

From: "Sapp, Martha" <Martha.Sapp@dep.nj.gov>

To: ""grice@teanecknj.gov"" <grice@teanecknj.gov>, ""katz07666@teanecknj.gov"" <katz07666@teanecknj.gov>, ""jcastle@teanecknj.gov"" <jcastle@teanecknj.gov>, ""m.Hameed@teanecknj.gov"" <m.Hameed@teanecknj.gov>, ""hpruitt@teanecknj.gov"" <hpruitt@teanecknj.gov>, ""mschwartz@teanecknj.gov"" <mschwartz@teanecknj.gov>, ""asohn@teanecknj.gov"" <asohn@teanecknj.gov>, ""hzbierski@teanecknj.gov"" <hzbierski@teanecknj.gov>, ""iabbasi@teanecknj.gov"" <iabbasi@teanecknj.gov>

Cc: "Pflugh, Kerry" <Kerry.Pflugh@dep.nj.gov>, "Yeany, Judeth" <Judeth.Yeany@dep.nj.gov>, "Snyder, Maude" <Maude.Snyder@dep.nj.gov>

Sent: 6/29/2017 11:52 AM

Subject: Ordinance No. 16-2017

Dear Mayor Hameeduddin; Deputy Mayors Katz and Pruitt; Manager Broughton; Councilwoman Gervonn; Councilmen Castle, Schwartz and Sohn; and Clerk Abbasi,

I apologize for the informal nature of this communication, but it has come to our attention that the Township of Teaneck has scheduled a second reading, on July 6, 2017, of an ordinance that will allow for the rezoning of Block 4102, Lot 27 to SSO (self-storage office district.)

Our records indicate that Green Acres provided funding to the Township for the acquisition of Block 4102, Lot 27 (formerly Block 399, Lot 1C). The attached Agreement and Restrictions document, dated December 20, 1966, was executed by the Mayor of Teaneck and the Commissioner of the Department of Conservation and Economic Development (the predecessor of the Department of Environmental Protection). This document acknowledges the Township's acceptance of Green Acres funds for the purchase and includes a map of the funded property. At the time, the property was designated for tax purposes as Block 399, Lot 1-C, but a comparison of the reference points on that map to the current tax map clearly indicates that the funded property is currently designated as Block 4102, Lot 27.

Green Acres funded parkland cannot be used for other than recreation and conservation purposes without the prior approval of the NJDEP Commissioner and the State House Commission. The rezoning of the property would not in itself be a violation of the Green Acres restrictions. However, a sale of the property to a private party would constitute an unauthorized disposal of Green Acres encumbered property for which good and marketable title could not be conveyed by the Township to the purported purchaser. Therefore, we strongly recommend that you delay the second reading of the ordinance to rezone Block 4102, Lot 27.

Please note that we have no record of participation in the property now designated for tax purposes as Block 4102, Lot 26.01.

We are happy to schedule a meeting with representatives of Green Acres and the Township to discuss this issue further.

Thank you for your cooperation in this matter.

Sincerely,

Martha Sullivan Sapp, Director

Green Acres Program

Mail Code 501-01 P.O. Box 420 Trenton, NJ 08625-0420

[\(609\) 984-0570](tel:(609)984-0570)

Department of Conservation and Economic Development

GREEN ACRES PROGRAM

CERTIFICATION OF VALUE

Project: Township of Teaneck

Project Number: L400:995

Appraiser: Francis A. Alexander

Lot and Block: Lot 1-C Block 399

Date of Appraisal: November 16, 1965

Value: \$9,400.00

Reviewed By: Ben Manney

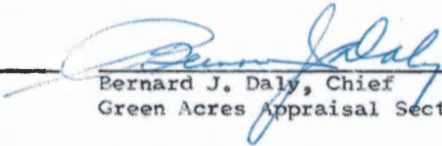
Date of Review: November 18, 1966

Value: \$9,400.00

I do hereby certify that I have examined the Green Acres Staff review conducted by the above and that the estimate of fair market value and the approach used in determining it are, to the best of my knowledge and experience, representative of market conditions in the area as of November 18, 1966.

CONFIRMATION OF APPRAISED VALUE: \$9,400.00

Date: NOV 18 1965


Bernard J. Daly, Chief
Green Acres Appraisal Section

COUNCIL

MATTHEW FELDMAN
MAYOR

THOMAS J. COSTA
DEPUTY MAYOR

FRANCIS E. HALL

MAX A. HASSE, JR.

ROBERT H. HENDERSON

BRADFORD MENKES

JOHN K. WALSH

MARION A. BROWN
TOWNSHIP CLERK

JACOB SCHNEIDER
TOWNSHIP ATTORNEY

WILLIAM F. HASKER
COLLECTOR TREASURER



TOWNSHIP OF TEANECK

PAUL A. VOLCKER MUNICIPAL GREEN

TEANECK, NEW JERSEY 07666

WERNER H. SCHMID
TOWNSHIP MANAGER

WILLIAM W. DUNLOP
BUILDING INSPECTOR

ROBERT P. FITZPATRICK
CHIEF OF POLICE

MILTON ROBBINS
TOWNSHIP ENGINEER

RICHARD B. BERLIN, M. D.
HEALTH OFFICER

WILLIAM LINDSAY
CHIEF OF FIRE DEPT.

RICHARD E. RODDA
SUPT. OF RECREATION

JOSEPH B. KRUPINSKI
ASSESSOR

JAMES A. TRANZ
PURCHASING AGENT

March 17, 1966

Mr. John H. Henderson
Green Acres Program
Labor and Industrial Building
Room 811
Trenton, New Jersey

Dear Mr. Henderson:

In response to your telephone request we are sending you herewith a map of the Township of Teaneck showing, in green, all park and recreational areas in the Township and, marked in red, the piece of property along Route 4 for which we have made application for Green Acres funds.

Sincerely,

Marion A. Brown
Acting Township Clerk

Enc.

MEMORANDUM

DATE November 18, 1966

TO: Bernard J. Daly

FROM: Ben Manney

SUBJECT: L400:995 - Township of Teaneck

I have reviewed appraisal report of Francis Alexander covering captioned property, personally inspected sites of subject and comparable sales, and hereby approve estimate of value and approach method used.


Ben Manney

BM:lms

P. S. 0.939 Acres @ \$9400

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State of New Jersey
 Department of Conservation and Economic Development
 Green Acres Division

LOCAL APPLICATION MASTER SHEET

APPLICANT Township of Teaneck FILE NO. L400:995
 PROJECT NAME Route 4 Buffer Strip COUNTY Bergen

Endorsements

Date	<u>MAY 16 1966</u>	(X) Application	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
		(X) Notification Letter	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	<u>DEC 20 1966</u>	(X) Grant Request Form	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
		(X) Encumbrance Contract	<i>[Signature]</i>	<i>[Signature]</i>	<u>DEC 20 1966</u>
		(X) Notification Letter	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	<u>DEC. 20 1966</u>	(X) Contract	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
		(X) Form 100	<i>[Signature]</i>	<i>[Signature]</i>	<u>DEC 20 1966</u>
Date		() Condemnation	()	()	()
		() Notification Letter	()	()	()

Date Submitted 3/1/66 Est. Total Project Cost \$5,000.00

Assessments: Land \$11,470.00

Improvements None

Total Assessments \$11,470.00

Ratio 88.32% Adjustment to 100% \$12,987.00

Appraisal: Appraiser Francis A. Alexander

Appraised Value \$9,400.00

Reviewed By Bernie Daly; Ben Manney

Acquisition Cost: Total \$ 5,500.00

Green Acres Share (\$2,500.00 Est.) \$2,750.00

Area: Estimated 1.00⁺ Acres 0.939

Actual 0.939

Location: The site is located in the east central portion of the
Township of Teaneck

Ownership History:

Planning: Planned Use Marginal Buffer Strip

Zoning Residential

Federal Application: Status None

Amount Applied For

Condemnation:

State of New Jersey
Department of Conservation and Economic Development
Green Acres Division

LOCAL APPLICATION, MASTER SHEET

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PROJECT NAME Route 4 Buffer Strip COUNTY Bergen

Endorsements

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		(X) Notification Letter	EB	EB	EB
Date	DEC 20 1966	(X) Grant Request Form	EB	EB	EB DEC 20 1966
		(X) Encumbrance Contract	EB	EB	EB
		(X) Notification Letter	EB	EB	EB
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Zoning Residential

Federal Application: Status None

Amount Applied For _____

Condemnation: _____

STATE OF NEW JERSEY
DEPARTMENT OF CONSERVATION AND ECONOMIC DEVELOPMENT
GREEN ACRES DIVISION

SITE INSPECTION AND REVIEW

Applicant Township of Teaneck File No. L400:995
Project Name Route 4 Buffer Strip County Bergen
Date 2/1/66 Application Submitted
Date 4/14/66 Field Inspection

Attendance: Green Acres Personnel
Allen D. Culp

Applicant's Representative
Howard Schlieder

General Area Comments and Description
The site is a 1.02⁺ acre tract located in the east
central portion of the Township of Teaneck in a
residential area.

Site Characteristics: Comments and Description
The site is lowland, sloping gradually to the marsh area
in the southeastern portion of the taking area. The site
is heavily wooded with mature tree growth and is con-
tiguous to a buffer strip bordering Route 4, presently
owned by the Township of Teaneck. The site has good
drainage, but has limited access from Route 4.

Remarks

Follow Up

State of New Jersey
Department of Conservation and Economic Development
Green Acres Division

LOCAL APPLICATION UNIT SHEET

APPLICANT Township of Teaneck FILE NO. L4001773
PROJECT NAME Rt. 4 Buffer Strip COUNTY Bergen
UNIT NAME Teaneck Country Club Estates, Inc.

Endorsements:

Date DEC 20 1966 (X) Encumbrance DP DP DP
Date DEC 20 1966 (X) Payment DP DP DP DEC 20 1966
Date _____ () Condemnation () () ()

Date Application Submitted 3/1/66 Date of Initial Approval May 16, 1966

Location: Lot 1-C Block 399

Assessments: Land \$11,470.00

Improvements None

Total Assessments \$11,470.00

Ratio 88.32% Adjustment to 100% \$12,987.00

Appraisal: Appraiser Francis A. Alexander

Appraised Value \$9,400.00

Reviewed By Bernie Daly; Ben Manney

Acquisition Cost: Appraised Total Project Value \$9,400.00

Total Acquisition Cost \$5,500.00

Unit Cost \$5,500.00

Green Acres Share \$2,750.00

Area: Total Project Acres 0.939 acres

Unit Acreage 0.939 acres

Ownership: History Twp. of Teaneck from Teaneck Country Club Estates

Ek. 4881 Page 430 - 1/24/66 \$5,500.00 Teaneck Country Club

Estates from Charles Costanzo & John Medico Ek. 3860/205
5/9/57 - Consideration not confirmed.

Number of Owners in Project 1

Planning: Planned Use Park & Recreation Marginal Buffer Strip

Zoning RA-1 Residential

Condemnation: _____

Comments: Block 399 Lot 1-C was acquired by the Twp. of Teaneck
\$3,900.00 below the appraised value noted above.

State of New Jersey
Department of Conservation and Economic Development
Green Acres Division

LOCAL APPLICATION UNIT SHEET

APPLICANT Township of Teaneck FILE NO. LAW1777
PROJECT NAME Rt. 4 Buffer Strip COUNTY Bergen
UNIT NAME Teaneck Country Club Estates, Inc.

Endorsements:

Date DEC 20 1966 (X) Encumbrance () () ()
Date DEC 20 1966 (X) Payment () () () ~~DEC 20 1966~~
Date _____ () Condemnation () () ()

Date Application Submitted 3/1/66 Date of Initial Approval May 16, 1966

Location: Lot 1-C Block 399

Assessments: Land \$11,470.00

Improvements None

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Department of Conservation and Economic Development

GREEN ACRES PROGRAM

Certification of Acreage

Project: Township of Teaneck, Bergen County
Project Number: L400:995 (Route #4 Buffer Strip)

Surveyor: Milton Robbins
License Number: 9683
Date of Survey: September 2, 1966
Acres: 0.999
Owner: Township of Teaneck, Bergen County
Block: 399
Lot: 1-C

I do hereby certify that upon my examination of the description and survey prepared for this application, the area contained in this application consists of

0.999 ACRES OF LAND

DATE: October 27, 1966


Karl Wilber

Department of Conservation and Economic Development

GREEN ACRES PROGRAM

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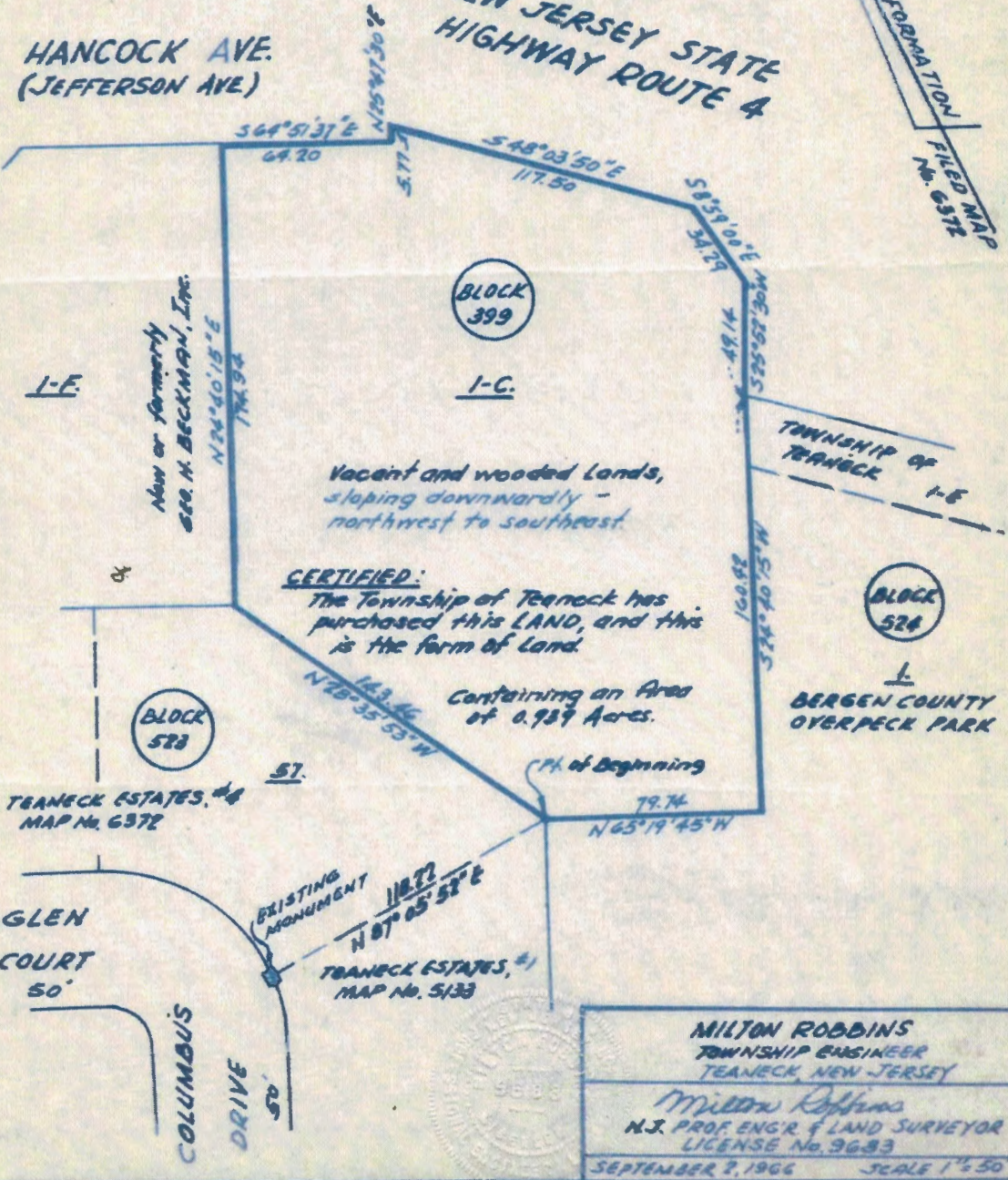

Karl Wilber

BEING known as Lot 1-C in Block 399 on the "Map of Teaneck Estates, Section 4, Township of Teaneck, Bergen County, New Jersey" filed in the Bergen County Clerk's Office as Map No. 6372 on December 2, 1965

HANCOCK AVE.
(JEFFERSON AVE)

NEW JERSEY STATE
HIGHWAY ROUTE 4

MERIDIAN INFORMATION
FILED MAP
NO. 6372



New or formerly
SIO. H. BECKMAN, Inc.

1-F.

BLOCK
399

1-C.

Vacant and wooded Lands,
sloping downwardly -
northwest to southeast.

CERTIFIED:
The Township of Teaneck has
purchased this LAND, and this
is the form of Land.

Containing an Area
of 0.989 Acres.

BLOCK
524

BERGEN COUNTY
OVERPECK PARK

BLOCK
528

TEANECK ESTATES, #4
MAP No. 6372

GLEN
COURT
50'

COLUMBUS
DRIVE
50'

EXISTING
MONUMENT
118.72
N 07° 05' 52" E
TEANECK ESTATES, #1
MAP No. 5133

MILTON ROBBINS
TOWNSHIP ENGINEER
TEANECK, NEW JERSEY

Milton Robbins
N.J. PROF. ENGR. & LAND SURVEYOR
LICENSE No. 3683

SEPTEMBER 2, 1966 SCALE 1"=50'

