

Siegel and Siegel property:

Current Master Plan:

As the subject property maintains direct access to Route 4, it is recommended that this property be rezoned for professional office type uses. Furthermore, any rezoning of this property should include provisions for significant setbacks from Route 4 in concert with the provision of heavy landscaping to allow for the visual connection to the Township's Greenbelt, and both rear yard setbacks and planted buffers in the rear of any new structure to minimize adverse impacts to the adjacent residential neighborhood to the south. A height restriction should be implemented to limit the height of any proposed buildings to no greater than three (3) stories and 35 feet. In addition, Hancock Avenue, a public right-of-way providing access to Farragut Drive should be vacated to prevent adverse traffic impacts to the adjacent neighborhood.

Proposed Master Plan Reexamination Report:

While the height, size and lot area requirements for such a hotel would preclude their being established within Teaneck's existing retail areas, there are two locations along the Route 4 corridor adjacent to the Englewood border which fulfill the criteria for such a hotel. The parcels in question are lots 26.01 and 27 of Block 4102, contiguous parcels amounting to approximately 2½ acres, located on the south side of Route 4 at the terminus of Hancock Avenue. Lot 26.01 is privately owned and developed with a small professional office, whose owners have indicated a willingness to redevelop the property for a more intensive use. Lot 27 is owned by the Township of Teaneck. The frontage on Route 4 provides both the accessibility and visibility required for a business hotel that could be utilized for regional-oriented businesses. The size and configuration of the two parcels combined would allow for an appropriately-sized hotel with sufficient land to provide on-site parking and buffering and screening to adjacent uses. The only residential uses proximate to the parcels are the rear of homes oriented to Glen Court. Otherwise, Teaneck's industrial development along Alfred Avenue is directly opposite and the Overpeck County Golf Course is to the east. Moreover, by carefully drafting height, setback and open space and buffering requirements, the potential negative impacts of a hotel on the parcel could be mitigated. To ensure that a quality business hotel is developed on the site, zoning controls would mandate a minimum of 100 rooms, and require that on-site dining facilities, meeting rooms and exercise facilities be provided within the hotel—something that a lesser quality motel or transient lodging hotel cannot offer for economic reasons. Also, to prevent the hotels from being used for transient housing purposes, a limitation on the provision of kitchens/cooking facilities and suites would also be included.