

TEANECK

OPEN SPACE AND RECREATION PLAN

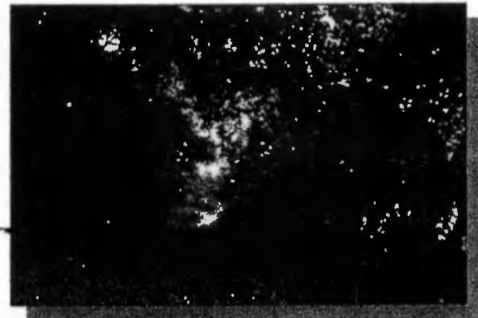
for

Township of Teaneck
County of Bergen

TEANECK, NJ

FEB 13 2007

CLERK'S OFFICE



Written by



Morris Land Conservancy
a nonprofit land trust

with the



Township of Teaneck
Environmental Commission
and Project Team

DRAFT—FEBRUARY 2007

REFERENCE

TEANECK
REF
711
OPE

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 6.22 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 need 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

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

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 6.22 square miles and home to 39,260 individuals (2000 U.S. Census), Township of Teaneck is the second largest 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 in the township are 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. The sanitary sewer system is available to the most of the Township.

Demography

At a size of only 6.22 square miles, 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,

Township of Teaneck - Greenway Recommendations

<i>Greenway</i>	<i>BLOCK</i>	<i>LOT</i>		<i>Greenway</i>	<i>BLOCK</i>	<i>LOT</i>
Route 4 Greenbelt	4812	15		Route 4 Greenbelt	5919	16.01
Route 4 Greenbelt	4813	1		Route 4 Greenbelt	5919	16.04
Route 4 Greenbelt	4813	2		Route 4 Greenbelt	5919	16.05
Route 4 Greenbelt	5920	11		Route 4 Greenbelt	901	11
Route 4 Greenbelt	5920	12		Route 4 Greenbelt	901	12
Route 4 Greenbelt	5920	13		Route 4 Greenbelt	901	2
Route 4 Greenbelt	5921	10		Route 4 Greenbelt	901	3
Route 4 Greenbelt	5921	11		Route 4 Greenbelt	901	4
Route 4 Greenbelt	5921	12		Route 4 Greenbelt	901	5
Route 4 Greenbelt	5921	13		Route 4 Greenbelt	901	6
Route 4 Greenbelt	5921	14		Route 4 Greenbelt	901	7
Route 4 Greenbelt	5921	9		Route 4 Greenbelt	901	8
Route 4 Greenbelt	5922	10		Route 4 Greenbelt	901	9
Route 4 Greenbelt	5922	11		Route 4 Greenbelt	902	1
Route 4 Greenbelt	5922	8		Route 4 Greenbelt	902	2
Route 4 Greenbelt	5922	9		Route 4 Greenbelt	903	1
Route 4 Greenbelt	5923	10		Route 4 Greenbelt	903	1
Route 4 Greenbelt	5923	8		Route 4 Greenbelt	6002	4
Route 4 Greenbelt	5923	9		Route 4 Greenbelt	6002	8
Route 4 Greenbelt	5924	10		Route 4 Greenbelt	6002	8
Route 4 Greenbelt	5924	11		Route 4 Greenbelt	6002	9
Route 4 Greenbelt	5925	10		Route 4 Greenbelt	901	1
Route 4 Greenbelt	5925	7		Route 4 Greenbelt	901	10
Route 4 Greenbelt	5925	8				
Route 4 Greenbelt	5925	9				
Route 4 Greenbelt	5927	4				
Route 4 Greenbelt	5927	5				
Route 4 Greenbelt	6001	6				
Route 4 Greenbelt	6001	7				
Route 4 Greenbelt	6001	8				
Route 4 Greenbelt	6002	1				
Route 4 Greenbelt	6002	10				
Route 4 Greenbelt	6002	10				
Route 4 Greenbelt	6002	2				
Route 4 Greenbelt	6002	3				

W

ACKENSACK CITY

BOGOTA BORO

Windsor Park Greenway

Joby Home Hydrant

Overpeck Middle School

Hawthorne Park


Overpeck Golf Course

Route Green

● 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

0 0.1 0.2 0.4 Miles



PARK VILLAGE

Overpeck Greenway

LEONIA BORO

Overpeck Greenway

Scale Bar
This map of Bergen County was prepared by the County Office.
This map was last updated in 2005.