

OPEN SPACE AND RECREATION PLAN

for
Township of Teaneck
County of Bergen



Compiled by



Morris and Conservancy
a nonprofit and trust

with the



Township of Teaneck
Project Team and
Environmental Commission

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- 1) Township of Teaneck Environmental Commission - Philosophy of Open Space
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- 4) Public Hearing #2 - February 27, 2007
- 5) Open Space Trust Fund Resolution
- 6) Recreation and Open Space Inventory
- 7) Parcel Data Tables - Open Space Inventory
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- 9) MOST 2005 Report
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Cover Photographs: Coolidge Park and the Hackensack River Greenway - September 2006

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 6.23 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 desire 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

upland plateau be utilized entirely for passive recreation to maintain compatibility with the surrounding residential neighborhood and to offer interpretation of the early Lenape Indian occupation here. (*New Bridge Landing Comprehensive Interpretive Plan*)

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

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 6.23 square miles and home to 39,260 individuals (2000 U.S. Census), the Township of Teaneck is the second most populous 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 are located in the Township, including 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.

Demography

At a size of only 6.23 square miles, the 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.

Argonne Greenway	5608	10	Argonne Greenway	5706	1	Argonne Greenway	5714	3
Argonne Greenway	5608	11	Argonne Greenway	5706	2	Argonne Greenway	5714	4
Argonne Greenway	5608	12	Argonne Greenway	5706	3	Argonne Greenway	5714	5
Argonne Greenway	5613	1	Argonne Greenway	5706	8	Argonne Greenway	5714	8
Argonne Greenway	5613	9	Argonne Greenway	5706	9	Argonne Greenway	5802	1
Argonne Greenway	5614	1	Argonne Greenway	5707	1	Argonne Greenway	5802	2
Argonne Greenway	5614	2	Argonne Greenway	5707	3	Argonne Greenway	5802	3
Argonne Greenway	5614	3	Argonne Greenway	5707	4	Argonne Greenway	5804	1
Argonne Greenway	5614	4	Argonne Greenway	5707	5	Argonne Greenway	5804	2
Argonne Greenway	5614	5	Argonne Greenway	5707	6	Argonne Greenway	5804	3
Argonne Greenway	5614	7	Argonne Greenway	5707	7.01	Argonne Greenway	5804	4
Argonne Greenway	5614	8	Argonne Greenway	5707	7.02	Argonne Greenway	5805	6
Argonne Greenway	5615	2	Argonne Greenway	5707	8	Argonne Greenway	5805	7
Argonne Greenway	5615	3	Argonne Greenway	5707	9	Argonne Greenway	5805	8
Argonne Greenway	5615	4	Argonne Greenway	5707	10	Argonne Greenway	5805	9
Argonne Greenway	5615	5	Argonne Greenway	5708	1	Argonne Greenway	5805	10
Argonne Greenway	5615	6	Argonne Greenway	5710	8	Argonne Greenway	5805	11
Argonne Greenway	5615	7	Argonne Greenway	5710	9	Argonne Greenway	5805	12
Argonne Greenway	5615	8	Argonne Greenway	5710	10	Argonne Greenway	5805	13
Argonne Greenway	5615	9	Argonne Greenway	5710	11	Argonne Greenway	5805	14
Argonne Greenway	5615	10	Argonne Greenway	5711	1	Argonne Greenway	5805	15
Argonne Greenway	5615	11	Argonne Greenway	5711	2	Argonne Greenway	5805	16
Argonne Greenway	5615	12	Argonne Greenway	5711	3	Argonne Greenway	5805	17
Argonne Greenway	5705	1	Argonne Greenway	5711	4	Argonne Greenway	5805	18
Argonne Greenway	5705	2				Argonne Greenway	5805	19
Argonne Greenway	5705	3				Argonne Greenway	5805	20
Argonne Greenway	5705	4	Argonne Greenway	5714	2	Argonne Greenway	5805	21
Argonne Greenway	5705	5	Argonne Greenway	5816	2	Argonne Greenway	5810	11
Argonne Greenway	5705	6	Argonne Greenway	5816	3	Argonne Greenway	5810	12
Argonne Greenway	5705	7	Argonne Greenway	5816	4	Argonne Greenway	5810	13
Argonne Greenway	5705	8	Argonne Greenway	5816	5	Argonne Greenway	5816	17
Argonne Greenway	5705	9	Argonne Greenway	5816	6	Argonne Greenway	5816	19
Argonne Greenway	5705	10	Argonne Greenway	5816	9	Argonne Greenway	5816	20
Argonne Greenway	5706	4	Argonne Greenway	5816	10	Argonne Greenway	5908	2
Argonne Greenway	5706	5	Argonne Greenway	5816	11	Argonne Greenway	5909	1.01
Argonne Greenway	5706	6	Argonne Greenway	5816	12	Argonne Greenway	5909	4
Argonne Greenway	5706	7	Argonne Greenway	5816	13	Argonne Greenway	5909	5
Argonne Greenway	5706	10	Argonne Greenway	5816	14	Argonne Greenway	5909	10
Argonne Greenway	5707	2	Argonne Greenway	5816	15	Argonne Greenway	5910	2
Argonne Greenway	5714	1	Argonne Greenway	5816	16	Argonne Greenway	5912	1.01

Greenway	BLOCK	LOT	Greenway	BLOCK	LOT	Greenway	BLOCK	LOT
Route 4 Greenbelt	401	1	Route 4 Greenbelt	502	16	Route 4 Greenbelt	901	6
Route 4 Greenbelt	402	1	Route 4 Greenbelt	502	17	Route 4 Greenbelt	901	7
Route 4 Greenbelt	502	5	Route 4 Greenbelt	503	9	Route 4 Greenbelt	901	8
Route 4 Greenbelt	502	6	Route 4 Greenbelt	503	10	Route 4 Greenbelt	901	9
Route 4 Greenbelt	502	9	Route 4 Greenbelt	503	11	Route 4 Greenbelt	901	10
Route 4 Greenbelt	502	10	Route 4 Greenbelt	504	8	Route 4 Greenbelt	901	11
Route 4 Greenbelt	502	11	Route 4 Greenbelt	504	9	Route 4 Greenbelt	901	12
Route 4 Greenbelt	502	12	Route 4 Greenbelt	504	10	Route 4 Greenbelt	902	2
Route 4 Greenbelt	502	13	Route 4 Greenbelt	901	1	Route 4 Greenbelt	903	1
Route 4 Greenbelt	502	14	Route 4 Greenbelt	901	2	Route 4 Greenbelt	2210	1
Route 4 Greenbelt	502	15	Route 4 Greenbelt	901	3	Route 4 Greenbelt	2211	2
Route 4 Greenbelt	502	18	Route 4 Greenbelt	901	4	Route 4 Greenbelt	2211	3
Route 4 Greenbelt	502	19	Route 4 Greenbelt	901	5	Route 4 Greenbelt	2211	4
Route 4 Greenbelt	502	20	Route 4 Greenbelt	902	1	Route 4 Greenbelt	2211	5
Route 4 Greenbelt	1401	1	Route 4 Greenbelt	1504	11	Route 4 Greenbelt	2211	6
Route 4 Greenbelt	1403	1	Route 4 Greenbelt	1504	12	Route 4 Greenbelt	2701	1
Route 4 Greenbelt	1501	1	Route 4 Greenbelt	1505	1	Route 4 Greenbelt	2702	11
Route 4 Greenbelt	1501	2	Route 4 Greenbelt	1505	2	Route 4 Greenbelt	2703	1
Route 4 Greenbelt	1501	5	Route 4 Greenbelt	1505	8	Route 4 Greenbelt	2703	2
Route 4 Greenbelt	1501	6	Route 4 Greenbelt	1506	13	Route 4 Greenbelt	2703	3
Route 4 Greenbelt	1501	7	Route 4 Greenbelt	1506	14	Route 4 Greenbelt	2703	10
Route 4 Greenbelt	1502	1	Route 4 Greenbelt	1507	1	Route 4 Greenbelt	4001	6
Route 4 Greenbelt	1502	2	Route 4 Greenbelt	1507	23	Route 4 Greenbelt	4703	4
Route 4 Greenbelt	1502	9	Route 4 Greenbelt	1508	1	Route 4 Greenbelt	4813	1
Route 4 Greenbelt	1502	10	Route 4 Greenbelt	1508	24	Route 4 Greenbelt	4813	2
Route 4 Greenbelt	1503	1	Route 4 Greenbelt	1509	1	Route 4 Greenbelt	4813	3
Route 4 Greenbelt	1503	2	Route 4 Greenbelt	1509	28	Route 4 Greenbelt	4813	4
Route 4 Greenbelt	1503	3	Route 4 Greenbelt	2210	2	Route 4 Greenbelt	4813	5
Route 4 Greenbelt	1503	13	Route 4 Greenbelt	2210	3	Route 4 Greenbelt	4813	6
Route 4 Greenbelt	1503	14	Route 4 Greenbelt	2210	4	Route 4 Greenbelt	4813	7
Route 4 Greenbelt	1504	1	Route 4 Greenbelt	2210	5	Route 4 Greenbelt	4813	8
Route 4 Greenbelt	1504	2	Route 4 Greenbelt	2211	1	Route 4 Greenbelt	4813	43
Route 4 Greenbelt	1504	8	Route 4 Greenbelt	4701	1	Route 4 Greenbelt	4813	44
Route 4 Greenbelt	1504	9	Route 4 Greenbelt	4704	1	Route 4 Greenbelt	5922	10

Greenway	BLOCK	LOT	Greenway	BLOCK	LOT	Greenway	BLOCK	LOT
Route 4 Greenbelt	2801	1	Route 4 Greenbelt	4002	1	Route 4 Greenbelt	4003	10
Route 4 Greenbelt	2802	1	Route 4 Greenbelt	4002	5	Route 4 Greenbelt	4003	20
Route 4 Greenbelt	4001	1	Route 4 Greenbelt	4002	6	Route 4 Greenbelt	4003	21
Route 4 Greenbelt	4001	2	Route 4 Greenbelt	4002	7	Route 4 Greenbelt	4003	22
Route 4 Greenbelt	4001	3	Route 4 Greenbelt	4002	8	Route 4 Greenbelt	4101	1
Route 4 Greenbelt	4001	4	Route 4 Greenbelt	4002	9	Route 4 Greenbelt	4102	26
Route 4 Greenbelt	4001	5	Route 4 Greenbelt	4002	10	Route 4 Greenbelt	4102	27
Route 4 Greenbelt	4001	7	Route 4 Greenbelt	4002	11	Route 4 Greenbelt	4813	9
Route 4 Greenbelt	4001	8	Route 4 Greenbelt	4003	1	Route 4 Greenbelt	5919	16.01
Route 4 Greenbelt	4002	2	Route 4 Greenbelt	4003	2	Route 4 Greenbelt	5919	16.04
Route 4 Greenbelt	4002	3	Route 4 Greenbelt	4003	3	Route 4 Greenbelt	5919	16.05
Route 4 Greenbelt	4002	4	Route 4 Greenbelt	4003	4	Route 4 Greenbelt	6001	6
Route 4 Greenbelt	4808	2	Route 4 Greenbelt	4003	5	Route 4 Greenbelt	6001	7
Route 4 Greenbelt	4808	14	Route 4 Greenbelt	4003	6	Route 4 Greenbelt	6001	8
Route 4 Greenbelt	4808	15	Route 4 Greenbelt	4003	7	Route 4 Greenbelt	6002	1
Route 4 Greenbelt	4809	10	Route 4 Greenbelt	4003	9	Route 4 Greenbelt	6002	2
Route 4 Greenbelt	4809	11	Route 4 Greenbelt	4003	23	Route 4 Greenbelt	6002	3
Route 4 Greenbelt	4810	10	Route 4 Greenbelt	4011	25	Route 4 Greenbelt	6002	4
Route 4 Greenbelt	4810	11	Route 4 Greenbelt	5921	11	Route 4 Greenbelt	6002	8
Route 4 Greenbelt	4811	10	Route 4 Greenbelt	5921	12	Route 4 Greenbelt	6002	9
Route 4 Greenbelt	4811	11	Route 4 Greenbelt	5922	8	Route 4 Greenbelt	6002	10
Route 4 Greenbelt	4811	12	Route 4 Greenbelt	5922	9	Route 4 Greenbelt	6002	11
Route 4 Greenbelt	4811	13	Route 4 Greenbelt	5922	11			
Route 4 Greenbelt	4812	14	Route 4 Greenbelt	5923	8			
Route 4 Greenbelt	4812	15	Route 4 Greenbelt	5923	9			
Route 4 Greenbelt	5919	1	Route 4 Greenbelt	5923	10			
Route 4 Greenbelt	5919	15	Route 4 Greenbelt	5924	10			
Route 4 Greenbelt	5920	11	Route 4 Greenbelt	5924	11			
Route 4 Greenbelt	5920	12	Route 4 Greenbelt	5925	7			
Route 4 Greenbelt	5920	13	Route 4 Greenbelt	5925	8			
Route 4 Greenbelt	5921	9	Route 4 Greenbelt	5925	9			
Route 4 Greenbelt	5921	10	Route 4 Greenbelt	5925	10			
Route 4 Greenbelt	5921	13	Route 4 Greenbelt	5927	4			
Route 4 Greenbelt	5921	14	Route 4 Greenbelt	5927	5			



GREENWAY MAP

Township of Teaneck
March 2007












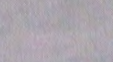
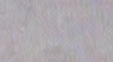
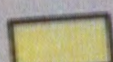






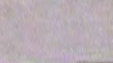
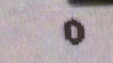



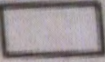
- Properties of 1/2 acre or less as of 12/31/06
- Greenway
- Cuddeback Lane Corridor
- Neckamuck River Greenway
- Rocke & Greenhall
- Windsor Park Greenway
- Argonne Greenway
- Rocke & Greenhall
- Overpass Greenway
- Overpass Greenway

Enlarged
from Greenbelt
MAP

Route 4
Greenbelt



Key to Greenway Map

-  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
-  Municipal Boundary
-  Parcel

