

MASTER PLAN
and
SUMMARY OF BACKGROUND STUDIES

Township of Teaneck
Bergen County, New Jersey

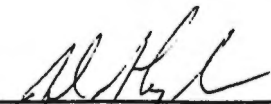
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SUMMARY OF BACKGROUND STUDIES

September, 1992

REGIONAL ANALYSIS

The regional analysis provides a comparison between the plans of Teaneck and those of adjoining municipalities, the county and the state. This is prepared in response to a statutory requirement imposed on all municipal planning boards which has as its intent that long-range planning be conducted with the full knowledge of plans adopted by other nearby government entities.

State Plan

Since the adoption of the last Master Plan, the legislature has established the State Planning Commission and its administrative agency, the Office of State Planning. The State Planning Commission is charged with the responsibility of preparing a State Development and Redevelopment Plan, and providing periodic updates of that plan.

One interesting feature of the state planning process is that it actively involves all levels of government. The county planning boards act as a coordinating agency for municipal participation in the process, which is called "cross-acceptance". Cross-acceptance began with the release of the Draft Preliminary State Development and Redevelopment Plan in December, 1988. Following this, municipalities were afforded the opportunity to communicate their concerns on both policy and mapping issues to the State Planning Commission through the county planning boards. The county boards, in turn, were asked to submit reports to the state which would advise them of any issues raised during the cross-acceptance process, and which would offer any additional suggestions which the county would deem appropriate, including modifications to the maps released by the state. Once the county reports were filed with the state, municipalities were afforded an opportunity to file as objectors, specifically noting the areas of disagreement between the municipal view and that expressed in the county report.

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. This more succinct statement of state planning policy included a revision in the basis for mapping areas which would be expected to encourage reinvestment and rehabilitation, accommodate new growth, provide areas for agriculture, and protect and preserve environmentally sensitive areas. The State Plan was adopted in the Spring of 1992, but the final published report and maps will not be available until early Fall.

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.

Bergen County Plans

The Bergen County Master Plan shows the township as Medium Density Residential, which calls for development in the range of 5-20 units per acre. It also shows the re-establishment of passenger service on the railroad, the establishment of a bikeway along the Hackensack River, the retention of Overpeck County Park and the establishment of parklands along the Hackensack River. All of these County Master Plan objectives are consistent with the Teaneck Master Plan.

Plans of Adjoining Municipalities

The relationship to surrounding municipal master plans is as follows:

own municipal court space. The new building will be 26,500 square feet in floor area and it will include a net addition of some 20 to 30 parking spaces.

Administrative office space can be expanded if necessary into the existing police building at the municipal complex. This could take place after completion of the new police building. Consideration could be given to establishing a link between the existing police building and the administrative offices to allow the expanded office space to relate more effectively to the existing facilities.

The Fire Department is headquartered in a large facility on Teaneck Road at Fairview Avenue. Other stations are located on Windsor Road, Cedar Lane and Teaneck Road at DeGraw Avenue, providing full coverage of the township.

The library expansion and renovation has been completed and should serve the needs of the township for many years to come. Its location in the municipal complex is convenient to all parts of the township.

The Town House on Teaneck Road at Forest Avenue has been used by the Board of Education for administrative offices and by the Department of Recreation. In 1985, the Board of Education vacated the Town House. Senior citizens programs are offered at this facility. The recreation programs are to be relocated to an expanded Rodda Center at the southern end of Votee Park. Space will be provided in the Rodda Center addition for the Senior Citizen Program. The addition is scheduled for 1993. It has been determined that the Town House is no longer suitable for recreational use.

Holy Name Hospital is a major institutional facility located at Cedar Lane and Teaneck Road. A building program was completed in the early 1980's and an addition is under construction. No expansion of the existing land area is proposed by the hospital.

Fairleigh Dickinson University has a campus located along River Road. It is a major facility in the township, providing educational opportunities for about 9,000 students. Declining birth rates since the mid-1960's have impacted enrollment levels. Under these conditions, the university has no plans for changes in its programs or facilities which would call for expansion in Teaneck.

HISTORIC PRESERVATION PLAN ELEMENT


Statement of Purpose

The New Jersey Municipal Land Use Law encourages the preservation of historic sites and districts, and it is with this foundation that the Historic Preservation Plan Element is prepared. In NJSA 40:55D-2, the following language is found as one of the purposes of the Municipal Land Use Law:

- "j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;"

The Planning Board of the Township of Teaneck embraces the goals included in the Municipal Land Use Law and further states the following objectives and policies related to the conservation of historic sites and districts:

1. That it is in the public interest to identify and conserve sites and districts of historic interest.

- 
2. That the designation of historic sites and districts take into consideration not only the age of a site or structure, but its historic, archeological or architectural significance from a local, regional, statewide or national perspective.
 3. That the inclusion of a site or district in this Historic Preservation Plan Element of the Master Plan be based on the prior identification or formal designation of such site or district by the Historic Preservation Commission and Council of the Township of Teaneck.
 4. That in the review of all applications for development and minor applications which involve historic sites or districts, and any sites or districts which have been identified in this Plan Element as potential historic sites or districts, every effort be made to preserve the integrity of such sites or districts.
 5. That the cause of historic preservation be encouraged and through it the protection of the township's historic, architectural and cultural heritage, with special attention given to preserving the indigenous historical order, the architecturally significant structures reflective of this order, and the culturally significant symbolic qualities of older structures and sites.
 6. That the township expresses an admiration for, and encourages an understanding of, the social, economic and physical forces that created the local physical form and the design of its structure, and the uniqueness of its sites.
 7. That historic preservation is viewed to embrace the general principles and processes of community planning, through which certain social, economic, civic and aesthetic values from historic, architectural and cultural resources are identified within a context of community growth and development.
 8. That in recognition of the continued and competing forces of growth and development and the vulnerability of the township's historic, architectural and cultural heritage to these forces, the township is desirous of creating a balance in growth that assures the protection of its outstanding historic, architectural and cultural resources.
 9. That in acknowledging that certain social, economic, physical and political constraints will prevent efforts to preserve all significant structures, the township nevertheless seeks to protect resources which have intrinsic merit, aesthetic value or evoke feelings of community loyalty and consciousness of the past through a sense of time, place or identity.
 10. That in recognition of the future opportunities for preservation, the township determines it to be advantageous to foster and administer a mechanism for the preservation of its historic, architectural and cultural resources, and that in furtherance of this objective, certain enabling provisions and protective measures may be adopted.
 11. That in promotion of the values and opportunities of preservation, the township can facilitate public and municipal participation in the preservation process, and that it can continue to entrust the principal responsibility for local preservation with the Historic Preservation Commission.
 12. That through proper and judicious exercise of such measures and the encouragement of community interest in, and support for, local preservation

activities, the township's future development can be guided from a foundation of present realities and achievements of its past.

Context of Historic Preservation Activity

Teaneck has recognized its rich history through a series of actions designed to identify and protect its heritage. In the 1985 update of the Master Plan, specific recognition was given to the importance of preserving historic sites and districts, including a listing of specific sites. This listing was based on the work completed by the Citizens Historic Preservation Task Force, which was appointed in 1984 by the Township Council.

In 1985, the Municipal Land Use Law was amended to make specific provision for activities related to historic preservation, including enabling legislation for the creation of an Historic Preservation Commission, the composition of the commission, the role of the commission, and certain references to the inclusion of an historic preservation plan element in the Master Plan and the adoption of administrative and regulatory measures related to historic structures and sites. These provisions were further amended in 1991 to correct some operating deficiencies observed in the initial set of guidelines.

↙ In accordance with the terms of the Municipal Land Use Law, the township created the Teaneck Historic Preservation Commission through the adoption of an ordinance in 1988. The Mayor also appointed members to serve on the commission at that time.

The powers and duties of the Historic Preservation Commission are set forth both in the ordinance creating the commission and in the Municipal Land Use Law. They are as follows:

1. Prepare a survey of historic sites of the township pursuant to criteria identified in the survey report.
2. Make recommendations to the planning board in the historic preservation plan element of the master plan and on the implications for preservation of historic sites on any other master plan elements.
3. Advise the planning board on the inclusion of historic sites in the recommended capital improvement program.
4. Advise the planning board and board of adjustment on applications for development pursuant to the Municipal Land Use Law.
5. Provide written reports pursuant to the Municipal Land Use Law on the application of the zoning ordinance provisions concerning historic preservation.
6. Hear and decide applications for Certificates of Appropriateness.
7. Carry out such other advisory, educational and informational functions as will promote historic preservation in the township.

The accomplishments of the Historic Preservation Commission to date include a complete review of the sites and districts which were listed in the 1985 Master Plan, including an update of that listing. In addition to a review and reaffirmation of the viability of the listing of sites and districts identified in 1985, the Commission has identified certain additional sites. In 1990, the Commission recommended formal designation of seven early stone houses as Teaneck Historic Sites and supported this with detailed documentation. By ordinance adopted in November 1990 Township Council ratified this recommendation. In

September of 1990, the Commission recommended the adoption of an ordinance for the protection of historic artifacts which may be found on public property. That ordinance was adopted by Council as recommended.

The Commission has also developed procedures and forms to integrate its review of development applications with the existing review process within Township government. In 1992 it assisted in the preparation of a set of by-laws concerning its operation.

As a part of the preparation of this Historic Preservation Plan Element of the Master Plan, the Commission has suggested an outline for its content and has provided a significant amount of background data.

Historic Background of Teaneck

Teaneck's character reflects its historic past and unique patterns of development. Early Lenape Indian trails and camp sites were laid out on either side of a sharp ridge of land which was known as the Teaneck Ridge. Two such trails served as focal points for later development in the 17th and 18th centuries by European settlers and continue to serve today as the principal north-south arteries: River Road and Teaneck Road. This early primarily Dutch heritage is remembered today in seven officially designated (by Township ordinance) historic houses situated along, or in close proximity to, both these thoroughfares.

Development of the community during the Revolutionary War and in the several decades which followed was slowed as the local citizens witnessed, first hand, the dramatic events and personalities of that period. Progress was resumed in the middle of the 19th century as a result of the establishment of railroads throughout the region. Wealthy New Yorkers and others purchased large tracts of land on which they built spacious mansions and manor houses. Their principal place of employment continued to be New York City, and the new citizens commuted daily to work by train, thus establishing Teaneck as an early suburban community.

The estate of William Walter Phelps was the largest of these properties and encompassed nearly 2,000 landscaped acres within the central part of the township. Hence, subsequent development was refocused along the perimeters of the Phelps Estate. This unique pattern of growth continued until 1922 when 672 acres of Phelps Manor Estate was opened to new house construction. Residential development was further advanced by the completion of the George Washington Bridge in 1932 and its connection to Teaneck via State Highway Route 4.

The first Master Plan which was presented to the Township Council in 1933 recognized these dynamic changes and sought "...to preserve Teaneck's many advantages and charms and to encourage its future development as a predominantly residential community of the best type." This high-minded goal endured through severe economic depression and world war and was finally realized in 1949 when Teaneck was exhibited as a Model American Community. The rapid changes and complicated demands of the post war and modern eras have also been met by careful consideration and diligent adherence to the principles established by Teaneck's early planners. Interstate highway systems, high-rise hotel and office complexes, the demands of increased vehicular traffic and the needs expressed by a citizenry of diverse ethnic and religious background are among the special challenges that have been addressed and continue to require deliberate and careful planning.

Bergen County Historic Sites Survey for Teaneck

The Historic Sites Survey Committee of the Bergen County Historic Sites Advisory Board conducted a survey of historic sites in Teaneck for the purpose of identifying sites of

historic significance. The criteria used in the selection of sites to be included in the survey are whether the sites are:

1. Important to the general development of the area and the unique cultural heritage of their communities.
2. Significant examples of an architectural style or period.
3. Representative examples of vernacular architecture of the area.
4. Associated with important persons or groups, with a social or political movement, or with an historical event.
5. Significant examples of structural or engineering techniques.
6. Significant in their setting, such as landscaping, planning or other aspects of the environment, either natural or manmade.
7. A cohesive grouping of sites which meet one or more of the above criteria, so as to justify an historic district, or thematic grouping of sites.

It is noted in the survey by Bergen County that these criteria are less rigid than those of the National and New Jersey Registers of Historic Places, and that consideration is given to sites of national, state and, in particular, local significance. The locally significant buildings, structures, and districts are of importance to Bergen County and its seventy municipalities.

Teaneck's Historic Preservation Commission has utilized the Bergen County Historic Sites Survey to identify Teaneck's historic sites and districts. However, additions to the survey are made by the Commission as appropriate.

Teaneck's Program for Protection of Historic Site and Districts

The Historic Preservation Commission is implementing Teaneck's program for protecting its historic sites and districts within the framework of its historic preservation ordinance. The program comprises three major elements:

1. Recommendations for identification of historic sites and districts in the Master Plan based upon the Historic Sites Survey. The Commission also maintains listings of sites and districts which could be considered for future inclusion in the Master Plan.
2. Formal designation of historic sites and districts based upon identification in the Master Plan and supported by documentation.
3. Regulation of formally designated historic sites through the development application process and issuance of permits (Certificates of Appropriateness).

Other aspects of the program are carried out within the advisory, educational and informational functions of the Commission. The Township Historian, a member of the Commission, serves an important role in these functions.

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:

Formally Designated Historic Sites

- A. John Ackerman House, 1286 River Road
- B. Banta-Coe House, 884 Lone Pine Road
- C. Brinkerhoff-Demarest House, 493 Teaneck Road
- D. Kip-Cadmus House, 666 River Road
- E. Adam Vandelinda House, 586 Teaneck Road
- F. James Vandelinda House, 566 Teaneck Road
- G. Casper Westervelt House, 20 Sherwood Road

The following list of historic sites and districts identified in the Historic Sites Survey are included in the Master Plan by listing and identification on the attached map, Plate 32:

Historic Sites and Districts Identified by Survey

- 1. Fred T. Warner Historic District consisting of approximately 40 buildings northeast of the junction of River Road and Cedar Lane
- 2. Northerly portion of Brett Park and Old New Bridge spanning Hackensack River at the foot of Old New Bridge Road
- 3. Winthrop Road Historic District, includes 22 buildings on Winthrop Road from Jefferson Street to Sussex Road, #443 to #573, #464 to #570
- 4. Teaneck Bahai Center, 130 Evergreen Place
- 5. Teaneck High School, Queen Anne Road between Elizabeth Avenue and Cranford Place
- 6. Teaneck Municipal Complex, Teaneck Road and Cedar Lane
- 7. Art Moderne House, 658 Larch Avenue
- 8. Central Fire House, Teaneck Road between Fairview Avenue and Circle Driveway
- 9. George H. Coffey House, 733 Pomander Walk
- 10. Christian Cole House, 1617 River Road
- 11. House designed by Edward Durrell Stone, 628 North Forest Drive
- 12. Lutheran/Van Buskirk Cemetery, W. side of River Road at Maitland Avenue
- 13. House on Old New Bridge Road, east side, just south of New Bridge Road and #37
- 14. Teaneck Armory, Teaneck Road between Ward Plaza and Liberty Road
- 15. Vernacular Second Empire House, southwest corner of Englewood Avenue and Spruce Street
- 16. J. T. Browne House, 381 Fort Lee Road
- 17. Route 4 Greenbelt, Route 4 between Teaneck/Englewood boundary and River Road
- 18. House designed by Louis Bourgeois, 114 Bogert Street
- 19. Streetscape: Old New Bridge Road, between the Hackensack River and Riverview Avenue, north side
- 20. Bofinger Estate Mansion, 721 Carroll Place
- 21. Streetscape: Grove Street, Queen Anne Road to Palmer Avenue
- 22. Gothic Revival Cottage, southwest corner of Old New Bridge Road and New Bridge Road
- 23. Vernacular building with Tudor features, 52 Hillside Avenue
- 24. Vernacular house, 121 Oakdene Avenue
- 25. Vernacular Classical Revival house, 447 Queen Anne Road
- 26. J. G. Ackerman Farmhouse, 1596 Teaneck Road
- 27. Van Brunt Farmhouse, northeast corner of East Forest Avenue and Lorraine Avenue
- 28. Jacob Fink Farmhouse, 175 Fycke Lane

PLATE 32

HISTORIC PRESERVATION PLAN ELEMENT

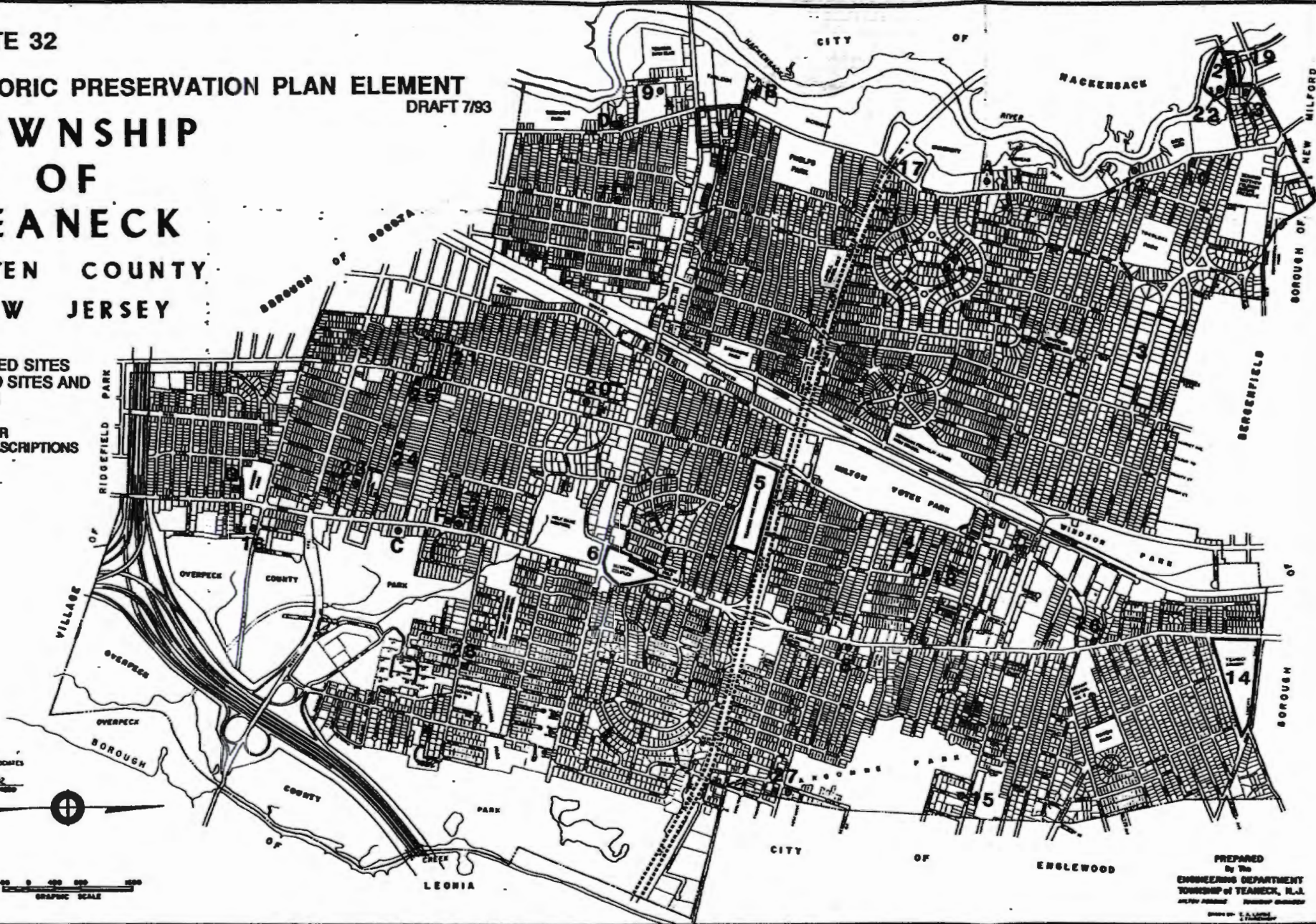
DRAFT 7/93

TOWNSHIP OF TEANECK

BERGEN COUNTY
NEW JERSEY

A-G DESIGNATED SITES
1-28 IDENTIFIED SITES AND DISTRICTS

SEE TEXT FOR
DETAILED DESCRIPTIONS



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Reduced from larger map

The significance of the above-listed sites and districts is that they represent significant examples of an architectural style or period, are representative examples of vernacular architecture of the area, and/or are important to the general development of the area and the unique cultural heritage of the community, according to the findings and conclusions of the Teaneck Historic Preservation Commission.

Compatibility of Historic Preservation Plan Element with Other Elements of the Master Plan

The Municipal Land Use Law requires specific findings concerning the impact of each component and element of the master plan on the preservation of historic sites and districts. The following sections identify each of the master plan elements and their impacts:

1. Land Use Plan Element: The basic approach used in the development of the Land Use Plan is to reflect the pattern of existing development and to preserve the integrity of existing established neighborhoods. Most of the sites are single family residences located in single family residential districts, so the Land Use Plan does not present any negative impacts on preservation efforts.

The Route 4 Greenbelt deserves special mention since it is a linear district involving public land. The Land Use Plan continues to support a zoning pattern which will not place undue pressure on the Greenbelt, which could occur if nonresidential zoning or development were encouraged.

2. Housing Element: None of the historic sites or districts are identified as a part of the potential development of affordable housing in the Housing Element, and as such there is no impact on the Historic Preservation Plan Element.
3. Traffic Circulation Plan Element: Certain road and intersection improvements are recommended as a part of the Traffic Circulation Plan. Where such improvements are located near identified historic sites, careful attention will be given to the preservation of the identified site, with design accommodations made as necessary to accomplish this goal. The Route 4 Greenbelt has been the subject of some attention from the New Jersey Department of Transportation which has been considering a widening program. This has been addressed in the Traffic Circulation Plan, with most aspects of the widening program discouraged in order to retain the integrity of the Greenbelt and to allow it to continue to function not only as an element of highway beautification, but as a buffer and transition area to the residential development located along both sides of the highway. Based on the goals, objectives and recommendations contained in this element of the Master Plan, there will be no negative effect on the Historic Preservation Plan Element.
4. Conservation and Recreation Plan Element: This element has no negative impact on the Historic Preservation Plan Element since the identified historic sites are located in areas which will not be impacted by any aspects of this Plan. The Route 4 Greenbelt is also reflected in this Plan element and further indicates the coordination and compatibility among the various components of the Master Plan.
5. Community Facilities Plan Element: There are no proposals in the Community Facilities Plan which are inconsistent or incompatible with the objective of preserving historic sites and districts.

7. At least two swimming facilities should be provided through the municipality on a membership or daily fee basis. The township has an option to buy the swimming facilities at Pomander Walk and should consider exercising that option. An in-ground swimming pool has been built at Votee Park. An indoor swimming facility is desirable. This could be provided through modification of an outdoor facility, perhaps enclosing it with an air structure, or located as a part of the high school complex as a joint project of the Board of Education and the township.
8. Consideration should be given to locating additional facilities in the undeveloped County Park lands in the southeastern section of the township, as shown in the Overpeck Park development plans, dated March, 1982, prepared by the County.
9. As a part of the conservation and open space aspects of this Plan, the township reaffirms the preservation of open space along Route 4, recognizing the important role this open space plays in protecting the residential character of Teaneck, and continuing to recognize the far-sighted actions of early Teaneck planners in establishing this open space.
10. The Rodda Center Expansion plans, as set forth on pages 11 and 12 of the Bilow + Goldberg and Associates report of February 1991, entitled "Teaneck Space Study Update", are hereby endorsed and incorporated by reference in this Plan.
11. Existing major trees in the township should be preserved where possible within street rights-of-way, publicly owned lands, and lands in private ownership. A plan should be developed for replacing aging and downed trees on these lands to maintain coverage.
12. A new, lighted full-sized basketball facility with 40 parking spaces is proposed for the northwest corner of Votee Park. The paddleball-handball courts in Votee Park should be restored to their original condition, including the reseeded area around these courts. Lights for the interior Votee walking oval and soccer fields should be installed.
13. Downsized basketball courts should be established in Tryon Park for children under the age of 14.
14. Continental Park should be expanded to the west through the inclusion of the neighboring lot (Block 1102, Lot 10) which is owned by the township and which serves as a *de facto* extension of the existing facility.
15. A new mini-park should be established on the township-owned land on the southeast corner of Sackville and Stephens Streets (Block 5103, Lot 7). Stephens Street is a paper street and should be included as part of the park to provide access from Bilton. The park should be equipped with playground equipment, benches and picnic facilities.
16. A new mini-park should be established on the vacant land at the northeast corner of Cedar Lane and Palisade Avenue (block 2609, Lot 25). The park should be equipped with benches.

PLATE 33

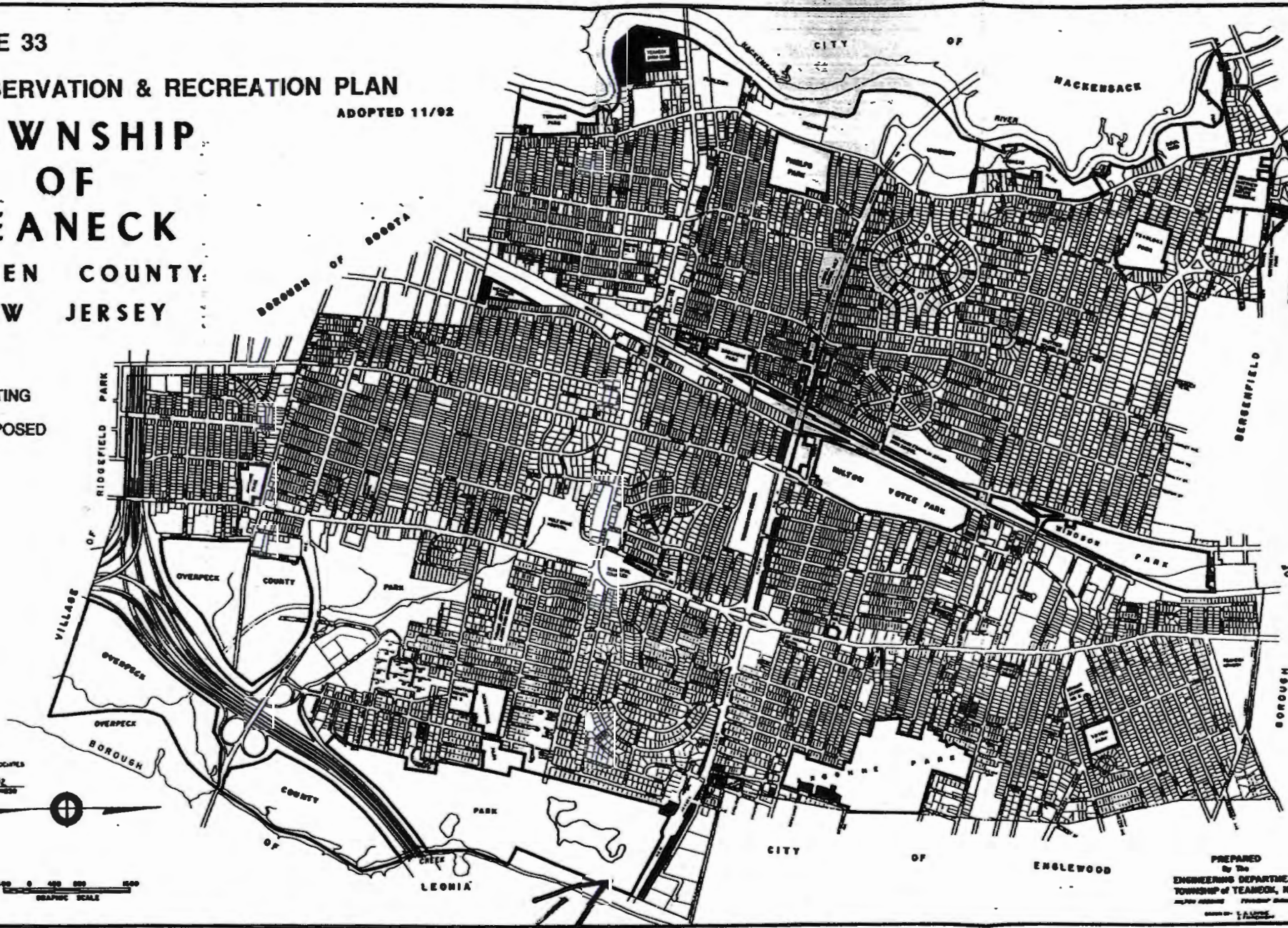
CONSERVATION & RECREATION PLAN

ADOPTED 11/02

TOWNSHIP OF TEANECK

BERGEN COUNTY
NEW JERSEY

- EXISTING
- PROPOSED



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TOWNSHIP OF TEANECK, N.J.
MILTON VOTES PARK
HINSON PARK
SOMER PARK
OVERPECK COUNTY PARK
CHEER PARK

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