALTY CO.L.P.	25 MAIN ST	HACKENSACK, NJ 07602	4C	0.90	2S-B-C	265-287 WILLOW ST
4012	8	975-995 APT.CORP.C/O AMER. PROP	6 EAST 43RD ST,26TH FLR	NEW YORK, NY 10017	4C	0.74	3S-B-C	975-995 TEANECK RD
5002	22	IRANI,ASPI & BAKHTAVER A	49-71 STATE ST	TEANECK, NJ 07666	4C	0.57	2S-B-A	49-71 STATE ST
5002	24	TEANECK GARDENS OWNERS CORP.	55 FIFTH AVE, 15TH FL	NEW YORK, NY 10003	4C	5.78	3S-B-A CO-OP	1470-1506 TERRACE CIRCLE
5003	6	CHAMP WESTGATE	133 WEST 72ND ST	NEW YORK, NY 10023	4C	2.09	2S-B-A	1395 HILL ST
5003	17	MIPAL REALTY CORP.	222 GRAND AVENUE	ENGLEWOOD, N.J. 07631	4C	0.83	4S-B-A	46-58 AYERS CT
5004	6	MIPAL REALTY CO.	222 GRAND AVENUE	ENGLEWOOD, N.J. 07631	4C	2.21	3S-B-A	80-78 STATE ST
5004	7	MARBLE COURT L.L.C	155 RIVERSIDE DRIVE	NEW YORK NY 10024	4C	1.09	3S-B-C	113-131 AYERS CT
5009	4	T-NECK MANOR INC.	P.O. BOX 9392	ELIZABETH NJ 07207	4C	0.74	3S-B-A	86-110 AYERS CT
5010	1	RAVEN HILL ASSO C/O GOLDSCHMIDT G.	709 CEDAR LA	TEANECK, NJ 07666	4C	1.73	2S-B-A	72-132 WALRAVEN DR
5010	11	139 W ENGLEWOOD CORP.	P.O. BOX 2111	TEANECK, NJ 07666	4C	0.50	2S-B-C	139 W ENGLEWOOD AVE
					Apartments:	41.45		
2401	1	CONSOLIDATED RAIL CORP.	P O BOX 8538-230	PHILADELPHIA, PA 19171	5A	35.77		R.R. RIGHT OF WAY
					Railroad:	35.77		
Total Railroad, Commercial, Industrial and Apartment property (greater than 1 acre):						161.48		



Greenway	BLOCK	LOT		Greenway	BLOCK	LOT		Greenway	BLOCK	LOT	
Argonne Greenway	5608	10		Argonne Greenway	5706	1		Argonne Greenway	5714	3	
Argonne Greenway	5608	11		Argonne Greenway	5706	2		Argonne Greenway	5714	4	
Argonne Greenway	5608	12		Argonne Greenway	5706	3		Argonne Greenway	5714	5	
Argonne Greenway	5613	1		Argonne Greenway	5706	8		Argonne Greenway	5714	8	
Argonne Greenway	5613	9		Argonne Greenway	5706	9		Argonne Greenway	5802	1	
Argonne Greenway	5614	1		Argonne Greenway	5707	1		Argonne Greenway	5802	2	
Argonne Greenway	5614	2		Argonne Greenway	5707	3		Argonne Greenway	5802	3	
Argonne Greenway	5614	3		Argonne Greenway	5707	4		Argonne Greenway	5804	1	
Argonne Greenway	5614	4		Argonne Greenway	5707	5		Argonne Greenway	5804	2	
Argonne Greenway	5614	5		Argonne Greenway	5707	6		Argonne Greenway	5804	3	
Argonne Greenway	5614	7		Argonne Greenway	5707	7.01		Argonne Greenway	5804	4	
Argonne Greenway	5614	8		Argonne Greenway	5707	7.02		Argonne Greenway	5805	6	
Argonne Greenway	5615	2		Argonne Greenway	5707	8		Argonne Greenway	5805	7	
Argonne Greenway	5615	3		Argonne Greenway	5707	9		Argonne Greenway	5805	8	
Argonne Greenway	5615	4		Argonne Greenway	5707	10		Argonne Greenway	5805	9	
Argonne Greenway	5615	5		Argonne Greenway	5708	1		Argonne Greenway	5805	10	
Argonne Greenway	5615	6		Argonne Greenway	5710	8		Argonne Greenway	5805	11	
Argonne Greenway	5615	7		Argonne Greenway	5710	9		Argonne Greenway	5805	12	
Argonne Greenway	5615	8		Argonne Greenway	5710	10		Argonne Greenway	5805	13	
Argonne Greenway	5615	9		Argonne Greenway	5710	11		Argonne Greenway	5805	14	
Argonne Greenway	5615	10		Argonne Greenway	5711	1		Argonne Greenway	5805	15	
Argonne Greenway	5615	11		Argonne Greenway	5711	2		Argonne Greenway	5805	16	
Argonne Greenway	5615	12		Argonne Greenway	5711	3		Argonne Greenway	5805	17	
Argonne Greenway	5705	1		Argonne Greenway	5711	4		Argonne Greenway	5805	18	
Argonne Greenway	5705	2						Argonne Greenway	5805	19	
Argonne Greenway	5705	3						Argonne Greenway	5805	20	
Argonne Greenway	5705	4		Argonne Greenway	5714	2		Argonne Greenway	5805	21	
Argonne Greenway	5705	5		Argonne Greenway	5816	2		Argonne Greenway	5810	11	
Argonne Greenway	5705	6		Argonne Greenway	5816	3		Argonne Greenway	5810	12	
Argonne Greenway	5705	7		Argonne Greenway	5816	4		Argonne Greenway	5810	13	
Argonne Greenway	5705	8		Argonne Greenway	5816	5		Argonne Greenway	5816	17	
Argonne Greenway	5705	9		Argonne Greenway	5816	6		Argonne Greenway	5816	19	
Argonne Greenway	5705	10		Argonne Greenway	5816	9		Argonne Greenway	5816	20	
Argonne Greenway	5706	4		Argonne Greenway	5816	10		Argonne Greenway	5908	2	
Argonne Greenway	5706	5		Argonne Greenway	5816	11		Argonne Greenway	5909	1.01	
Argonne Greenway	5706	6		Argonne Greenway	5816	12		Argonne Greenway	5909	4	
Argonne Greenway	5706	7		Argonne Greenway	5816	13		Argonne Greenway	5909	5	
Argonne Greenway	5706	10		Argonne Greenway	5816	14		Argonne Greenway	5909	10	
Argonne Greenway	5707	2		Argonne Greenway	5816	15		Argonne Greenway	5910	2	
Argonne Greenway	5714	1		Argonne Greenway	5816	16		Argonne Greenway	5912	1.01	

Greenway	BLOCK	LOT	Greenway	BLOCK	LOT	Greenway	BLOCK	LOT
Argonne Greenway	5714	9	Argonne Greenway	5909	9	Argonne Greenway	5714	7
Argonne Greenway	5714	10	Argonne Greenway	5909	12	Argonne Greenway	5909	1.01
Argonne Greenway	5714	11	Argonne Greenway	5910	1			
Argonne Greenway	5714	12	Argonne Greenway	5910	3			
Argonne Greenway	5714	13	Argonne Greenway	5910	4.01			
Argonne Greenway	5802	4	Argonne Greenway	5910	5			
Argonne Greenway	5802	6	Argonne Greenway	5910	6			
Argonne Greenway	5802	7	Argonne Greenway	5910	7			
Argonne Greenway	5802	8.01	Argonne Greenway	5911	1			
Argonne Greenway	5802	8.02	Argonne Greenway	5911	2.01			
Argonne Greenway	5802	9	Argonne Greenway	5912	2			
Argonne Greenway	5803	1	Argonne Greenway	5912	3			
Argonne Greenway	5803	2	Argonne Greenway	5912	4			
Argonne Greenway	5803	3	Argonne Greenway	5925	1			
Argonne Greenway	5803	4	Argonne Greenway	5925	2			
Argonne Greenway	5803	5	Argonne Greenway	5925	3			
Argonne Greenway	5810	14	Argonne Greenway	5925	4			
Argonne Greenway	5810	15	Argonne Greenway	5925	5			
Argonne Greenway	5810	16	Argonne Greenway	5925	6			
Argonne Greenway	5811	1	Argonne Greenway	5925	7			
Argonne Greenway	5811	2	Argonne Greenway	5925	10			
Argonne Greenway	5811	3	Argonne Greenway	5925	11			
Argonne Greenway	5811	4	Argonne Greenway	5925	12			
Argonne Greenway	5812	1	Argonne Greenway	5925	13			
Argonne Greenway	5812	2	Argonne Greenway	5925	14			
Argonne Greenway	5812	3	Argonne Greenway	5926	1			
Argonne Greenway	5812	4	Argonne Greenway	5927	1			
Argonne Greenway	5906	2	Argonne Greenway	5927	2			
Argonne Greenway	5907	1	Argonne Greenway	5927	3			
Argonne Greenway	5907	2	Argonne Greenway	5927	4			
Argonne Greenway	5907	3	Argonne Greenway	5927	5			
Argonne Greenway	5907	4	Argonne Greenway	6001	1			
Argonne Greenway	5908	1	Argonne Greenway	6001	2			
Argonne Greenway	5909	2	Argonne Greenway	6001	3			
Argonne Greenway	5909	3	Argonne Greenway	6001	4			
Argonne Greenway	5909	6	Argonne Greenway	6001	5			
Argonne Greenway	5909	7	Argonne Greenway	6001	7			
Argonne Greenway	5909	8	Argonne Greenway	6001	8			
Argonne Greenway	5909	11	Argonne Greenway	6001	9			
Argonne Greenway	5912	10	Argonne Greenway	6002	2			

Greenway	BLOCK	LOT		Greenway	BLOCK	LOT
Feldman Preserve	1001	9		Feldman Preserve	1102	11
Feldman Preserve	1001	10		Feldman Preserve	1102	12
Feldman Preserve	1001	11		Feldman Preserve	1103	1.01
Feldman Preserve	1001	12		Feldman Preserve	1103	2
Feldman Preserve	1001	27		Feldman Preserve	1103	3
Feldman Preserve	1001	28		Feldman Preserve	1103	4.01
Feldman Preserve	1002	1		Feldman Preserve	1104	1
Feldman Preserve	1002	2		Feldman Preserve	1104	2
Feldman Preserve	1101	1		Feldman Preserve	1104	3
Feldman Preserve	1101	3		Feldman Preserve	1104	4
Feldman Preserve	1101	4		Feldman Preserve	1104	5
Feldman Preserve	1101	5		Feldman Preserve	1104	6
Feldman Preserve	1101	6		Feldman Preserve	1104	7
Feldman Preserve	1101	7		Feldman Preserve	1105	1
Feldman Preserve	1102	6		Feldman Preserve	1105	2
Feldman Preserve	1102	7		Feldman Preserve	1105	4
Feldman Preserve	1102	8		Feldman Preserve	1105	5
Feldman Preserve	1102	9		Feldman Preserve	1112	1
Feldman Preserve	1102	10				

Greenway	BLOCK	LOT	Greenway	BLOCK	LOT
Hackensack River Greenway	1001	1	Hackensack River Greenway	1209	1
Hackensack River Greenway	1001	2	Hackensack River Greenway	1209	2
Hackensack River Greenway	1001	20	Hackensack River Greenway	1210	2
Hackensack River Greenway	1001	32	Hackensack River Greenway	1211	7
Hackensack River Greenway	1001	33	Hackensack River Greenway	1211	8
Hackensack River Greenway	1001	34	Hackensack River Greenway	1211	9
Hackensack River Greenway	1001	35	Hackensack River Greenway	1211	10
Hackensack River Greenway	1001	36	Hackensack River Greenway	1301	1
Hackensack River Greenway	1002	1	Hackensack River Greenway	1301	2
Hackensack River Greenway	1002	2	Hackensack River Greenway	1301	3
Hackensack River Greenway	1207	1	Hackensack River Greenway	1302	1
Hackensack River Greenway	1207	2	Hackensack River Greenway	1302	2
Hackensack River Greenway	1207	3	Hackensack River Greenway	1302	3
Hackensack River Greenway	1207	6	Hackensack River Greenway	1302	4
Hackensack River Greenway	1207	7	Hackensack River Greenway	1302	6
Hackensack River Greenway	1207	8	Hackensack River Greenway	1302	7
Hackensack River Greenway	1207	9	Hackensack River Greenway	1302	8
Hackensack River Greenway	1207	10	Hackensack River Greenway	1302	10
Hackensack River Greenway	1211	1	Hackensack River Greenway	1302	11
Hackensack River Greenway	1211	2	Hackensack River Greenway	1302	12
Hackensack River Greenway	1211	3	Hackensack River Greenway	1302	13
Hackensack River Greenway	1211	4	Hackensack River Greenway	1302	14
Hackensack River Greenway	1211	5	Hackensack River Greenway	1303	2
Hackensack River Greenway	1211	6	Hackensack River Greenway	1303	3
Hackensack River Greenway	1302	5	Hackensack River Greenway	1709	1
Hackensack River Greenway	1302	9	Hackensack River Greenway	1709	2

Greenway	BLOCK	LOT		Greenway	BLOCK	LOT
Hackensack River Greenway	201	1		Hackensack River Greenway	101	1
Hackensack River Greenway	201	2		Hackensack River Greenway	101	2
Hackensack River Greenway	201	3		Hackensack River Greenway	101	3
Hackensack River Greenway	201	4		Hackensack River Greenway	101	4
Hackensack River Greenway	201	5		Hackensack River Greenway	101	5
Hackensack River Greenway	201	7		Hackensack River Greenway	101	6
Hackensack River Greenway	201	11		Hackensack River Greenway	101	7
Hackensack River Greenway	201	12		Hackensack River Greenway	201	8
Hackensack River Greenway	301	1		Hackensack River Greenway	201	9
Hackensack River Greenway	301	2		Hackensack River Greenway	201	10
Hackensack River Greenway	301	3		Hackensack River Greenway	201	13
Hackensack River Greenway	301	4		Hackensack River Greenway	201	14
Hackensack River Greenway	301	5		Hackensack River Greenway	202	14
Hackensack River Greenway	301	6		Hackensack River Greenway	212	1
Hackensack River Greenway	302	3		Hackensack River Greenway	212	2
Hackensack River Greenway	401	1		Hackensack River Greenway	212	3
Hackensack River Greenway	1303	1		Hackensack River Greenway	212	4
Hackensack River Greenway	1401	1		Hackensack River Greenway	212	5
Hackensack River Greenway	1401	2		Hackensack River Greenway	212	6
Hackensack River Greenway	1401	3.01		Hackensack River Greenway	212	11
Hackensack River Greenway	1402	1		Hackensack River Greenway	212	12
Hackensack River Greenway	1402	2		Hackensack River Greenway	212	13
Hackensack River Greenway	1402	3		Hackensack River Greenway	212	14
Hackensack River Greenway	1402	4		Hackensack River Greenway	212	15
Hackensack River Greenway	1402	5		Hackensack River Greenway	302	4
Hackensack River Greenway	1402	6		Hackensack River Greenway	302	5

Greenway	BLOCK	LOT	Greenway	BLOCK	LOT	Greenway	BLOCK	LOT
Overpeck Greenway	3701	12	Overpeck Greenway	3704	1	Overpeck Greenway	3703	3
Overpeck Greenway	3701	13	Overpeck Greenway	3704	2	Overpeck Greenway	3703	4
Overpeck Greenway	3701	14	Overpeck Greenway	3704	3	Overpeck Greenway	3703	5
Overpeck Greenway	3701	15	Overpeck Greenway	3704	4	Overpeck Greenway	3502	6
Overpeck Greenway	3701	16	Overpeck Greenway	3704	5	Overpeck Greenway	3502	7
Overpeck Greenway	3702	1	Overpeck Greenway	3704	6	Overpeck Greenway	3502	8
Overpeck Greenway	3702	2	Overpeck Greenway	3704	7	Overpeck Greenway	3502	9
Overpeck Greenway	3703	6	Overpeck Greenway	3704	9	Overpeck Greenway	3502	10
Overpeck Greenway	3703	7	Overpeck Greenway	3705	2	Overpeck Greenway	3608	1
Overpeck Greenway	3703	8	Overpeck Greenway	3705	3	Overpeck Greenway	3712	17
Overpeck Greenway	3703	9	Overpeck Greenway	3705	4	Overpeck Greenway	3712	21
Overpeck Greenway	3703	10	Overpeck Greenway	3705	5	Overpeck Greenway	3712	22
Overpeck Greenway	3704	8	Overpeck Greenway	3706	16	Overpeck Greenway	3720	1
Overpeck Greenway	3705	1	Overpeck Greenway	3707	2	Overpeck Greenway	3720	2
Overpeck Greenway	3706	9	Overpeck Greenway	3707	3	Overpeck Greenway	3720	4
Overpeck Greenway	3706	10	Overpeck Greenway	3708	5	Overpeck Greenway	4306	1
Overpeck Greenway	3706	11	Overpeck Greenway	3708	6	Overpeck Greenway	6002	10
Overpeck Greenway	3706	12	Overpeck Greenway	3712	5	Overpeck Greenway	3309	4
Overpeck Greenway	3706	14	Overpeck Greenway	4302	14	Overpeck Greenway	3309	5
Overpeck Greenway	3708	7				Overpeck Greenway	3309	6
Overpeck Greenway	3712	20	Overpeck Greenway	3303	1	Overpeck Greenway	3503	1
Overpeck Greenway	3719	1	Overpeck Greenway	3303	2	Overpeck Greenway	3503	2
Overpeck Greenway	4101	1	Overpeck Greenway	3303	3	Overpeck Greenway	3503	3
Overpeck Greenway	4201	21	Overpeck Greenway	3303	4	Overpeck Greenway	3503	5
Overpeck Greenway	6002	6	Overpeck Greenway	3303	5	Overpeck Greenway	3503	6
Overpeck Greenway	6002	7	Overpeck Greenway	3303	6	Overpeck Greenway	3503	7
Overpeck Greenway	6002	8	Overpeck Greenway	3501	1	Overpeck Greenway	3503	8
Overpeck Greenway	3702	8				Overpeck Greenway	3503	12
Overpeck Greenway	3702	9	Overpeck Greenway	3502	3	Overpeck Greenway	4501	1
Overpeck Greenway	3703	1	Overpeck Greenway	3502	4			
Overpeck Greenway	3703	2	Overpeck Greenway	3502	5			

Greenway	BLOCK	LOT		Greenway	BLOCK	LOT		Greenway	BLOCK	LOT	
Route 4 Greenbelt	401	1		Route 4 Greenbelt	502	16		Route 4 Greenbelt	901	6	
Route 4 Greenbelt	402	1		Route 4 Greenbelt	502	17		Route 4 Greenbelt	901	7	
Route 4 Greenbelt	502	5		Route 4 Greenbelt	503	9		Route 4 Greenbelt	901	8	
Route 4 Greenbelt	502	6		Route 4 Greenbelt	503	10		Route 4 Greenbelt	901	9	
Route 4 Greenbelt	502	9		Route 4 Greenbelt	503	11		Route 4 Greenbelt	901	10	
Route 4 Greenbelt	502	10		Route 4 Greenbelt	504	8		Route 4 Greenbelt	901	11	
Route 4 Greenbelt	502	11		Route 4 Greenbelt	504	9		Route 4 Greenbelt	901	12	
Route 4 Greenbelt	502	12		Route 4 Greenbelt	504	10		Route 4 Greenbelt	902	2	
Route 4 Greenbelt	502	13		Route 4 Greenbelt	901	1		Route 4 Greenbelt	903	1	
Route 4 Greenbelt	502	14		Route 4 Greenbelt	901	2		Route 4 Greenbelt	2210	1	
Route 4 Greenbelt	502	15		Route 4 Greenbelt	901	3		Route 4 Greenbelt	2211	2	
Route 4 Greenbelt	502	18		Route 4 Greenbelt	901	4		Route 4 Greenbelt	2211	3	
Route 4 Greenbelt	502	19		Route 4 Greenbelt	901	5		Route 4 Greenbelt	2211	4	
Route 4 Greenbelt	502	20		Route 4 Greenbelt	902	1		Route 4 Greenbelt	2211	5	
Route 4 Greenbelt	1401	1		Route 4 Greenbelt	1504	11		Route 4 Greenbelt	2211	6	
Route 4 Greenbelt	1403	1		Route 4 Greenbelt	1504	12		Route 4 Greenbelt	2701	1	
Route 4 Greenbelt	1501	1		Route 4 Greenbelt	1505	1		Route 4 Greenbelt	2702	11	
Route 4 Greenbelt	1501	2		Route 4 Greenbelt	1505	2		Route 4 Greenbelt	2703	1	
Route 4 Greenbelt	1501	5		Route 4 Greenbelt	1505	8		Route 4 Greenbelt	2703	2	
Route 4 Greenbelt	1501	6		Route 4 Greenbelt	1506	13		Route 4 Greenbelt	2703	3	
Route 4 Greenbelt	1501	7		Route 4 Greenbelt	1506	14		Route 4 Greenbelt	2703	10	
Route 4 Greenbelt	1502	1		Route 4 Greenbelt	1507	1		Route 4 Greenbelt	4001	6	
Route 4 Greenbelt	1502	2		Route 4 Greenbelt	1507	23		Route 4 Greenbelt	4703	4	
Route 4 Greenbelt	1502	9		Route 4 Greenbelt	1508	1		Route 4 Greenbelt	4813	1	
Route 4 Greenbelt	1502	10		Route 4 Greenbelt	1508	24		Route 4 Greenbelt	4813	2	
Route 4 Greenbelt	1503	1		Route 4 Greenbelt	1509	1		Route 4 Greenbelt	4813	3	
Route 4 Greenbelt	1503	2		Route 4 Greenbelt	1509	28		Route 4 Greenbelt	4813	4	
Route 4 Greenbelt	1503	3		Route 4 Greenbelt	2210	2		Route 4 Greenbelt	4813	5	
Route 4 Greenbelt	1503	13		Route 4 Greenbelt	2210	3		Route 4 Greenbelt	4813	6	
Route 4 Greenbelt	1503	14		Route 4 Greenbelt	2210	4		Route 4 Greenbelt	4813	7	
Route 4 Greenbelt	1504	1		Route 4 Greenbelt	2210	5		Route 4 Greenbelt	4813	8	
Route 4 Greenbelt	1504	2		Route 4 Greenbelt	2211	1		Route 4 Greenbelt	4813	43	
Route 4 Greenbelt	1504	8		Route 4 Greenbelt	4701	1		Route 4 Greenbelt	4813	44	
Route 4 Greenbelt	1504	9		Route 4 Greenbelt	4704	1		Route 4 Greenbelt	5922	10	

Greenway	BLOCK	LOT	Greenway	BLOCK	LOT	Greenway	BLOCK	LOT
Route 4 Greenbelt	2801	1	Route 4 Greenbelt	4002	1	Route 4 Greenbelt	4003	10
Route 4 Greenbelt	2802	1	Route 4 Greenbelt	4002	5	Route 4 Greenbelt	4003	20
Route 4 Greenbelt	4001	1	Route 4 Greenbelt	4002	6	Route 4 Greenbelt	4003	21
Route 4 Greenbelt	4001	2	Route 4 Greenbelt	4002	7	Route 4 Greenbelt	4003	22
Route 4 Greenbelt	4001	3	Route 4 Greenbelt	4002	8	Route 4 Greenbelt	4101	1
Route 4 Greenbelt	4001	4	Route 4 Greenbelt	4002	9	Route 4 Greenbelt	4102	26
Route 4 Greenbelt	4001	5	Route 4 Greenbelt	4002	10	Route 4 Greenbelt	4102	27
Route 4 Greenbelt	4001	7	Route 4 Greenbelt	4002	11	Route 4 Greenbelt	4813	9
Route 4 Greenbelt	4001	8	Route 4 Greenbelt	4003	1	Route 4 Greenbelt	5919	16.01
Route 4 Greenbelt	4002	2	Route 4 Greenbelt	4003	2	Route 4 Greenbelt	5919	16.04
Route 4 Greenbelt	4002	3	Route 4 Greenbelt	4003	3	Route 4 Greenbelt	5919	16.05
Route 4 Greenbelt	4002	4	Route 4 Greenbelt	4003	4	Route 4 Greenbelt	6001	6
Route 4 Greenbelt	4808	2	Route 4 Greenbelt	4003	5	Route 4 Greenbelt	6001	7
Route 4 Greenbelt	4808	14	Route 4 Greenbelt	4003	6	Route 4 Greenbelt	6001	8
Route 4 Greenbelt	4808	15	Route 4 Greenbelt	4003	7	Route 4 Greenbelt	6002	1
Route 4 Greenbelt	4809	10	Route 4 Greenbelt	4003	9	Route 4 Greenbelt	6002	2
Route 4 Greenbelt	4809	11	Route 4 Greenbelt	4003	23	Route 4 Greenbelt	6002	3
Route 4 Greenbelt	4810	10	Route 4 Greenbelt	4011	25	Route 4 Greenbelt	6002	4
Route 4 Greenbelt	4810	11	Route 4 Greenbelt	5921	11	Route 4 Greenbelt	6002	8
Route 4 Greenbelt	4811	10	Route 4 Greenbelt	5921	12	Route 4 Greenbelt	6002	9
Route 4 Greenbelt	4811	11	Route 4 Greenbelt	5922	8	Route 4 Greenbelt	6002	10
Route 4 Greenbelt	4811	12	Route 4 Greenbelt	5922	9	Route 4 Greenbelt	6002	11
Route 4 Greenbelt	4811	13	Route 4 Greenbelt	5922	11			
Route 4 Greenbelt	4812	14	Route 4 Greenbelt	5923	8			
Route 4 Greenbelt	4812	15	Route 4 Greenbelt	5923	9			
Route 4 Greenbelt	5919	1	Route 4 Greenbelt	5923	10			
Route 4 Greenbelt	5919	15	Route 4 Greenbelt	5924	10			
Route 4 Greenbelt	5920	11	Route 4 Greenbelt	5924	11			
Route 4 Greenbelt	5920	12	Route 4 Greenbelt	5925	7			
Route 4 Greenbelt	5920	13	Route 4 Greenbelt	5925	8			
Route 4 Greenbelt	5921	9	Route 4 Greenbelt	5925	9			
Route 4 Greenbelt	5921	10	Route 4 Greenbelt	5925	10			
Route 4 Greenbelt	5921	13	Route 4 Greenbelt	5927	4			
Route 4 Greenbelt	5921	14	Route 4 Greenbelt	5927	5			

Greenway	BLOCK	LOT	Greenway	BLOCK	LOT	Greenway	BLOCK	LOT
Windsor Park Greenway	1905	12	Windsor Park Greenway	2011	13	Windsor Park Greenway	803	6
Windsor Park Greenway	1905	13.01	Windsor Park Greenway	2011	14	Windsor Park Greenway	810	9
Windsor Park Greenway	1905	13.02	Windsor Park Greenway	2105	7	Windsor Park Greenway	819	12
Windsor Park Greenway	1905	13.03	Windsor Park Greenway	2105	19	Windsor Park Greenway	819	13
Windsor Park Greenway	1905	13.04	Windsor Park Greenway	2205	9	Windsor Park Greenway	819	14
Windsor Park Greenway	1905	14	Windsor Park Greenway	2205	10	Windsor Park Greenway	819	15
Windsor Park Greenway	2007	13	Windsor Park Greenway	2205	11	Windsor Park Greenway	903	1
Windsor Park Greenway	2007	14	Windsor Park Greenway	2205	12	Windsor Park Greenway	2205	16
Windsor Park Greenway	2010	13	Windsor Park Greenway	2205	13	Windsor Park Greenway	2206	1
Windsor Park Greenway	2010	14	Windsor Park Greenway	2205	14	Windsor Park Greenway	2206	2
Windsor Park Greenway	2105	6	Windsor Park Greenway	2205	15	Windsor Park Greenway	2206	4
Windsor Park Greenway	5001	1	Windsor Park Greenway	2206	3	Windsor Park Greenway	2206	5
Windsor Park Greenway	5001	3.01	Windsor Park Greenway	2211	1	Windsor Park Greenway	2206	6
Windsor Park Greenway	5001	4	Windsor Park Greenway	4701	1	Windsor Park Greenway	2206	7
Windsor Park Greenway	5005	13	Windsor Park Greenway	4702	1	Windsor Park Greenway	2206	8
Windsor Park Greenway	5005	14	Windsor Park Greenway	4901	1	Windsor Park Greenway	2206	9
Windsor Park Greenway	5005	15	Windsor Park Greenway	4901	2	Windsor Park Greenway	2211	6
Windsor Park Greenway	5006	1	Windsor Park Greenway	4902	1	Windsor Park Greenway	2402	1
Windsor Park Greenway	5007	1	Windsor Park Greenway	4902	2	Windsor Park Greenway	2402	25
Windsor Park Greenway	5011	1	Windsor Park Greenway	4902	3	Windsor Park Greenway	2601	1
Windsor Park Greenway	5101	1	Windsor Park Greenway	4902	4	Windsor Park Greenway	2602	1
Windsor Park Greenway	5101	2	Windsor Park Greenway	4902	5	Windsor Park Greenway	2602	2
Windsor Park Greenway	5102	1	Windsor Park Greenway	4902	6	Windsor Park Greenway	2602	3
Windsor Park Greenway	5105	12	Windsor Park Greenway	4902	7	Windsor Park Greenway	2701	1
Windsor Park Greenway	5106	14	Windsor Park Greenway	5008	1	Windsor Park Greenway	4702	2
Windsor Park Greenway	5108	1	Windsor Park Greenway	5008	4	Windsor Park Greenway	4702	3
Windsor Park Greenway	5109	1	Windsor Park Greenway	5008	7	Windsor Park Greenway	4702	4
Windsor Park Greenway	5109	2	Windsor Park Greenway	5008	8	Windsor Park Greenway	4702	5
Windsor Park Greenway	5109	3	Windsor Park Greenway	5008	9	Windsor Park Greenway	4702	6
Windsor Park Greenway	5109	4	Windsor Park Greenway	5008	10	Windsor Park Greenway	4703	1
Windsor Park Greenway	5109	5	Windsor Park Greenway	5008	11	Windsor Park Greenway	4703	2
Windsor Park Greenway	5201	1	Windsor Park Greenway	5008	12	Windsor Park Greenway	4703	3
Windsor Park Greenway	5201	2	Windsor Park Greenway	5008	13	Windsor Park Greenway	4703	4
Windsor Park Greenway	5208	14	Windsor Park Greenway	5008	14	Windsor Park Greenway	4704	1

Greenway	BLOCK	LOT	Greenway	BLOCK	LOT
Windsor Park Greenway	107	5	Windsor Park Greenway	108	1
Windsor Park Greenway	107	6	Windsor Park Greenway	109	1
Windsor Park Greenway	107	7	Windsor Park Greenway	109	4.01
Windsor Park Greenway	109	3	Windsor Park Greenway	109	4.02
Windsor Park Greenway	109	4.03	Windsor Park Greenway	109	5
Windsor Park Greenway	706	8	Windsor Park Greenway	109	10
Windsor Park Greenway	706	9	Windsor Park Greenway	109	11.01
Windsor Park Greenway	707	5	Windsor Park Greenway	109	13
Windsor Park Greenway	707	6	Windsor Park Greenway	109	14
Windsor Park Greenway	707	7	Windsor Park Greenway	2402	3
Windsor Park Greenway	707	8	Windsor Park Greenway	2402	4
Windsor Park Greenway	707	9	Windsor Park Greenway	2402	5
Windsor Park Greenway	707	10.01	Windsor Park Greenway	2402	6
Windsor Park Greenway	707	10.02	Windsor Park Greenway	2402	7
Windsor Park Greenway	2402	2	Windsor Park Greenway	2402	8
Windsor Park Greenway	2402	9	Windsor Park Greenway	2402	10
Windsor Park Greenway	2402	11			
Windsor Park Greenway	2402	12			
Windsor Park Greenway	2402	13			
Windsor Park Greenway	2402	14			
Windsor Park Greenway	2402	17			
Windsor Park Greenway	2402	18			
Windsor Park Greenway	2402	19			
Windsor Park Greenway	2402	20			
Windsor Park Greenway	2402	21			
Windsor Park Greenway	2402	22			
Windsor Park Greenway	2402	23			
Windsor Park Greenway	2402	24			
Windsor Park Greenway	2402	26			
Windsor Park Greenway	2507	1			
Windsor Park Greenway	2507	2			
Windsor Park Greenway	2507	3			
Windsor Park Greenway	2507	4			
Windsor Park Greenway	2507	5			

Municipal Open Space, Recreation, and Historic Preservation Trust Fund Advisory
Board

Annual Report
November 1, 2005

As a result of the residents in Teaneck voting for a binding referendum to establish a Municipal Trust Fund for the acquisition, development, maintenance and preservation of lands for recreation and conservation purposes as well as land purchase of historic properties for preservation purpose and for the payment of debt service for any of these purposes, approximately \$263,000.00 will be collected in 2005. By having this "open space" tax, there are two types of funding the Township can seek from Green Acres: land acquisition and improvement of current land.

The first application is the Site Specific Incentive Acquisition category. The award is a 50% matching grant of the total cost and if funds are available, a loan will be provided for the balance at 2% interest rate over 30 years. Individual applications must be submitted for each parcel of land. With respect to park development, based on Teaneck's population density, the Township is eligible for a 25% matching grant of the total, with the balance eligible for loans subject to funding availability. The applications must be submitted by February 15th.

The first project recommended by the Board is the purchase of artificial turf for Votee East and West Fields. This project was listed in the Recreational Master Plan and has an anticipated cost of \$2,250,000. Both fields will be available to the sports organizations. This project will assist the Department of Public Works by reducing manpower and cost associated with maintaining the fields.

Next, the Board recommends developing the vest pocket parks located at 370 Kipp Street and 1665 Stephan's Place. The park on Kipp Street is too small for playground equipment, but benches can be installed. The park on Stephan's Place can accommodate playground equipment. This project is the one that can present immediate results as only clearing of the area and installing the structures are required. This would qualify under the Green Acres land improvement grant.

The third project recommended by the Board is the reconstruction and renovation of the Carriage House in Andreas Park into a Colonial Garden and Trailside Museum. The historical significance and accessibility to the Hackensack River will have a positive impact to the community. This project was listed in the Recreational Master Plan and has an anticipated cost of \$200,000. Also, in considering this project there are long-term effects which include staffing, heating and ventilation of the facility, etc. Additionally, funding assistance has not been identified at this point for these renovations.

Acquisition of the cemetery on 662 Pomander walk located on Block 212 Lot 2 is an option that Council may wish consider for historic preservation as the Board's fourth recommendation. Although the land value is \$114,900, it is privately owned and a potential new owner has submitted plans to the Township for development.

Another acquisition recommended by the Board is the acquisition of the ferry property in front of the Hackensack River. Moreover, ball fields can be added to serve as a buffer to the river. This acquisition may be favored by Green Acres as it assists in the conservation of the river.

The creation of a walking and bicycle trail in Windsor Road (Bergenfield border - TVAC) is the Board's final recommendation. Funding for this project may be available from the Department of Transportation's Municipal Aid Program, which will require matching funds.

The majority of these recommendations are eligible for aforementioned Green Acres grants and loans. Due to the complexity and time sensitive nature of these applications, should Council wish to pursue any of the Board's recommendations, it is suggested that the Township retain the services of a qualified consultant to increase the Township's chances of being awarded these funds.



Township of Teaneck Municipal Open Space, Recreation and Historic
Preservation Trust Fund Advisory Board

Annual Report
November 1, 2006

Background Information:

On November 2, 2004, the residents in Teaneck voted for a binding referendum, which established a four-year Municipal Trust Fund for the acquisition, development, maintenance and preservation of lands for recreation and conservation purposes as well as land purchase of historic properties for preservation purpose and for the payment of debt service for any of these purposes.

By having this "open space" tax, there are two types of funding that the Township may seek from the State of New Jersey's Green Acres program: land acquisition and improvement in current land. The first is the Site Specific Incentive Acquisition category. The award is a fifty per cent (50%) matching grant of the total cost and if funds are available, a loan will be provided for the balance at 2% interest rate over thirty years. Individual applications must be submitted for each parcel of land. With respect to park development, based on Teaneck's population density, the Township is eligible for a twenty-five per cent (25%) matching grant of the total amount, with a balance eligible for loans subject to funding availability. The applications must be submitted by February 15, 2007.

Additionally, thirty percent (30%) of the Bergen County Open Space Trust Fund is designated for municipal projects, which provides grants on a dollar-for-dollar match basis. These grants are generally due for submission in late September. Furthermore, other funding sources may be available from federal and private sources, but these sources will require further research.

The Teaneck Township Council established the Municipal Open Space, Recreation and Historic Preservation Trust Fund Advisory Board (MOST board) on November 24, 2004, via adoption of Resolution #435-04.

MOST Board Recommendations: 2006

The Township of Teaneck is just completing the second year of its Municipal "Open Space" Trust Fund. In the first two years of this four year program, we have collected approximately \$516,000 for programs as those outlined and discussed in our first report.

Since the submission of our first report one year ago today, very little action has been taken by the official governing bodies of Teaneck. Specifically:

1. The Township's Planning Board has failed to incorporate the Teaneck Comprehensive Recreation Master Plan into the Township's Master Plan

2. The Township Council deferred spending any of the first year's collection of the MOST funds while an evaluation continues for the establishment of two vest pocket parks at 370 Kipp Street and 1665 Stephen Place. Since the vest pocket parks are in the active evaluation phase, our board strongly urges the Council to complete this project as the first use of our funds. In addition to MOST, the Parks, Playground, and Recreation Advisory Board, and in the Proposed Open Space Acquisitions: Acquisitions To Expand Existing Parks portion of the Comprehensive Recreation Master Plan has recommended the establishment of these parks.
3. No action was taken by Council to begin the process of applying for a Green Acres grant for any of the recommended projects in our first report.

The MOST Advisory Board has had bimonthly meetings discussing various projects that it feels would benefit the Teaneck community. We believe that the Council should begin implementing one or more of these projects, particularly those that would benefit from receiving significant financial support from the State of New Jersey's Green Acres program and the Bergen County Division of Open Space.

The Board strongly believes that the following projects should be considered, in the following order:

1. The purchase of the Ferry property is a good candidate to be favored by Green Acres as it assists in the conservation of the Hackensack River. *(Estimated cost of property acquisition: \$1,500,000)*
2. Secondly, we recommend upgrading the drainage and lighting and in addition, the purchase of artificial turf for Votee East and West fields. *(Estimated cost of improvement: \$2,500,000)*
3. Recognizing that there has been recent storm-related damage to the Carriage House, the Board's third recommendation is to evaluate the feasibility of saving this building and creating a colonial garden and trailside museum. *(Estimated cost of restoration: \$350,000)*
4. Our fourth recommendation is for the formation of the Windsor Park trail to increase the walking and bicycling-related recreational activities for the community. *(Estimated cost: \$200,000)*
5. As a fifth recommendation, the MOST Board requests the Council to use funding to improve the trails in the Feldman Nature Preserve located at the intersection of River Road, Roemer Avenue and New Bridge Road. Trail maintenance is an acceptable use of MOST-generated tax funds. *(Estimated cost of repairs: \$25,000).*

Grants may be available from the New Jersey Department of Transportation and the New Jersey Department of Environmental Protection for recommendations 4 and 5.

Finally, the entire membership of the MOST board wishes the Council to note the following: The Township of Teaneck's Comprehensive Recreation Plan qualifies as a State of New Jersey Green Acres program Open Space Recreation Plan (OSRP). If this plan is adopted by our Planning Board and incorporated into the Township's Master Plan, Teaneck is then able to apply through the State's Green Acres Planning Incentive Acquisition program for additional funding, both as a direct grant as well as larger amounts of very low interest loans for all of the programs listed above.

We strongly urge you, our Council members, to request the Planning Board to incorporate our Recreation Master Plan into the Township's overall Master Plan. In order to maximize Teaneck's open spaces and provide recreation opportunities for our citizens, it is essential that this be the number one priority of Council and the Planning Board.

Attachments:

- MOST Annual Report, 2005
- Information from the NJDEP Green Acres Program website: overviews from October 11, 2006 and July 19, 2001 and "Green Acres Program NJDEP: Open Space and Recreation Plan Guidelines" Jan., 2006

GREENWAYS



Greenways are an interconnected system of open space weaving through a community.

According to the American Greenways Program, greenways are “*corridors of protected public and private land established along rivers, stream valleys, ridges, abandoned railroad corridors, utility rights-of-way, canals, scenic roads or other linear features. They link recreational, cultural, and natural features, provide pathways for people and wildlife, protect forests, wetlands and grasslands, and improve the quality of life for everyone*”.

What are “Greenways”?

Greenways include:

- Trails along river banks and paths that wind through forests and neighborhoods.
- Sidewalks which bring people to parks, schools, and shopping areas.
- Recreational facilities such as ball fields, playgrounds and golf courses.
- Bicycle paths winding along city streets and within local parks.
- Floodplains and ridgelines.
- Public parkland (including local, county, state and federal parks and preserves).
- Agricultural landscapes.

Greenways benefit all of us!

Greenways contribute to a higher quality of life and:

- Enhance surrounding property values.
- Provide outdoor recreation.
- Stimulate tourism and its related business ventures.
- Offer opportunities for alternative transportation.
- Reduce public expenditure to correct problems caused by flooding and pollution.
- Maintain character and a sense of place.
- Help direct growth where public infrastructure exists.
- Protect water quality and provide habitat for wildlife.

In an urban community, greenways can be defined as “*green paths for pedestrians and cyclists. They can be waterfront promenades, urban walks, environmental demonstration trails, heritage walks, and nature trails. Their purpose is to expand the opportunities for urban recreation, to provide alternate ways to move through the city, and to enhance the experience of nature and city life*”. Vancouver Greenways Program

