



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 09/09/25 06:30 PM
Department: Township Clerk
Category: Amend
DOC ID: 9161

ORDINANCE (ID # 9161)

Ordinance No. 32-2025 AMENDING THE TOWNSHIP CODE FOR THE TOWNSHIP OF TEANECK TO CLARIFY THE REQUIREMENTS AND REGULATIONS FOR ACCESSORY DWELLING UNITS BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #32-2025 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

AMENDING THE TOWNSHIP CODE FOR THE TOWNSHIP OF TEANECK TO CLARIFY THE REQUIREMENTS AND REGULATIONS FOR ACCESSORY DWELLING UNITS

BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #32-2025 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

HISTORY:

07/15/25 Township Council INTRODUCED

RESULT: **ADOPTED BY CONSENT VOTE [UNANIMOUS]**

MOVER: Mark J. Schwartz, Councilman

SECONDER: Michael S Pagan, Councilman

AYES: Katz, Schwartz, Orgen, Pagan, Belcher, Gee, Goldberg

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

ORDINANCE NO. 32-2025 AMENDING THE TOWNSHIP CODE FOR THE TOWNSHIP OF TEANECK TO CLARIFY THE REQUIREMENTS AND REGULATIONS FOR ACCESSORY DWELLING UNITS BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TEANECK THAT ORDINANCE #32-2025 PASS UPON SECOND AND FINAL READING AND THAT THE TOWNSHIP CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ADVERTISE THE SAME ACCORDING TO LAW AND TO PROVIDE THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.

WHEREAS, the Township permits Accessory Dwelling Units (“ADUs”) as a Permitted Use under certain requirements and in certain areas within the Township;

WHEREAS, there is a need to clarify requirements and regulations for ADUs.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council that:

SECTION I. Article VII, “Accessory Dwelling Units,” of Chapter 33, “Development Regulations,” of the Township Code of the Township of Teaneck is hereby amended as follows:

Sec. 33-40. Definitions.

As used in this article, the following terms shall mean:

ACCESSORY DWELLING UNIT (ADU)

A group of interrelated rooms that:

- (a) Constitutes an entirely self-contained portion of a principal, single-family dwelling, or is located in an accessory building on the same lot as a principal, single-family dwelling;
- (b) Is owned by the owner of the principal, single-family dwelling;
- (c) Contains complete housekeeping facilities for only one family;
- (d) Does not share cooking facilities, food preparation facilities, sanitary facilities, or enclosed space with any other part of the building and which is located, except vestibules, entrances, porches, garages, laundries, or heating or air conditioning rooms or equipment; and
- (e) Complies with all building and fire codes.

HOUSEKEEPING FACILITIES

Amenities required to maintain a household independent from the Primary Dwelling Unit (PDU), which shall include, but not be limited to the following:

(a) Cooking facilities;

(b) Bathroom facilities;

(c) Sleeping area; and

(d) Living room area.

PERSON

A natural person only and not a corporation, partnership, or other similar legally constructed entity.

PRIMARY DWELLING UNIT (PDU)

The original living unit in the Residence constituting the space on whose size the ADU was created.

RESIDENCE

An existing, detached single-family residence.

Sec. 33-41. Requirements for Approving an ADU.

One ADU shall be a Permitted Use in any Residence or in any garage or accessory structure on the Property Lot located in the zones identified in Section 33-39 of the Township Code, if the Zoning Officer finds that the following requirements have been met:

- (a) The Residence for which the permit is sought shall be a detached single-family residence.
- (b) The ADU shall be used only for residential purposes for single families.
- (c) There shall be no more than one ADU per lot.

- (d) Either the ADU or the PDU shall be the domicile of the person(s) who own(s) the Property Lot.
- (e) The total floor area of an attached ADU shall not exceed 40% of the floor area of the PDU, **or** to a maximum floor area of 800 square feet, whichever is greater, except that ADUs that are restricted to occupancy by low- and moderate-income families in accordance with the requirements of the Uniform Housing Affordability Controls (“UHAC”), N.J.A.C. 5:80-26.1 et seq. or successor regulations, shall not exceed 50% of the floor area of the PDU, or 1,200 square feet, whichever is greater. In addition to the foregoing, if the accessory dwelling unit is fully handicapped accessible under New Jersey’s Barrier Free Sub-Code, the property as a whole shall be granted an increase of 5% of the total maximum floor area allowed, which can be applied either to the PDU or to the ADU, or both.
- (f) To qualify for the increased total floor area as stated in Sec. 33-41(e) as an ADU to be used for low- and moderate-income families, Applicants must file a deed restriction on the property on which the ADU is located in accordance with the requirements of N.J.A.C. 5:80-26.11 and Appendix 2 of these Development Regulations, for the time periods stated therein.
- (g) Applicants must provide mathematical computations of the “floor area” for both units on the plot plans, and these calculations must be taken from the exterior dimensions of the outside walls. The computation of floor area includes the total area of all of the stories of all structures on the lot, measured from the outside faces of the exterior walls or from the exterior roof edges where the structure has no walls and including the following, although not by way of limitation: interior balconies and mezzanines, roofed and/or enclosed areas such as sheds, barns, garages, and carports.
- (h) Total floor area of a proposed garage attached to a detached ADU shall not exceed the allowable combined square footages otherwise allowed on the lot or unless a variance is obtained.
- (i) Detached ADU are limited to 24’ in height.
- (j) Setbacks of at least 4’ from the side and rear lot lines is required for an ADU that is being constructed above a permitted detached accessory structure. The setbacks only apply to the added space above the accessory structure and the ADU can be constructed wholly or partly above the accessory structure, including extending beyond the accessory structure walls.
- (k) All newly constructed ADU’s must comply with the required front & exterior side yard setbacks and a minimum side and rear setback of 4’ (except any required fire setbacks).
- (l) Any garage, carport, patio, or other accessory structure(s) attached to an ADU are subject to the regular setback and height regulations of the Zoning Ordinance.

- (m) An ADU attached to the primary residence must comply with the required main building setbacks.
- (n) An ADU shall provide one parking space. The parking space shall be located within the setbacks and in an existing driveway as tandem parking.
- (o) The sanitary disposal system for the Residence, either existing or as modified to accommodate the ADU, shall be inspected and approved by the Construction Official or their designee, and shall meet all requirements of the current New Jersey Uniform Plumbing Subcode.
- (p) If the ADU is fully handicapped accessible under New Jersey's Barrier Free Sub Code, the property shall be granted an increase of 5% of the total maximum floor area allowed which can be applied either to the Principal Dwelling or to the Accessory Dwelling or both.
- (q) No balconies or decks shall be associated with an ADU.
- (r) An ADU that is attached to the principal single-family dwelling shall utilize the same exterior materials and colors as the principal single-family dwelling.
- (s) There shall be no external entrance that faces a street and that is separate from any other external entrance to any building on the same lot facing the same street.
- (t) The ADU shall be used in a manner consistent with Chapter 23, "Lodging Places Other Than Hotels/Motels" of the Township Code.
- (u) The ADU as proposed shall comply with all existing Township Ordinances, Zoning Ordinances, and the New Jersey Uniform Construction Code.

Sec. 33-46. Inspections.

- (a) The Construction Official and Fire Official shall have the right to conduct inspections to determine compliance with the provisions of this Ordinance.
- (b) The New Jersey Law Against Discrimination shall apply to this Ordinance and to all ADUs within the Township of Teaneck.
- (c) The Department of Health shall have the right to conduct inspections pursuant to Sec. 29A-9(c) of the Township Code and to charge a fee as set forth in Appendix III of Chapter 2.

SECTION III. Chapter 2, "Charter/Administrative Code," Appendix III, "Fees and Charges for Certain Township Services," "Health Department," "Type of Service," of the Township Code of the Township of Teaneck is hereby amended as follows:

HEALTH DEPARTMENT

Type of Service	Fee
First aid, rescue or ambulance squad license	\$10, plus \$5 for each decal issued
Food handling:	
Bakeries	\$250
Butcher shops	\$250
Delicatessens	\$250
Farmers' markets	\$60
Grocery stores	\$250
Hotels and motels	\$1,500
Itinerant retail	\$275
Liquor stores	\$275
Movie houses	\$275
Nursing homes and hospitals	\$825
Packaged food/nonperishable	\$200
Plan review	\$100
Private clubs	\$250

Type of Service	Fee
Restaurants and catering:	
0 to 24 seats	\$275
25 to 49 seats	\$300
50 to 74 seats	\$325
75 to 99 seats	\$350
Over 100 seats	\$375
Special events	\$60
Supermarkets	\$1,000
Taverns	\$300
Vending machines, food or drink, per machine	\$40
All other food establishments:	
Under 6,000 square feet	\$250
6,000 square feet or more	\$500
Re-inspections in any calendar year:	
More than 1, per re-inspection	\$200
Late payment on or after February 1	Double
Late payment on or after March 1	Triple
Vital statistics:	
Burial permit	\$5 (set by the State)
Certified copy of birth certificate	\$25 plus \$5 for any additional copies
Amendment to vital record	\$45
Certified copy of death certificate	\$25 plus \$5 for any additional copies
Certified copy of marriage certificate	\$25 plus \$5 for any

	additional copies
Marriage/Civil union license	\$28 (set by the state)
Domestic partnership	\$28 (set by the state)
Housing fees:	
Accessory Dwelling Units (ADUs)	\$120
Basement apartment permit	\$120
Boardinghouse or lodging house permit	\$90
Certificate of health, multiple dwellings	\$70
Compliance re-inspection	\$100
Rented house permit	\$175
Cat licenses:	
Non-spayed or non-neutered cat	\$15
Spayed or neutered cat	\$12

Type of Service	Fee
Late payment after June 1	\$15
Duplicate tag	\$10
Pet shops	\$10
Dog licenses:	
Non-spayed or non-neutered dog	\$15 for 1-year license and \$45 for a 3-year license
Spayed or neutered dog	\$12 for 1-year license and \$36 for a 3-year license
Late payment on or after December 1	\$15
Duplicate tag	\$10
Other:	
Laundry and dry-cleaning establishment	\$200
Public swimming and bathing facilities	\$500
Food handler training program:	
Teaneck residents	\$30
Non-Teaneck residents	\$50
Keeping of chicken hens	\$25
Reinspection in any calendar year (if more than 1, per reinspection)	\$50
Information request requiring historical research:	
Non-managerial/Non-executive, clerical, per hour	
Managerial/Executive, professional, per hour	Hourly rate of lowest-paid employee qualified to obtain the records
Vape or cannabinoid product businesses	\$2,500 per year* *Prorated for licenses issued for

