

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

257-2016

**REQUEST PLANNING BOARD TO UNDERTAKE A RE-EXAMINATION
OF MASTER PLAN WITH RESPECT TO OFFICE AND STORAGE
FACILITY USES ON BLOCK 4102, LOT 26.01 AND 27**

WHEREAS, Lots 26.01 and 27 in Block 4102 as shown on the Tax Map of the Township of Teaneck are two contiguous parcels amounting to approximately 2 ½ acres, located on the south side of State Highway Route 4 at the terminus of Hancock Avenue, directly opposite the Alfred Avenue industrial area on the north side of Route 4 and next to Overpeck County Golf Course to the east, and are currently zoned as R-S Single Family Residential; and

WHEREAS, Lot 26.01 is privately owned and currently developed with a small professional office building; and

WHEREAS, Lot 27 is owned by the Township of Teaneck and is currently undeveloped; and

WHEREAS, the 2011 Master Plan Reexamination Report recommended that the foregoing parcels be rezoned so as to permit an appropriately sized hotel with sufficient buffering and screening to the adjacent single family homes oriented to Glen Court to the south; and

WHEREAS, the owners of Lot 26.01 have expressed an interest in purchasing Lot 27 and developing same for either an office use or storage facility;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey that the Planning Board is hereby requested to undertake a reexamination the Master Plan with consideration to office and storage facility uses on Block 4102, Lots 26.01 and 27.