

The Teaneck Greenbelt and its Appropriate Uses in 2017

Some background on the issues that will be part of the discussion of the new Preiss Master Plan Reexamination report and its proposed hotel and other uses of Teaneck's Route 4 buffer protected since the 1930's and known to the State of NJ, the County of Bergen and in a multitude of official Teaneck public records as Teaneck's Greenbelt – a designated historic district.

For contrast

See the Preiss report to be presented to the Planning Board – Council Chambers –
8 pm on Thursday, April 27 and found at:

[https://imageserv11.team-logic.com/mediaLibrary/189/Proposed Teaneck Reexamination 4-17-17.pdf](https://imageserv11.team-logic.com/mediaLibrary/189/Proposed_Teaneck_Reexamination_4-17-17.pdf)

Is the Greenbelt An Historic District?

A color coded review

What IS the Status of the Teaneck Greenbelt ? As viewed by:


the State of New Jersey, 

the County of Bergen 

the 2011 comments- former Twnship Atty Kates
– with reference to the 

2007 Conservation, Open Space & Rec Plan 

1992-4 Master Plans 

The 2011 Master Plan Re-examination (and its
unanimous rejection in Resolution O in the
Teaneck Council 8-16-2011) 

The 2/2017 views of selected Teaneck Residents - 

TO HELP EVALUATE consideration of the Greenbelt's
appropriate use as a Billboard Site and Hotel Zone

The State of New Jersey



NJ DEP - Historic Preservation Office
New Jersey and National Registers of Historic Places

Page 22 of 26
Last Update: 2/21/2017
Bergen County

Teaneck Route 4 Open Space Corridor Historic District (ID#5457)
Route 4 and adjacent publically owned parcels between River Road and
Englewood Border
SHPO Opinion: 9/1/2015
(a.k.a Teaneck Route 4 Greenbelt)



HPO Project # 10-1096-2, -3, -4
HPO-12015-014

State of New Jersey

MAIL CODE 501-04B
DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL & HISTORIC RESOURCES
HISTORIC PRESERVATION OFFICE
P.O. Box 420
Trenton, NJ 08625-0420
TEL. (609) 984-0176 FAX (609) 984-0578

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

September 1, 2015

Zack Asadpour, Supervisor
Office of Environmental Solutions, Northern Region Team 1
New Jersey Department of Transportation
1035 Parkway Avenue
P.O. Box 600
Trenton, New Jersey 08625

The Teaneck Route 4 Open Space Corridor Historic District (Teaneck Route 4 Greenbelt) is significant as an early example of municipal planning by a suburban community in New Jersey with the intention of protecting the quality of life in its residential neighborhoods. The district was created by Teaneck Township between 1933 and 1962 to implement the goals of its 1933 municipal master plan, which included the protection of the community's residential character against intrusive commercial development along the newly constructed highway. The historically significant public effort to acquire land along the highway resulted in the creation of a vegetative buffer and a parkway-like effect through Teaneck that is unique along the entire length of the highway.

Sincerely,

Daniel D. Saunders
Deputy State Historic
Preservation Officer

DDS/JK/SKL/VM/KS

Cc:

Jaime Evalina, Teaneck Township Clerk
Eugene Coleman, Teaneck Historic Preservation Commission
Elaine Gold, Bergen County Historic Preservation Trust Fund
Larry Robertson, Teaneck Township Historian

The County of Bergen

County of Bergen, New Jersey
Department of Parks, Division of Cultural & Historic Affairs
Historic Site #: 0260-D59

Bergen County Historic Site Survey

Historic District Form

Site Name: Teaneck Route 4 Greenbelt District
Street Address: Route 4
Municipality: Teaneck Township
Local Place Name:
Development Period: 1932 To: 1960
Physical Condition: Good
Remaining Historic Fabric: High
of Properties: Key Contributing 0
County: Bergen
Block/Lot: See description
Type: Transportation
Zip Code: 07666
Source: history, maps

Registrations and Status Dates

Date and ID Number	Contributing	Non-Contributing	Total
	9	2	11

BC DCHA Recommendation Yes

The Teaneck Route 4 Greenbelt District consists of the 2 1/2-mile long east-west transportation corridor through Teaneck that contains NJ Route 4 and the adjacent buffers with landscaped open spaces and parklands. The district extends from the Hackensack River at the border with the City of Hackensack to the border with the City of Englewood. A 5-6-lane highway with central concrete divider traverses the corridor. Some of the landscaped buffers are very narrow (circa 15'), but others extend into parks (North and South Central Park).

Surveyor: T. Robins Brown
Updated: 4/18/2007

Thursday, April 19, 2007

New Jersey Register of Historic Places Listings and Other Determinations as of 5/3/2011 with Recommendations for Listing on the Register by the Staff of the Bergen County Historic Sites Survey, 1986, updated through April 2011

New Jersey Register of Historic Places List and Recommendations

5/9/2011

Page 6

0260-D59; Teaneck Route 4 Greenbelt District; Route 4; Block: See description; BCDCHA Recommendation;

BCDCHA Recommendation: Recommendation by the consultants and staff of the Bergen County Historic Sites Survey that the district or property is probably eligible for listing on the New Jersey Register of Historic Places. Most of these recommendations date to the mid 1980's and are analyses based on the Bergen County Historic Sites Survey. If municipal survey has been updated since 1999 the updates are used for analyses. This is a professional rather than an official recommendation as official opinions and certifications of eligibility must be obtained through the New Jersey Historic Preservation Office (HPO). If the property is listed on the Registers or has a ruling by the HPO, the BCDCHA Recommendation may be omitted.

Former Township Attorney Kates

Public Comments – Township Council Meeting of August 16, 2011

Michael B. Kates

Behind you are Maps reproduced from the 1979 Master Plan. They were not put there to cover holes in the wall – they were put there by a prior planning board and township council to remind succeeding planning boards and councils of the sanctity of our planning process and to never forget our history. I know that as fact, because I was the Planning Board attorney at the time and the consultant's contract included the reproduction of those exhibits for that wall.

2007 Master Plan

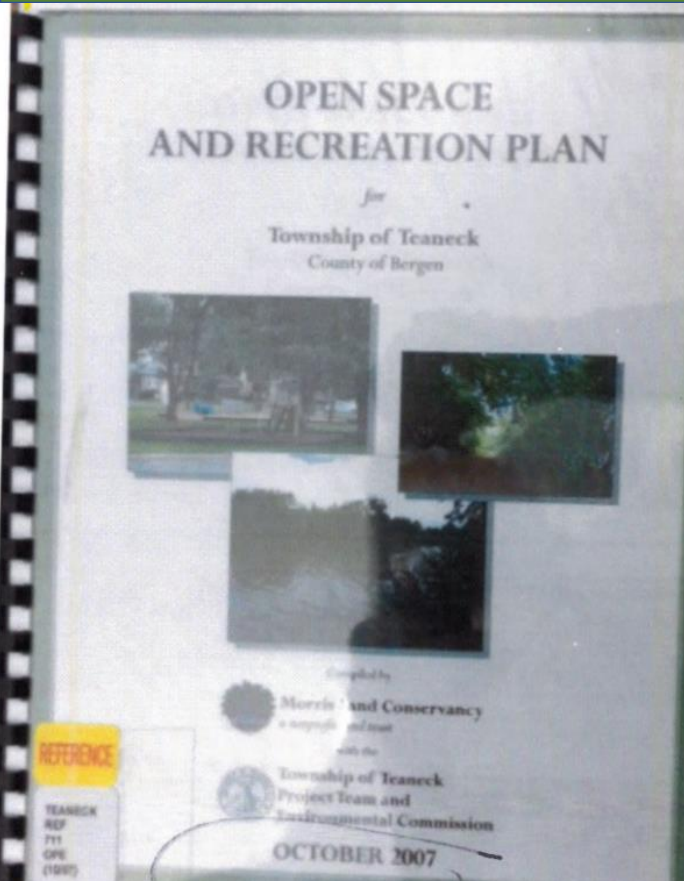
The adoption of the 2007 Master Plan on April 12, 2007, postponed the adoption of one element – the Conservation, Recreation and Open Space Plan Element.

It was subsequently adopted by the Planning Board on June 12, 2008. It is in the body of that document that the 1994 Historic Site Designation and Map is specifically defined by Block and Lot. And that document lists Block 4102, Lot 26 –

2011 Reexamination Report

The May 9, 2011 Phillips Preiss Grygiel LLC Reexamination report makes reference to the 2008 adoption of the Open Space and Recreation Plan (OSRP) – the one identifying the lots as being within the Route 4 Greenbelt. So at least it recognizes that planning document. But then it contradicts the Greenbelt designation of the subject lots by recommending their rezoning from a protective R-S single-family residential zone to a new Hotel zone.

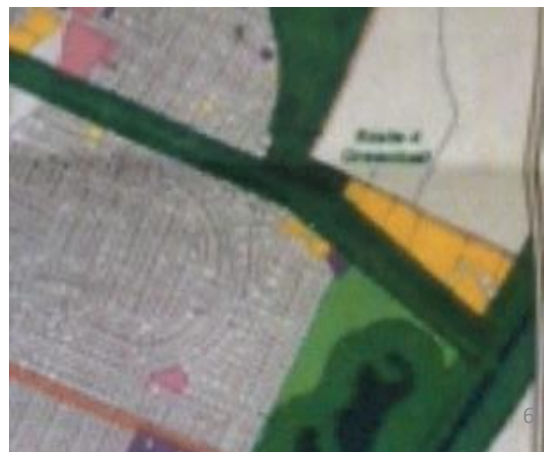
2007 Open Space and Recreation Plan



Greenway	BLOCK	LOT
Route 4 Greenbelt	4003	10
Route 4 Greenbelt	4003	20
Route 4 Greenbelt	4003	21
Route 4 Greenbelt	4003	22
Route 4 Greenbelt	4101	1
Route 4 Greenbelt	4102	26
Route 4 Greenbelt	4102	27
Route 4 Greenbelt	4813	9
Route 4 Greenbelt	5919	16.01
Route 4 Greenbelt	5919	16.04
Route 4 Greenbelt	5919	16.05
Route 4 Greenbelt	6001	6
Route 4 Greenbelt	6001	7
Route 4 Greenbelt	6001	8
Route 4 Greenbelt	6002	1
Route 4 Greenbelt	6002	2
Route 4 Greenbelt	6002	3
Route 4 Greenbelt	6002	4
Route 4 Greenbelt	6002	8
Route 4 Greenbelt	6002	9
Route 4 Greenbelt	6002	10
Route 4 Greenbelt	6002	11

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.

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.



1992-4 Teaneck Master Plans

MASTER PLAN

and

SUMMARY OF BACKGROUND STUDIES

Township of Teaneck
Bergen County, New Jersey

New ed. in preparation; date
not set.

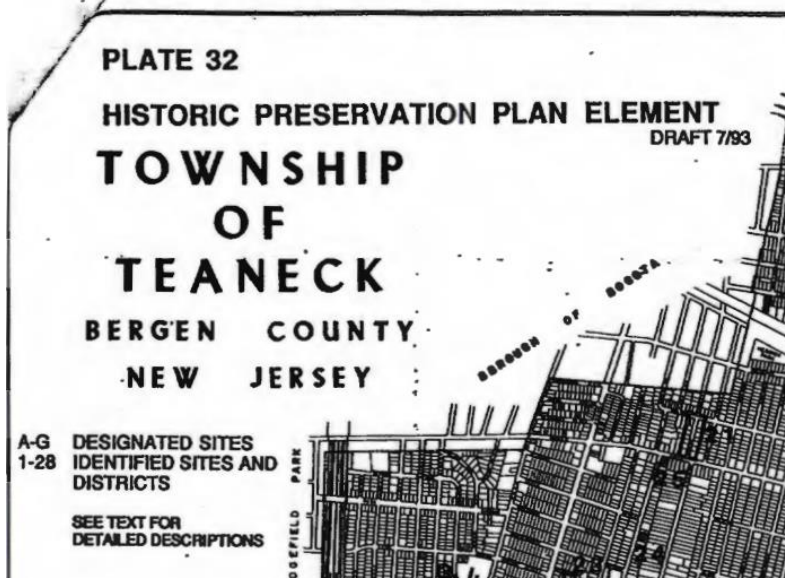
A. Schwarz
4/29/97

Adopted June 1985
Amended November 12, 1992
Draft Revision July 1993

The Office of State Planning has completed its review of all the county reports and in 1991 it released a new document called the Interim State Development and Redevelopment Plan.

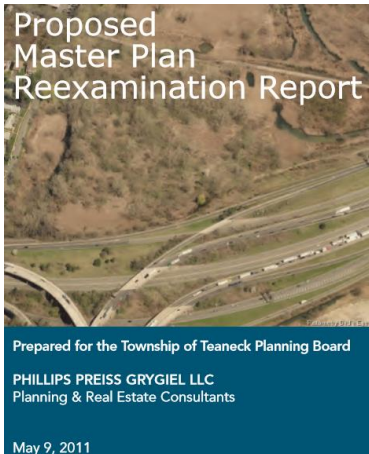
The Route 4 Greenbelt has been designated as a Critical Environmental Site in the adopted State Plan, which will help in the township's continuing efforts to preserve this important part of Teaneck.

The following historic sites which have been formally designated by the Commission Township Council and which are listed by National and/or State Registers are included in the Master Plan by listing and by identification on the attached map, Plate 32:



17. Route 4 Greenbelt, Route 4 between Teaneck/Englewood boundary and River Road

The 2011 Master Plan & Council's Rejection



Adopted 5/25/2011
with one word
change

The second parcel, which displays the same attributes, is located directly across the highway, on the north side of Route 4 to the east of Decatur Avenue and south of Alfred Avenue. The parcel is identified as lot 10 of block 6002 and comprises almost 5 acres. Although long and narrow, a creative design for a hotel would allow for its accommodation along with parking and the necessary buffering and open space. The parcel backs up on the aforementioned industrial area, and the closest residences are located at the northeast corner of Decatur and Alfred. Again, appropriate siting requirements could minimize impacts on the residential area. In addition, the development of the parcels would not undermine the greenbelt that presently exists in Teaneck along Route 4. The greenbelt starts to the west of Decatur, and is continuous along Route 4 as it passes through the Township. The presence of these hotels at the far eastern end of Teaneck, adjacent to Teaneck's and Englewood's industrial area on the north side and Overpeck Golf Course on the south side, would not interfere or disrupt the greenbelt as it passes through the remaining part of Teaneck. (See Figure 2 for the proposed location of the H-Hotel zone.)

August 16, 2011

RESOLUTION O

WHEREAS, the Planning Board, in an effort to give the Council flexibility in obtaining new resources of revenue adopted a reexamination of the Master Plan, which called for rezoning certain lots at the eastern end of Teaneck Road at Route 4 to a "hotel zone"; and

WHEREAS, after various discussions with members of the immediate community most affected by said proposal;

BE IT RESOLVED that the Township Council has no interest in rezoning any portions of Route 4 in accordance with the reexamination of the Master Plan as adopted by the Planning Board; and

BE IT FURTHER RESOLVED that the potential rezoning of Route 4 for a hotel zone shall not be considered by this Council

At 1:49 of the meeting (see DVD)

Lizette Parker REQUESTED AN AMENDMENT AND ITS PROPOSER, Adam Gussen accepted the amendment. Amendment stated by Lizette Parker:

Be IT FURTHER RESOLVED that the Township Council asks the Planning Board to reconsider the rezoning of the hotel zone on Route 4.

2017 Views of Some Teaneck Residents

Mr. Richard T. Hammer
Commissioner
New Jersey Department of Transportation
1035 Parkway Avenue
Trenton, NJ 08625
also by email: correspondence.unitDOT@DOT.NJ.gov

Dear Commissioner Hammer:

We write to oppose the approval by the Department's Office of Outdoor Advertising of the pending APPLICATION # 75782 by All Vision to erect a 672-square foot, 2-sided, 65-foot tall multi-message digital billboard to be located in the long-protected Greenbelt greenway alongside Route 4 in Teaneck NJ.

This proposed Route 4 billboard in Teaneck will:

- 1) Constitute a major traffic safety hazard given its height, multi-message distractive characteristics and its close proximity to a series of already accident-prone State Route 4 entrances and exits and,
- 2) If placed in the proposed location, violate Teaneck's Greenbelt protections including that location's designation as greenway in Township Master Plans and in multiple other state, county and municipal lists for nearly 85 years - and its designation as an historic site, because of a Township commitment to secure its long term protection as greenway (beginning in the 1992 Teaneck Master Plan).

We believe that to allow a billboard on that site not only constitutes an imminent threat to public health and highway safety but also would contradict in spirit, and likely in regulation itself, NJDOT's commitments and agreements in respect of the protections alongside the State's highways consistent with the 1965, Highway Beautification Act, 23 U.S.C. § 131 as amended.

For more information and readily available access information to corroborate these concerns, please Click <http://www.teanecktransparency.com/?p=1967>). Thank you for your consideration, we are:

Gwen Acree - resident

Daniel Beer – resident and affected neighbor

Peter Bower, former Teaneck Mayor and
Deputy Mayor, 1988-1994

Martin Cramer – former Councilman; former
Township Attorney

Naomi Cramer –resident

James Chirillo - resident

Valarie Chirillo– resident

Margot Fisher – former Teaneck Board of
Education Member

Mark Fisher – resident and attorney

Dee Ann Ipp – resident

James Kinloch – resident

Sandy Loft – former Chair and member Planning Board;
former Board of Education member

Alison Mauro – resident and Steering Committee,
Bergen Grassroots, Inc

Jack McKeon - resident

Aryeh Meir – resident and current Chair, the Teaneck
Environmental Commission

Jeff Ostroth – resident

Charles W. Powers – resident and President,
Bergen Grassroots, Inc

Paula Rogovin – Co-founder, Coalition to Ban Unsafe Oil Trains,
Teaneck Peace Vigil

Barbara Toffler - former Councilwoman and President,
Teaneck Transparency

Micki Shilan – Vice-Chair, Teaneck Senior Citizen's Advisory Board

James Veach - resident and attorney

Loretta Weinberg