

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

122-2015

**RESOLUTION L. REQUEST PLANNING BOARD TO UNDERTAKE
MASTER PLAN RE-EXAM - 1775 WINDSOR ROAD**

A RESOLUTION REQUESTING THE PLANNING BOARD OF THE TOWNSHIP OF TEANECK TO UNDERTAKE A MASTER PLAN REEXAMINATION AND PREPARE A REPORT, INCLUDING RECOMMENDATIONS OF PROPOSED DEVELOPMENT REGULATIONS, RESPECTING THE DEVELOPMENT OF PROPERTY LOCATED AT 1775 WINDSOR ROAD (BLOCK 5201, LOT 2) WITHIN THE TOWNSHIP OF TEANECK

WHEREAS, the Township Council is desirous of encouraging the redevelopment of the property located at 1775 Windsor Road within the Township of Teaneck (Block 5201, Lot 2); and

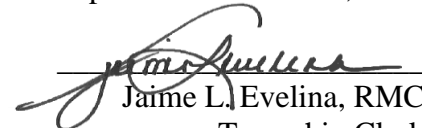
WHEREAS, the Township Council will retain the Township's Planner, Richard Preiss, to assist the Planning Board in a Master Plan Reexamination Report, prepare proposed Zoning Ordinance amendments, and arrange for various studies respecting traffic, parking, environmental impact, fiscal impact, and other planning considerations; and

WHEREAS, in connection therewith, the Township of Teaneck has engaged in public discussion with the Contract Purchaser thereof to develop said property for residential uses and the Contract Purchaser has agreed to assist and to fund up to \$20,000.00 for said study; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, pursuant to N.J.S.A. 40:55D-26 and 40:55D-28, that upon the receipt of the recommendations and report of the Township Planner, the Planning Board of the Township of Teaneck is hereby requested to prepare a Master Plan Reexamination and Report, including recommendations of proposed development regulations, respecting the development of the property at 1775 Windsor Road within the Township of Teaneck.

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This is to certify that the above Resolution was adopted by the
Township Council on June 9, 2015



Jaime L. Evelina, RMC
Township Clerk



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 06/09/15 06:00 PM
Department: Township Clerk
Category: Authorization
DOC ID: 2480

RESOLUTION 123-2015

Resolution M. Authorize PS Contract & Agreement - Preiss & Avalon Bay - 1775 Windsor Road

RESULT:	ADOPTED [6 TO 0]
MOVER:	Mark J. Schwartz, Councilman
SECONDER:	Elie Y. Katz, Deputy Mayor
AYES:	Katz, Castle, Hameeduddin, Pruitt, Schwartz, Sohn
ABSTAIN:	Lizette P. Parker

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

123-2015

**RESOLUTION M. AUTHORIZE PS CONTRACT & AGREEMENT -
PREISS & AVALON BAY - 1775 WINDSOR ROAD**

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH PHILLIPS PREISS GRYGIEL LLC FOR PLANNING SERVICES IN CONNECTION WITH THE POTENTIAL REDEVELOPMENT OF PROPERTY LOCATED AT 1775 WINDSOR ROAD, TOWNSHIP OF TEANECK (BLOCK 5201, LOT 2) AND SUPPLEMENTAL FUNDING AGREEMENT WITH AVALON BAY COMMUNITIES, INC. (CONTRACT PURCHASER)

WHEREAS, the Township Council is desirous of encouraging the redevelopment of the property located at 1775 Windsor Road within the Township of Teaneck (Block 5201, Lot 2); and

WHEREAS, the Township Council has retained the Township's Planner, Richard Preiss, to assist the Planning Board in a Master Plan Reexamination Report, prepare proposed Zoning Ordinance amendments, and arrange for various studies respecting traffic, parking, environmental impact, fiscal impact, and other planning considerations; and

WHEREAS, in connection therewith, the Township of Teaneck has reached out to the Contract Purchaser thereof to develop said property for residential uses and the Contract Purchaser has agreed to assist and to fund up to \$20,000.00 for said study; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, that it hereby authorizes the issuance of a Professional Services Contract for Planning Services to Phillips Preiss Grygiel LLC, in accordance with the attached Contract marked "Exhibit A"; and

BE IT FURTHER RESOLVED that in order to fund the proposed Contract referred to as "Exhibit A", the Township Council of the Township of Teaneck, Bergen County, New Jersey, further authorizes the attached Agreement marked "Exhibit B" with Avalon Bay Communities, Inc.

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EXHIBIT A

CONTRACT FOR PLANNING SERVICES

This Agreement, made this day of , 2015, by and between the Township of Teaneck (hereinafter referred to as "Township"), having its offices at 818 Teaneck Road, Teaneck, New Jersey 07666, and Phillips Preiss Grygiel LLC, having their offices at 33-41 Newark Street,

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

124-2015

**RESOLUTION N. AUTHORIZE AVALON BAY TO FUND PLANNING
STUDY - 1775 WINDSOR ROAD**

RESOLUTION BETWEEN THE TOWNSHIP OF TEANECK AND AVALON BAY COMMUNITIES, INC., TO FUND A PLANNING STUDY FOR THE DEVELOPMENT OF 1775 WINDSOR ROAD (BLOCK 5201, LOT 2)

WHEREAS, the Township of Teaneck has or will authorize and award an Agreement between the Township of Teaneck and Phillips Preiss Grygiel LLC, with offices located at 33-41 Newark Street, Third Floor, Suite D, Hoboken, N.J. 07030, for Professional Planning Services in connection with the potential redevelopment of property located at 1775 Windsor Road within the Township of Teaneck (Block 5201, Lot 2), including assisting the Planning Board in a Master Plan Reexamination Report, preparing proposed Zoning Ordinance amendments, and arranging for various studies respecting traffic, parking, environmental impact, fiscal impact, and other planning considerations, as a professional services contract in accordance with the hourly rates annexed hereto as Schedule A, and at a cost not to exceed the sum of \$20,000.00; and

WHEREAS, the Contract Purchaser of said premises, Avalon Bay Communities, Inc., has agreed to assist in such studies and fund up to \$20,000.00 for the cost of such studies; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey that the Mayor be and she is hereby authorized and directed to execute, and the Township Clerk to attest, an Agreement between the Township of Teaneck and Avalon Bay Communities, Inc., marked "Exhibit B", attached hereto, whereby Avalon Bay Communities, Inc., agrees to assist and to fund up to a maximum cost of \$20,000.00, the cost for Professional Planning Services studies performed by Phillips Preiss Grygiel LLC in connection with the potential redevelopment of property located at 1775 Windsor Road within the Township of Teaneck (Block 5201, Lot 2), including assisting the Planning Board in a Master Plan Reexamination Report, preparing proposed Zoning Ordinance amendments, and arranging for various studies respecting traffic, parking, environmental impact, fiscal impact, and other planning considerations, in accordance with the hourly rates annexed hereto as Schedule A.