

ZONING

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Appendix A: Redevelopment Plan

BOROUGH OF TETERBORO

ORDINANCE No. 379

[Adopted 6-30-1997]

AN ORDINANCE TO APPROVE AND ADOPT A REDEVELOPMENT PLAN FOR LOTS 14-21 AND 34, BLOCK 307 IN THE BOROUGH OF TETERBORO, COUNTY OF BERGEN AND THE STATE OF NEW JERSEY.

WHEREAS, on May 28, 1997, the Borough Council authorized the Planning Board of the Borough of Teterboro to conduct a preliminary investigation pursuant to N.J.S.A. 40A:12A-6 to determine if Lots 14 through 21 and 34, in Block 307, constitute an area in need of redevelopment; and

WHEREAS, on June 18, 1997, the Borough Council accepted the Planning Board's recommendation and thereby designated the subject property an area in need of redevelopment; and

WHEREAS, the Planning Board directed the preparation of a redevelopment plan by its Planning Consultant, Dean Boorman & Associates, which redevelopment plan was accepted by the Planning Board on June 18, 1997 and sent to the Council with a recommendation for adoption;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Teterboro, Bergen County, New Jersey, that in accordance with N.J.S.A. 40A:12A-7, they do hereby adopt the Redevelopment Plan for Lots 14 through 21 and 34, in Block 307, as approved by the Planning Board of the Borough of Teterboro, and prepared by Dean Boorman & Associates, a copy of which is attached to and made a part hereof by reference; and

BE IT FURTHER ORDAINED that the Zoning District Map included in the Zoning Ordinance be and is hereby amended so as to designate Lots 14 through 21, Block 307, as RA-1 and Lot 34 in Block 307 as RA-2; and

BE IT FURTHER ORDAINED that this article shall take effect following adoption and approval in a time and manner prescribed by law.

REDEVELOPMENT PLAN
JUNE, 1997
BOROUGH OF TETERBORO PLANNING BOARD

INTRODUCTION

TETERBORO CODE

This report is prepared under the provisions of the New Jersey State Redevelopment and Housing Law, 40A:12A-7. After the delineation of redevelopment areas, which has been proposed in a Teterboro Planning Board Report of May, 1997, the governing body of the municipality is empowered to adopt plans for the future development of such areas, which is the subject of this present report.

Two areas are involved: the existing residential area on the west side of Huyler Street between North Street and James E. Hanson Way, delineated on the Borough Tax Map as Block 307, Lots 14 through 21, approximately 1.6 acres in size, and presently containing five one-family houses and two two-family houses; and the site of the present Borough Hall, on the north side of State Highway Route 46 between Central Avenue and Hollister Road, Block 307, Lot 34, comprising approximately 0.52 acre. A map delineating these areas is attached at the end of this report.¹

The primary plan for each of the two Redevelopment Areas is for new multifamily housing, in accordance with the objective expressed in the proposed Borough of Teterboro Master Plan Amendment of May, 1997, as follows:

" . . . experience since 1994 has shown the desirability of increasing the municipality's residential base. From a planning standpoint, every opportunity should be taken to provide more residential balance for the Borough's daytime work's population of over 15,000."

Alternate plans for public uses are included in case present efforts to put these facilities in other locations do not turn out to be practical: the Public Works Department may have to be moved to part of the Huyler Street Area if a location in a private multi-tenanted industrial building cannot be found; and the Borough Hall may have to stay in its present site, which is now designated as the second Redevelopment Area, if it cannot be moved to the vacant office building to the west on Route 46. It should be noted that under the Local Lands and Building Law, 40A:12-11, there is a period of up to ten years in which a final decision can be made on the reuse of the property acquired for redevelopment.

The sections of this report which follow are in accordance with those outlined in the Redevelopment and Housing Law. The development controls involved supersede the present zoning, and become, in effect, the new Zoning Ordinance sections for the areas involved.

RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES

The objective of increasing the Borough's residential base is expressed in the Master Plan, as indicated above. This and other objectives are served in accordance with two particular purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-2, as follows:

"e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;

¹Editor's Note: Said map is on file in the Borough offices.

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"f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;

"g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens."

The Borough clearly does not have a sufficient population density at the present time. The plans for the relocation of the Borough Hall and Public Works Department represent appropriate coordination of public development with the Land Use Plan of the municipality. The Redevelopment Plan provides more space, again, for residential use, to provide more balance for the large concentration of industrial use in the municipality.

It may be noted also that to the extent that added housing units are provided, this reduces demands on traffic and transportation facilities, since new residents are likely to be drawn from the Borough's working population.

A statement prepared by the long time Borough Attorney, David B. Bole, is attached to this report, explaining the history of planning by the Borough for the expansion of its housing supply. This is not a recent development.

The Planning Board report, Preliminary Investigation of Redevelopment Areas, of May, 1997, refers on Page 4 to the title to the Huyler Street Area having been acquired by a single individual. Actually, subsequent to this acquisition, some of the individual lots were transferred to other owners. This has caused a "diversity of ownership," as referred to as a criterion for redevelopment under the Redevelopment and Housing Law, making it more difficult to accomplish the needed comprehensive redevelopment without the acquisition of the total tract by the Borough as a redevelopment project.

PROPOSED LAND USES AND BUILDING REQUIREMENTS

As shown on the amended Zoning Map attached to this present report,² which will become official upon the adoption of the report, the two Redevelopment Areas are to be designated RA-1, applying to the Huyler Street Area, and RA-2, the site of the present Borough Hall.

For potential public uses on the two sites, the possible relocation of the Public Works Department to RA-1 or RA-2, and the possible continuation of the Borough Hall on RA-2, no zoning controls are required. These are public uses not controlled by zoning, and the Mayor and Council, with possible non-binding advice from the Planning Board, will establish appropriate design standards.

For potential multi-family use, separate design standards are established for RA-1 and RA-2, based on preliminary architectural studies, as follows:

RA-1

²Editor's Note: The amended Zoning Map, as attached to this report, is on file in the Borough offices.

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Permitted Use: multi-family housing, up to three habitable stories in height.

Minimum Lot Size and Density: 0.8 acre, 15 units per acre; maximum density 40 units per acre.

Maximum Lot Coverage: 25 percent.

Yards: minimum setback from property lines, 25 feet; separation between multifamily residential buildings, 20 feet except 30 feet window to window.

Off-Street Parking: 1.75 parking spaces per unit minimum.

In addition, until the existing one and two family houses in RA-1 are removed under this Redevelopment Plan, the number of dwelling units in each structure shall not be increased.

RA-2

Same as for RA-1, except that minimum density is 12 and maximum density 30 units per acre, side and rear setback requirements are waived, and the reference to existing housing units is not applicable.

PROVISIONS FOR TEMPORARY AND PERMANENT RELOCATION OF RESIDENTS

The provisions of the State Relocation Assistance Act, P.L.1971, c.362 N.J.S.A.20:4-1 et seq., shall be followed with regard to the relocation of any residents in RA-1 displaced by municipal action. A priority will be given to such residents in all new housing constructed in the Borough, and where such new housing is not yet available, appropriate temporary relocation housing shall be provided, anticipated to be in the form of temporary mobile home units within the Light Industrial and Distribution Zone.

PROPERTY TO BE ACQUIRED

All the property within the RA-1 is proposed to be acquired by the Borough in accordance with this redevelopment plan.

RELATION TO REGIONAL MASTER PLANS

There is no significant relation of the proposed plans to the Master Plans of contiguous municipalities. RA-1 is located on the opposite side of Huyler Street from the Township of South Hackensack, but this adjoining section is zoned and occupied for industrial use, and there would be no adverse effect on this municipality because of the proposed increase in residential density in RA-1. There is no effect similarly on the Bergen County Master Plan.

The proposed plan to increase the housing supply in Teterboro is in accordance with the objectives of the New Jersey State Development and Redevelopment Plan, "Communities of Place." For example, there is a direct relation to Item 9 of the State Planning Goals and Strategies, as follows:

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"9. GENERAL PLAN STRATEGY: ACHIEVE STATE PLANNING GOALS BY COORDINATING PUBLIC AND PRIVATE ACTIONS TO GUIDE FUTURE GROWTH INTO COMPACT FORMS OF DEVELOPMENT AND REDEVELOPMENT, LOCATED TO MAKE THE MOST EFFICIENT USE OF INFRASTRUCTURE SYSTEMS AND TO SUPPORT THE MAINTENANCE OF CAPACITIES OF INFRASTRUCTURE, ENVIRONMENTAL, NATURAL RESOURCE, FISCAL, ECONOMIC AND OTHER SYSTEMS.

The State Planning Act contains three key provisions that mandate the approaches the Plan must use in achieving State Planning Goals. The Plan must:

... encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services and facilities and to discourage development where it may impair or destroy natural resources or environmental qualities.;

... reduce 'sprawl', and

... promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds."

PROVISION OF AFFORDABLE HOUSING

For all new housing units constructed, a minimum of 10% shall be affordable to low income families and another 10% affordable to moderate families, in accordance with the Substantive Rules of the New Jersey Council on Affordable Housing, 5:93-1 et seq.

RELATION TO MUNICIPAL DEVELOPMENT REGULATIONS

This Redevelopment Plan supersedes the previously existing requirements of the Borough of Teterboro Zoning Ordinance, under which RA-1 is in the Low Density Residential Zone and RA-2 is in the Light Industrial Distribution Zone.

CONSISTENCY WITH THE MUNICIPAL MASTER PLAN

An amendment to the Borough of Teterboro Master Plan is being proposed for adoption by the Planning Board simultaneously with the approval of this Redevelopment Plan, incorporating the provisions of this Plan.