

Environmental Resource Inventory

Township of Teaneck New Jersey

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Disclaimer:

Maps in this report were developed using New Jersey Department of Environmental Protection
Geographic Information System digital data,
but this secondary product has not been verified by NJDEP and is not state-authorized.

Environmental Features

We are the stewards of our natural environment. Protection and preservation of our natural resources is essential and requires more than just regulatory controls. It is necessary to establish proactive planning techniques to be implemented at all levels of government not only to identify and address existing harmful threats but also to guide future development activities to be compatible with the protection of these resources.

Geology

The geology of an area is an important factor in land use decision-making, for it influences the nature and extent of how land is developed. In areas that are not served by a centralized water supply system, underlying geological formations can serve as a good source of water supply if a sufficient frequency of cracks in the underlying bedrock can be found to allow for adequate access into the water table. Conversely, certain geological formations such as sand and gravel can provide for a porous subgrade which permits a rapid recharge of groundwater supplies. When these materials are situated over aquifers, they are considered to be of value for the continuation and protection of the aquifer.

Sewage disposal facilities and their respective capabilities are influenced by the geology as well since a dense substratum can inhibit or prohibit infiltration. Conversely, a geological formation that is fissured or cracked might allow infiltration at a very rapid rate, precluding adequate infiltration, and potentially contaminating groundwater supplies.

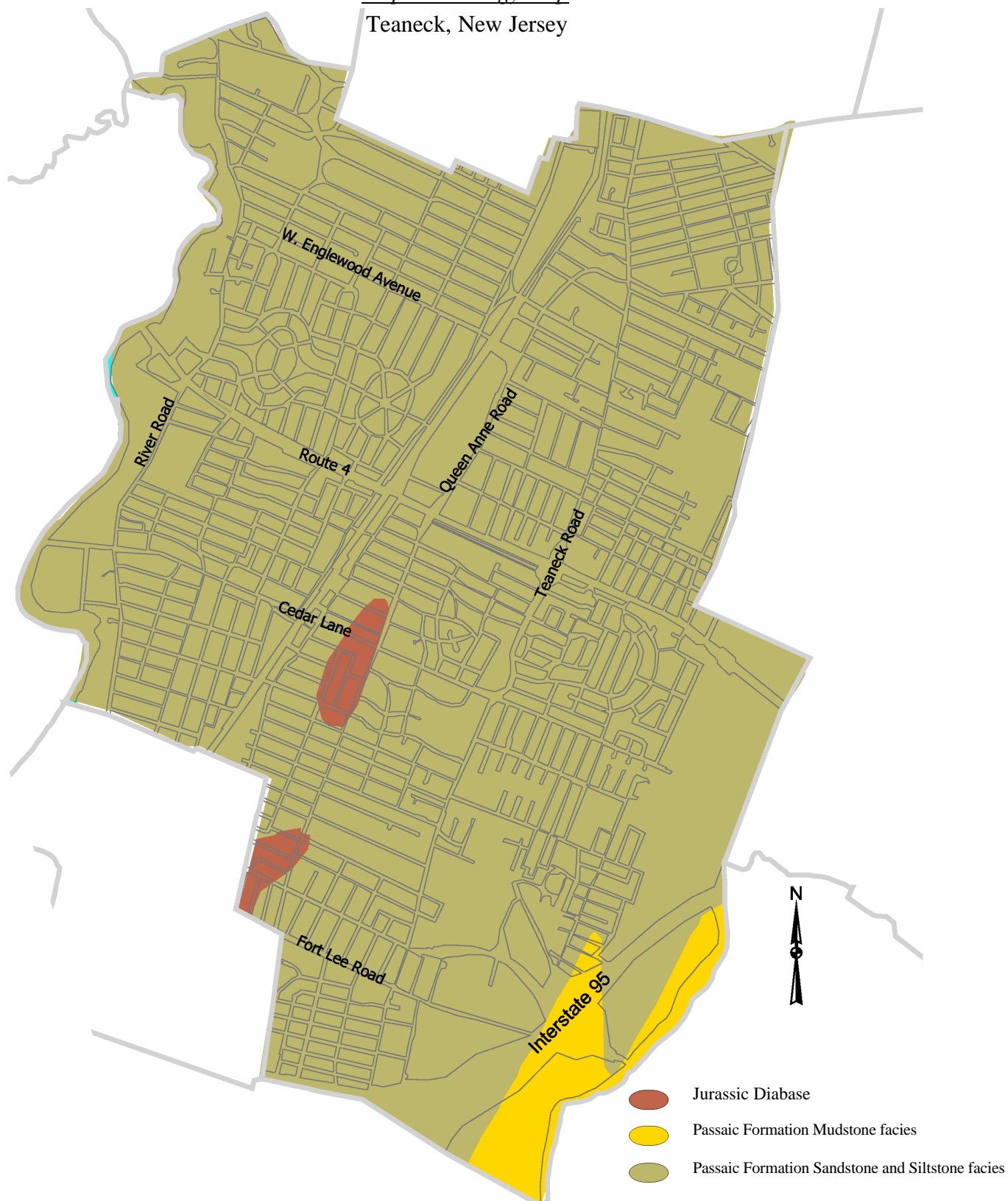
Both the nature and depth of bedrock influences the stability and cost of construction. Certain low bearing strength geological formations, especially those situated at or near the surface, are not capable of supporting heavy loads.

The Township of Teaneck occupies 3,986 acres of land. A majority of the Township, a total of 3,805 acres of land, is underlain by Passaic Formation Sandstone and Siltation compositions. Other smaller isolated areas of the Township are underlain by Passaic Formation Mudstone, (128 acres) adjacent to the Overpeck Creek and Jurassic Diabase formations (52 acres) which exist on the west side of Queen Anne Road in two areas; one at the intersection of Cedar Lane and the other near Degraw Avenue. These areas are depicted on Map 1 - Geology map on the following page.

The NJDEP definitions of these geological formations are located in the appendix of this report.

Map 1 - Geology Map

Teaneck, New Jersey



Soil Conditions

The United States Department of Agriculture, Soil Conservation Service, has prepared a study of soil conditions for Bergen County. The forward to the report states the following:

This soil survey contains information that can be used in land-planning programs in Bergen County. It contains predictions of soil behavior for selected land uses. The survey also highlights limitations and hazards inherent in the soil, improvements needed to overcome the limitations, and the impact of the selected land uses on the environment.

This soil survey is designed for many different users. Farmers, foresters and agronomists can use it to evaluate the potential of the soil and the management needed for maximum food and fiber production. Planners, community officials, engineers, developers, builders, and homebuyers can use the survey to plan land use, select sites for construction, and identify special practices needed to ensure proper performance. Conservationists, teachers, students, and specialists in recreation, wildlife management, waste disposal, and pollution control can use the survey to help them understand, protect and enhance the environment.

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are shallow to bedrock. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited for basements or underground installations.

These and many other soil properties that affect land use are described in this soil survey. Broad areas are shown on the general soil map. The location of each soil is shown on the detailed soil maps. Each soil in the survey area is described. Information on specific uses is given for each soil. Helping in using this publication and additional information are available at the local office of the Soil Conservation Service or the Cooperative Extension Service.

The Soil Conservation Report identifies eight different soil families with several subfamilies in the Township of Teaneck. Some of the soils are further divided into subcategories. The classifications are noted on Map 2 - Soils map. Table 1 indicates the relative ease or difficulty of building based upon specific soil characteristics. Slight constraints generally indicate that the soils are compatible for the intended use. Moderate constraints indicate there are limitations to the use of the soils for building site construction and special considerations will be necessary to adequately accommodate this land use. Severe constraints notes that the properties of the soil are so unfavorable that extraordinary means will significantly increase costs and are likely to be required to serve this land use adequately. Table 2 indicates the respective areas of various soil types in acres.

Soils can either be mineralogic or organic in their composition. Mineralogic soils generally are structurally sound. Other soils can have a high organic component, which, while serving as a favorable medium for growing vegetative matter, may be too compressible to support development.

The composition and size of soils effects erosion. Uniform size soils (sands, silts or clays) generally promote erodibility. Conversely, loamy soils, where a mixture of particle sizes within a soil composition, promotes a “locking together” of soil particles which minimizes the potential for erosion. Soils containing larger particle sizes (sands) or those intermixed with gravels and stones, are generally well drained and can absorb frost expansion. Soils containing smaller particle sizes (silts and clays) are moderately to poorly drained and are subject to damaging frost resulting from the expansion of water as it freezes.

Some soils have a high propensity for absorption, while others do not. Soils that absorb water well generally promote a favorable characteristic for development. Other soils expand significantly, which is unfavorable for development.

Soils can either be deep or shallow. Deep soils provide a favorable environment for construction and septic disposal, while shallow soils promote a more readily available supply of groundwater. Shallow soils generally have a shallow depth to bedrock. Groundwater supplies are generally located within the fissures of the bedrock. Shallow bedrock also means that blasting or the ripping of rock may be necessary to prepare land for development.

The depth to water table affects the nature of the soils. Deep depths to the water table promotes non-hydric soils which are aerobic in nature and supports upland vegetation while shallow depth to water table promotes hydric soils, which are generally found to be anaerobic (absence of air). Hydric soils commonly support hydrophytic vegetation.

Certain soil types are described as having a high or low potential for flooding. Soils that are prone to flooding are generally low-lying soils with a high water absorption capacity, a low porosity and slow permeability. In highly developed areas, these soils have often been filled or disturbed for the purpose of site development; but these actions may not remove their potential for flooding.

Soil profiles are comprised of several layers or “soil horizons” the characteristics of which define the soil type. The top layer is usually referred to as the topsoil which overlays the subsoil. Topsoil is generally comprised of organic matter. Subsoils can be either organic or mineralogic. The substratum is the soil occurring below the subsoil.

Steeply sloping areas generally have soils that are shallow, erodible, well drained, non-hydric and have a deep depth to the water table. Conversely, extremely flat areas often have soils that are deep, also erodible, poorly drained and hydric, with a shallow depth to the water table. These characteristics are generalities and exceptions are frequent in both extremes.

The following represents a description of each of the soil types occurring in the Township of Teaneck:

Boonton Series

The Boonton Series consists of undulating moderately well drained Boonton soils and Urban land. Slopes range from 3 to 8 percent. Permeability of the Boonton soils is moderate above the fragipan and slow or very slow in the fragipan. Surface runoff is medium in the Boonton part of the complex and very rapid in the Urban land part. The hazard of erosion is slight. The available water capacity is moderate. The seasonal high water table is perched above the fragipan during the months of November through May in most years. Areas of the complex are used for single-family residential use.

BUB-Boonton-Urban land complex, undulating

This unit consists of undulating moderately well drained Boonton soils and Urban land. It occurs throughout the county, primarily east of the Ramapo River, on long glacial till ridges and on slightly convex broad till plains. Individual areas are irregular in shape. Most areas are between 5 and 140 acres in size. Slopes range from 3 to 8 percent. The Boonton soils and Urban land occur in such intricate patterns or in such small areas in this unit that they can not be shown separately on the soil map. This complex consists of about 55 percent Boonton soils, 30 percent Urban land and 15 percent other soils.

Urban land consists of areas with an impervious surface such as buildings, paved driveways, parking lots, patios, and paved walkways.

Permeability of the Boonton soils is moderate above the fragipan and slow or very slow in the fragipan. Surface runoff is medium in the Boonton part of the complex and very rapid in the Urban land part. The hazard of erosion is slight. The available water capacity is moderate. The seasonal high water table is perched above the fragipan during November through May in most years. Frost action potential is moderate.

The slow permeability in the fragipan, the perched seasonal high water table, and the fragipan are the major limiting factors for community development and installation of on-site sanitary disposal facilities. Downslope movement of water along the top of the fragipan is a limitation for dwellings with basements and on-site waste disposal systems. There are slight to moderate limitations for lawns, ornamental shrubs and trees.

Approximately 343.9 acres of land or 8.9% of the acreage in the Township contain soils of this type.



BUC-Boonton-Urban land complex, gently rolling

This unit consists of sloping moderately well drained Boonton soils and Urban land. It is located east of and through the Ramapo River, on long glacial till ridges and on slightly convex broad till plains. Individual areas are irregular in shape. Most areas are between 5 and 150 acres in size. Slopes range from 8 to 15 percent. The Boonton soils and Urban land occur in such intricate patterns or in such small areas in this unit that they can not be shown separately on the soil map. This complex consists of about 55 percent Boonton soils, 30 percent Urban land and 15 percent other soils.

Urban land consists of areas with an impervious surface such as buildings, paved driveways, parking lots, patios, and paved walkways.

Permeability of the Boonton soils is moderate above the fragipan and slow or very slow in the fragipan. Surface runoff is medium in the Boonton part of the complex and very rapid in the Urban land part. The hazard of erosion is moderate. The available water capacity is moderate. The seasonal high water table is perched above the fragipan during November through May in most years. Frost action potential is moderate.

Areas of this complex are used for single-family residential use. Individual lots vary in size from primarily ¼ acre or less in the central and southeastern parts of the county to up to one acre in the northeast and western parts of the county.

The slow permeability in the fragipan, the depth to the perched seasonal high water table the fragipan and the slope are the major limiting factors for community development and installation of on-site sanitary disposal facilities. Downslope movement of water along the top of the fragipan is a limitation for dwellings with basements and on-site waste disposal systems. There are moderate limitations for lawns, ornamental shrubs and trees.

The Township of Teaneck contains 451.5 acres of this soil type, representing 11.3 percent of the Township.



BUD- Boonton-Urban land, hilly

This unit consists of hilly well-drained Boonton soils and Urban land. Approximately 90 percent of this unit is located east of the Saddle River and the remaining 10 percent are located between the Saddle and Ramapo Rivers. Individual areas are irregular in shape and on the sides of long narrow glacial till ridges. Most areas are between 5 and 170 acres in size. Slopes range from 15 to 25 percent. The Boonton soils and Urban land occur in such intricate patterns or in such small areas in this unit that they can not be shown separately on the soil map. This complex consists of about 65 percent Boonton soils, 25 percent Urban land and 10 percent other soils.

Urban land consists of areas with an impervious surface such as buildings, paved driveways, parking lots, patios, and paved walkways.



Permeability of the Boonton soils is moderate above the fragipan and slow or very slow in the fragipan. Surface runoff is rapid in the Boonton part of the complex and very rapid in the Urban land part. The hazard of erosion is severe. The available water capacity is moderate. Frost action potential is moderate.

Areas of this complex are used for single-family residential use. Individual lots vary in size from primarily 1/3 acre or less in the central and southeastern parts of the county to up to one acre in the northeast and western parts of the county.

The slow permeability in the fragipan, the depth to the high water table and the slope are the major limiting factors for community development and installation of on-site sanitary disposal facilities. Downslope movement of water along the top of the fragipan is a limitation for dwellings with basements and on-site waste disposal systems. There are severe limitations for lawns, ornamental shrubs and trees.

Approximately 202.9 acres or 5.2% of the total land area of Teaneck contains soils of this type.

Dunellen-Urban Land Complex, Series

Permeability of the Dunellen soils is moderate or moderately rapid in the subsoil and rapid in the substratum. Surface runoff is low in the Dunellen part of the complex and very rapid in the urban land part. The hazard of erosion is slight. The available water capacity is moderate. Frost action is moderate. Permeability of the Dunellen soils is moderate or moderately rapid in the subsoil and rapid in the substratum. Surface runoff is low in the Dunellen part of the complex and very rapid in the urban land part. Areas of this complex are used for single-family residential uses.

DVA-Dunellen-Urban land complex, nearly level

The Dunellen-Urban land soil series consists of nearly level well-drained Dunellen soils and Urban land. It occurs throughout the county, between the Ramapo River and the Palisades range, on broad outwash plains or stream terraces. Individual areas are dominantly irregular or oval in shape. Most areas are between 5 and 185 acres in size. Slopes range from 0 to 3 percent. This complex consists of about 55 percent Dunellen soils, 30 percent Urban land and 15 percent other soils.

Urban land consists of areas with an impervious surface such as buildings, paved driveways or parking lots and paved walkways.

Permeability of the Dunellen soils is moderate or moderately rapid in the subsoil and rapid in the substratum. Surface runoff is slow in the Dunellen part of the complex and very rapid in the Urban land part. The hazard of erosion is slight. The available water capacity is moderate. Frost action is moderate.

Areas of this complex are used for single-family residential uses. Individual lots vary in size from primarily $\frac{1}{4}$ acre or less in the central and southeastern parts of the county up to 1 acre in the northeast and western parts of the county.

The rapid permeability in the substratum and the moderate potential frost action are the major limiting factors for community and recreational facilities development. There are limitations for the installation of on-site sanitary disposal facilities due to the soils rapid permeability and the potential for waste disposal effluent to contaminate the ground water. Downslope movement of water along the top of the subsoil or stratified substratum is also a limitation for dwellings with basements. There are slight limitations for lawns and landscaping.

Approximately 84.6 acres or 2.2% of the total land area of Teaneck contains soils of this type.



DVB-Dunellen-Urban land complex, undulating

This unit consists of undulating well-drained Dunellen soils and Urban land. It is located between the Ramapo River and the Palisades range on broad outwash plains or stream terraces. Individual areas are irregular or oval in shape. Most areas are between 5 and 310 acres in size. Areas larger than 125 acres are located primarily in the Northern Valley and in northwest Bergen County. Slopes range from 3 to 8 percent. The Dunellen soils and Urban land occur in such intricate patterns or small areas in this unit that they can not be shown separately on the soil map. This complex consists of about 55 percent Dunellen soils, 30 percent Urban land and 15 percent other soils.

Urban land consists of areas with an impervious surface such as buildings, paved driveways, parking lots, patios, and paved walkways.



Permeability of the Dunellen soils is moderate or moderately rapid in the subsoil and rapid in the substratum. Surface runoff is medium in the Dunellen part of the complex and very rapid in the Urban land part. The hazard of erosion is moderate. The available water capacity is moderate. Frost action potential is moderate.

Areas of this complex are used for single-family residential use. Individual lots vary in size from primarily 1/4 acre or less in the central and southeastern parts of the county to up to one acre in the northeast and western parts of the county.

The rapid permeability in the substratum and the moderate potential frost action are the major limiting factors for community recreational facilities development. There are severe limitations for the installation of on-site sanitary disposal facilities due to the potential for waste disposal effluent to contaminate the ground water. Downslope movement of water along the top of the subsoil or stratified substratum also is a limitation for dwellings with basements and on-site waste disposal systems. There are slight limitations for lawns and landscaping

Approximately 489.9 acres or 12.7% of the total land area of Teaneck contains soils of this type.

DVC- Dunellen-Urban land complex, rolling

This unit consists of rolling well drained Dunellen soils and Urban land. It is located between the Ramapo River and the Palisades range on broad outwash plains or stream terraces. Individual areas are irregular or oval in shape. Most areas are between 5 and 300 acres in size. Areas larger than 100 acres are located primarily in the Northern Valley and in northwest Bergen County. Slopes range from 8 to 15 percent. The Dunellen soils and Urban land occur in such intricate patterns or small areas in this unit that they can not be shown separately on the soil map. This complex consists of about 55 percent Dunellen soils, 30 percent Urban land and 15 percent other soils.

Urban land consists of areas with an impervious surface such as buildings, paved driveways, parking lots, patios, and paved walkways.



Permeability of the Dunellen soils is moderate or moderately rapid in the subsoil and rapid in the substratum. Surface runoff is medium in the Dunellen part of the complex and very rapid in the Urban land part. The hazard of erosion is moderate. The available water capacity is moderate. Frost action potential is moderate.

Areas of this complex are used for single family residential use. Individual lots vary in size from primarily 1/4 acre or less in the central and southeastern parts of the county to up to one acre in the northeast and western parts of the county.

The rapid permeability in the substratum and the moderate potential frost action and slope are the major limiting factors for community recreational facilities development. There are severe limitations for the installation of on-site sanitary disposal facilities due to the potential for waste disposal effluent to contaminate the ground water. Downslope movement of water along the top of the subsoil or stratified substratum also is a limitation for dwellings with basements and on-site waste disposal systems.

Approximately 627.9 acres or 16.2% of the total land area of Teaneck contains soils of this type.

DVD- Dunellen –Urban land complex, hilly

This unit consists of rolling well-drained Dunellen soils and Urban land. Most of the areas contain this soil type are located between the Saddle River and the Palisades range. A few areas are in the northwest Bergen County, primarily in the municipalities of Allendale, Ramsey and Saddle River. Most of the areas are long and narrow, irregular or oval in shape on the sides of broad outwash plains or stream terraces. . Most areas are between 5 and 50 acres in size. Areas larger than 100 acres are located primarily in the Northern Valley and in northwest Bergen County. Slopes range from 15 to 25 percent. The Dunellen soils and Urban land occur in such intricate patterns or small areas in this unit that they can not be shown separately on the soil map. This complex consists of about 60 percent Dunellen soils, 25 percent Urban land and 15 percent other soils.



Urban land consists of areas with an impervious surface such as buildings, paved driveways, parking lots, patios, and paved walkways.

Permeability of the Dunellen soils is moderate or moderately rapid in the subsoil and rapid in the substratum. Surface runoff is rapid. The hazard of erosion is severe. The available water capacity is moderate. Frost action potential is moderate.

Areas of this complex are used for single-family residential use. Individual lots vary in size from primarily 1/4 acre or less in the central and southeastern parts of the county to up to one acre in the northeast and western parts of the county.

Slope and rapidly permeable substratum are the major limiting factors for community recreational facilities development. There are severe limitations for the installation of on-site sanitary disposal facilities due to the potential for waste disposal effluent to contaminate the ground water. Downslope movement of water along the top of the subsoil or stratified substratum also is a limitation for dwellings with basements and on-site waste disposal systems.

Approximately 151.4 acres or 3.9% of the total land area of Teaneck contains soils of this type.

DUB Dunellen loam, 3 to 8 percent slopes

Dunellen loam is an undulating and well-drained soil. It is located on broad outwash plains or stream terraces. Individual areas are irregular or oval in shape. Most areas are between 5 and 65 acres in size.

Permeability is moderate or moderately rapid in the subsoil and rapid in the substratum. Surface runoff is medium to slow. The hazard of erosion is moderate. The available water capacity is moderate. Frost action potential is moderate.

Most areas of this soil are used for woodlands or recreational facilities. A small proportion is used for the production of vegetable or fruit crops and horticultural plants.

The rapid permeability and moderate potential frost action are the major limiting factors for community development. There are limitations for the installation of on-site waste disposal systems due to the soils rapid permeability and the potential for waste disposal effluent to contaminate the ground water. Downslope movement of water along the top of the subsoil or stratified substratum also is a limitation for dwellings with basements and on-site waste disposal. This soil is well suited as an upland wildlife habitat and generally provides slight limitations for woodland management.

Approximately 61.9 acres or 1.6 % of the total land area of Teaneck contains soils of this type.



HuB Haledon-Urban Land Complex, undulating

This soil unit consists of undulating, somewhat poorly drained Haledon soils and Urban land. It is located east of the Ramapo River in slightly depressed areas on broad glacial till ridges and till plains. Individual areas are either long and narrow or broad and irregular in shape. Most areas are between 5 and 80 acres in size. Slopes range from 3 to 8 percent. This complex consists of about 45 percent Haledon soils, 30 percent Urban land, and 25 percent other soils.

Urban land consists of areas with an impervious surface such as buildings, paved driveways, patios and paved walkways.

Permeability of the Haledon soils is moderate above the fragipan and slow in the fragipan. Surface runoff is medium in the Haledon part of the complex and very rapid in the Urban land part. The hazard of erosion is slight. The available water capacity is moderate. The seasonal high water table is between 6 and 18 inches below the surface during the winter and spring months in most years. Frost action potential is high.

Areas of this complex are utilized for single-family residential uses. Individual lots range in size from primarily ¼ acre or less in the central and southeastern parts of the county to up to one acre in the northeast and western parts of the county.

The slow permeability in the fragipan, the depth to the perched seasonal high water table and the high potential for frost action are the major limiting factors for community development and the installation of onsite sanitary disposal facilities. Downslope movement of water along the top of the fragipan is a limitation for dwellings with basements and on-site waste disposal. There are moderate limitations for lawns, ornamental shrubs and trees caused by the seasonal high water table.

Approximately 37.4 acres or 1.0 % of the total land area of Teaneck contains soils of this type.



Ua-Udonthents, loamy

Udonthents soils exist on uplands with glacial till or outwash on stream terraces. Individual areas are irregular in shape. Most areas are between 5 and 85 acres in size. Slopes range from 0 to 5 percent.

This unit has been cut and smoothed, or otherwise extensively disturbed, to a depth of 3 feet or more. The original soil can no longer be identified.

Included in mapping are small areas of well drained Boonton and somewhat poorly drained Haledon soils on glacial till ridges along the perimeter of the disturbed areas. Also included are areas on short steep slopes of more than 5 percent. Small areas of Pits, sand and gravel, Udonthents, wet substratum, and Urban land are also included with this unit. Included soils comprise about 5 percent of the mapped acreage.



Areas of this mapping unit are predominantly used for playgrounds, ball fields, and other intensive recreational facilities. Other areas remain idle, or reserved for future development. Individual areas require on-site investigation for all areas because of the variability of the soil unit.

Approximately 18.8 acres or 0.5% of the total land area of Teaneck contains soils of this type.

Ub Udonthents, organic substratum

This unit is located on low lying marine and estuarine deposits. Individual areas are irregular in shape and range from less than 5 to about 195 acres in size. Slopes range from 0 to 5 percent.

This unit has been filled and smoothed, or otherwise extensively disturbed, to a depth of 3 feet or more. The original soil can no longer be identified. Fill material generally consists of a mixture of stones, boulders, rubble and soil material. Most areas are presumed to have been deep, very poorly drained organic or mineral soils, subject to daily tidal flooding.

Included in mapping are areas of very poorly drained Sulfaquents and Sulfihemists; Udorthents, refuse substratum, wet substratum along narrow perimeter areas, and areas of short steep slopes of more than 5 percent. Included soils comprise approximately 10 percent of the mapped acreage.



Areas of this mapping unit are reserved for development and support railroads and unpaved service roads. Some areas are vegetated and utilized for recreational purposes.

These areas require on-site investigation for all uses because of the variability of the soil material in the filling process.

Approximately 226.3 acres or 5.7 % of the total land area of Teaneck contains soils of this type.

Uc Udonthents, organic substratum-Urban land complex

This unit is located on low lying marine and estuarine deposits and in the upland areas. Individual areas are irregular in shape and range from less than 5 to about 310 acres in size. The most extensive area is located south of the Meadowlands Sports complex in East Rutherford. Slopes range from 0 to 5 percent. This unit contains about 50 percent Udonthents, organic substratum, 35 percent Urban land, and 15 percent other soils.

Areas of Udothents, organic substratum have been filled to variable depths and smoothed, and partially paved. Most areas are presumed to have been deep to shallow very poorly drained organic soils and subject to daily tidal flooding, or prolonged ponding. Fill material is presumed to consist of stones, boulders, rubble, and variable amounts of soil and non-soil material.

Areas of Urban land consist of single-family residential units, commercial buildings, local roads and streets, small parking lots and other structures.

This mapping unit is predominantly used to support major thoroughfares, large parking lots, and commercial or industrial complexes.

These areas require on-site investigation for all uses because of the variability of the soil material in the filling process.

Approximately 103.2 acres or 2.7 % of the total land area of Teaneck contains soils of this type.



Ud Udonthents, refuse substratum

This unit is located on low-lying marine and estuarine deposits, upland stream terraces, and till plains. Individual areas are irregular in shape and range from 5 to about 410 acres in size. The most extensive area is located south of the Meadowlands Sports complex in East Rutherford. Slopes range from 0 to 5 percent.

This unit has been or is being filled and otherwise extensively disturbed to a depth of 3 feet or more. The original soil can no longer be identified. Fill material generally consists of various kinds of refuse, solid wastes, and other non-soil material. In some areas limited amounts of soil material have been added or incorporated with the dominant fill material. Most areas are presumed to have been deep, somewhat poorly drained to very poorly drained soils in low lying areas and a few upland areas.

Included in mapping are areas of very poorly drained Sulfaquents and Sulfihemists; Udorthents, wet substratum; and Udorthents, organic substratum, and areas of short steep slopes more than 5 percent. Included soils comprise approximately 5 percent of the mapped acreage.

This soil type is used for refuse disposal sites that currently serve individual or several participating communities. Other extensive areas, such as the Overpeck County Park, have been closed to additional filling, vegetated and currently provide excellent recreational facilities. These areas require on-site investigation for all uses because of the variability of the soil material in the filling process.

Approximately 149.6 acres or 3.9 % of the total land area of Teaneck contains soils of this type.



Ue Udorthents, wet substratum

This soil type is located on upland stream terraces, drainageways, marine and estuarine deposits, and flood plains. Individual areas are irregular in shape. Most areas are 5 to 180 acres in size. Slopes range from 0 to 5 percent.

This unit has been filled and smoothed or otherwise extensively disturbed to a depth of 3 feet or more. Most areas are presumed to have been deep, somewhat poorly drained to very poorly drained soils and subject to flooding or prolonged ponding. Fill material generally consists of a mixture of soil material with variable amounts of stones, boulders, and rubble. Silty and sandy soil dredgings are commonly found near water bodies. This mapping unit is used primarily for playgrounds, ball fields and other intensive recreational purposes commonly associated with parks and schools. Other areas are reserved for open space or future community development.



These areas require on-site investigation for all uses because of the variability of the soil material.

Approximately 168.1 acres or 4.3 % of the total land area of Teaneck contains soils of this type.

Uf Udorthents, Wet-Substratum-Urban Land Complex

This type of soil exists on low lying marine and estuarine deposits, upland streams and terraces and flood plains. Slopes range from 0 to 5 percent. This unit consists of about 50 percent Udorthents, wet substratum, 35 percent urban land and 15 percent other soils.

Most areas are presumed to have been deep poorly drained to very poorly drained areas that are subject to flooding or prolonged ponding.

Areas of Urban land consist of single-family residential units, commercial buildings, local roads and streets, small parking lots and other structures.

Approximately 270.0 acres or 7 % of the total land area of Teaneck contains soils of this type.



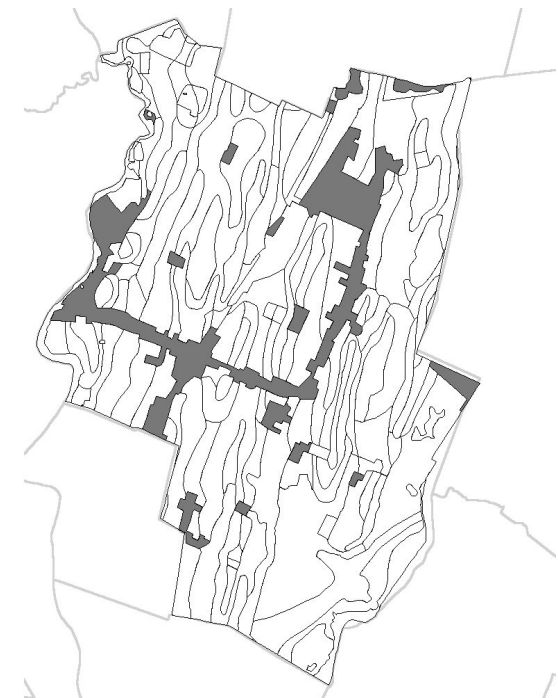
UR Urban land

This unit is nearly level or gently sloping. It occurs throughout the survey area except in the Borough of Alpine and west of the Mahwah River in the Borough of Oakland and Mahwah Township. Individual areas are irregular in shape and range from 6 to more than 750 acres in size. Slopes range from 1 to 5 percent.

This unit has been cut or filled and covered with impervious surface such as paving materials or buildings over 85 percent of the areas.

Included in the mapping are high density residential areas that are less than 85 percent covered and contain reworked soil material or Udorthents.

This unit is used for commercial and industrial development such as shopping malls and office building complexes. Some areas are utilized for central school sites.



Approximately 450.6 acres of land or 11.6 % of the Township contains this soil type.

Ot D Otisville gravelly loamy sand, 15 to 25 percent slopes

This soil is moderately steep and excessively drained. It is on the sides of kames and glacial outwash terraces. Individual areas are irregular or oval in shape. Most areas are between 5 and 40 acres in size.

Permeability is rapid. Runoff is medium. The hazard of erosion is slight. The available water capacity is very low. Frost action potential is low.

Most areas of this soil are used for woodlands or non-wooded tracts with native herbaceous weeds.

The rapid permeability and moderately steep slopes are the major limiting factors for community and recreational facilities development.

This soil has poorly suited as a wildlife habitat. There are very severe limitations for woodland management because of the very low available water.



Approximately 6.9 acres or 0.2% of the total land area of Teaneck contains soils of this type.

PoA Pascack silt loam, 0 to 3 percent slopes

This soil is moderately steep and excessively drained. It is on the sides of kames and glacial outwash terraces. Individual areas are irregular or oval in shape. Most areas are between 5 and 40 acres in size.

Permeability is rapid. Runoff is medium. The hazard of erosion is slight. The available water capacity is very low. Frost action potential is low.

Most areas of this soil are used for woodlands or non-wooded tracts with native herbaceous weeds.

The rapid permeability and moderately steep slopes are the major limiting factors for community and recreational facilities development.

This soil has poorly suited as a wildlife habitat. There are very severe limitations for woodland management because of the very low available water.



Approximately 8.9 acres or 0.2% of the total land area of Teaneck contains soils of this type.

Pr Preakness silt loam

Preakness soils are level or nearly level and poorly or very poorly drained. These soils are located in shallow depressions and drainageways on glacial outwash terraces and in areas at the base of the terraces adjacent to perennial streams. Individual areas are long and narrow or broad and oval in shape. Most areas are between 5 and 100 acres in size. Areas larger than 30 acres are located in the northern part of Northern Valley, associated with outwash terraces adjacent to the Hackensack River and Sparkill Creek.

Included with this soil in mapping are level areas of very poorly drained Adrian and poorly and very poorly drained Preakness soils in depressions. Also included are narrow perimeter areas with soils similar to Pascack with gray mottles between 24 and 40 inches. Included soils comprise approximately 15 percent of the mapped acreage.



Permeability is moderate or moderately rapid in the subsoil and rapid to very rapid in the substratum. Surface runoff is medium to slow. The hazard of erosion is slight. The available water capacity is moderate. The seasonal high water table is between 6 and 18 inches below the surface from the fall through the spring months in most years. Frost action potential is high.

The depth to the seasonal high water table, rapid permeability in the substratum and high potential frost action are the major limiting factors for community development and the installation of sanitary facilities. There are limitations for lawns and landscaping and for recreational development caused by the seasonal high water table. This soil is well suited as an upland wildlife habitat and poorly suited as a wetland wildlife habitat. There are limitations for woodland management because of the depth to the seasonal high water table.

Approximately 10.3 acres or 0.3% of the total land area of Teaneck contains soils of this type.

Table 1-
Area of Soils, By Soils Type, Township of Teaneck

<u>Soil Classification</u>	<u>Area of Soils (Acres)</u>	<u>Percent of Total Township Land Area</u>
BUB	343.8	8.9
BUC	451.5	11.7
BUD	202.9	5.2
DvA	84.6	2.2
DvB	489.9	12.7
DvC	627.9	16.2
DvD	151.4	3.9
DuB	61.9	1.6
HuB	37.4	1.0
Ur	450.6	11.6
Ua	18.8	0.5
Ub	226.3	5.7
Uc	103.2	2.7
Ud	149.6	3.9
Ue	168.1	4.3
Uf	270.0	7.0
OtD	6.9	0.2
Pr	10.3	0.3
PoA	<u>8.9</u>	<u>0.2</u>
Total	3,871.9	100.0

Source: Bergen County Soil Conservation District
DEP Digital Soils Data
Calculations: Kasler Associates, P.A

Table 2-
Building Site Development Limitations,
Township of Teaneck

<u>Soil Symbol</u>	<u>Shallow Excavations</u>	<u>Dwellings without Basements</u>	<u>Dwellings with Basements</u>	<u>Small Commercial Buildings</u>	<u>Local Roads & Streets</u>	<u>Lawns & Landscaping</u>
BUB	Severe: wetness	Moderate: wetness	Severe: wetness	Moderate: wetness, slope	Moderate: wetness, frost action	Moderate: small stones, wetness
BUC	Severe: wetness	Moderate: wetness, slope.	Severe: wetness	Severe: slope	Moderate: wetness, slope frost action	Moderate: small stones, wetness, slope
BUD	Severe: wetness, slope	Severe: slope.	Severe: wetness, slope	Severe: slope	Severe: slope	Severe: slope
DVB	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Moderate: frost action	Slight
DVC	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope, frost action	Moderate: slope
DVD	Severe: cutbanks cave, slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
DUB	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Moderate: frost action	Slight
UR* Ua* Ub* Uc* Ud* Ue* Uf*						
OtD	Severe: cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
Pr	Severe: cutbanks cave, wetness	Severe: flooding, wetness	Severe; flooding, wetness	Severe: flooding, wetness	Severe: flooding, frost action	Severe: wetness, flooding
PoA	Severe: cutbanks cave, wetness	Severe: wetness	Severe: wetness	Severe; wetness	Severe: frost action	Moderate: wetness

*Lack of entry indicates that the soil was not rated. The information indicated in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation.

Slopes: Steep slopes add to difficulty of development for most development.

Slight: Limitations to development are considered slight if soil properties and site features are generally favorable for the indicated use. Limitations are minor and easily overcome.

Moderate: Limitations to development are considered moderate if soil properties and site features are not favorable for the indicated use. Special planning, design or maintenance may be needed to overcome or minimize limitations.

Severe: Limitations to development are considered severe if conditions are so unfavorable or difficult to overcome that a special design or feasibility study may be required, resulting in significant increases in construction and maintenance costs.

*Table 3- Recreational Development Limitations,
Township of Teaneck*

<u>Soil Symbol</u>	<u>Camp Areas</u>	<u>Picnic Area</u>	<u>Playgrounds</u>	<u>Paths and Trails</u>	<u>Golf fairways</u>
BUB	Severe: percs slowly	Severe: percs slowly	Severe: small stones, percs slowly	Severe: erodes easily	Moderate: small stones, wetness.
BUC	Severe: percs slowly	Severe: percs slowly	Severe: slope, small stones, percs slowly.	Severe: erodes easily	Moderate: small stones, wetness, slope.
BUD	Severe: slope, percs slowly	Severe: slope, percs slowly	Severe: slope, small stones, percs slowly.	Severe: erodes easily.	Severe: slope.
DVA	Slight	Slight	Moderate: small stones	Slight	Slight
DVB	Slight	Slight	Moderate; slope, small stones	Slight	Slight
DVC	Moderate: slope	Moderate slope	Severe: slope	Slight	Moderate: slope
DVD	Severe: slope	Severe: slope	Severe: slope	Moderate: slope	Severe: slope
DUB	Slight	Slight	Moderate: slope, small stones	Slight	Slight
HUB	Severe: wetness	Severe: wetness	Severe: small stones, wetness.	Severe: wetness	Severe: wetness
UR*					
Ua*					
Ub*					
Uc*					
Ud*					
Ue*					
Uf*					
OtD					
Pr	Severe: flooding, wetness	Severe: wetness	Severe: wetness, flooding	Severe: wetness	Severe: wetness, flooding
PoA	Severe: wetness	Moderate: wetness	Severe: wetness	Moderate: wetness	Moderate: wetness.

*Lack of entry indicates that the soil was not rated. The information indicated in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation.

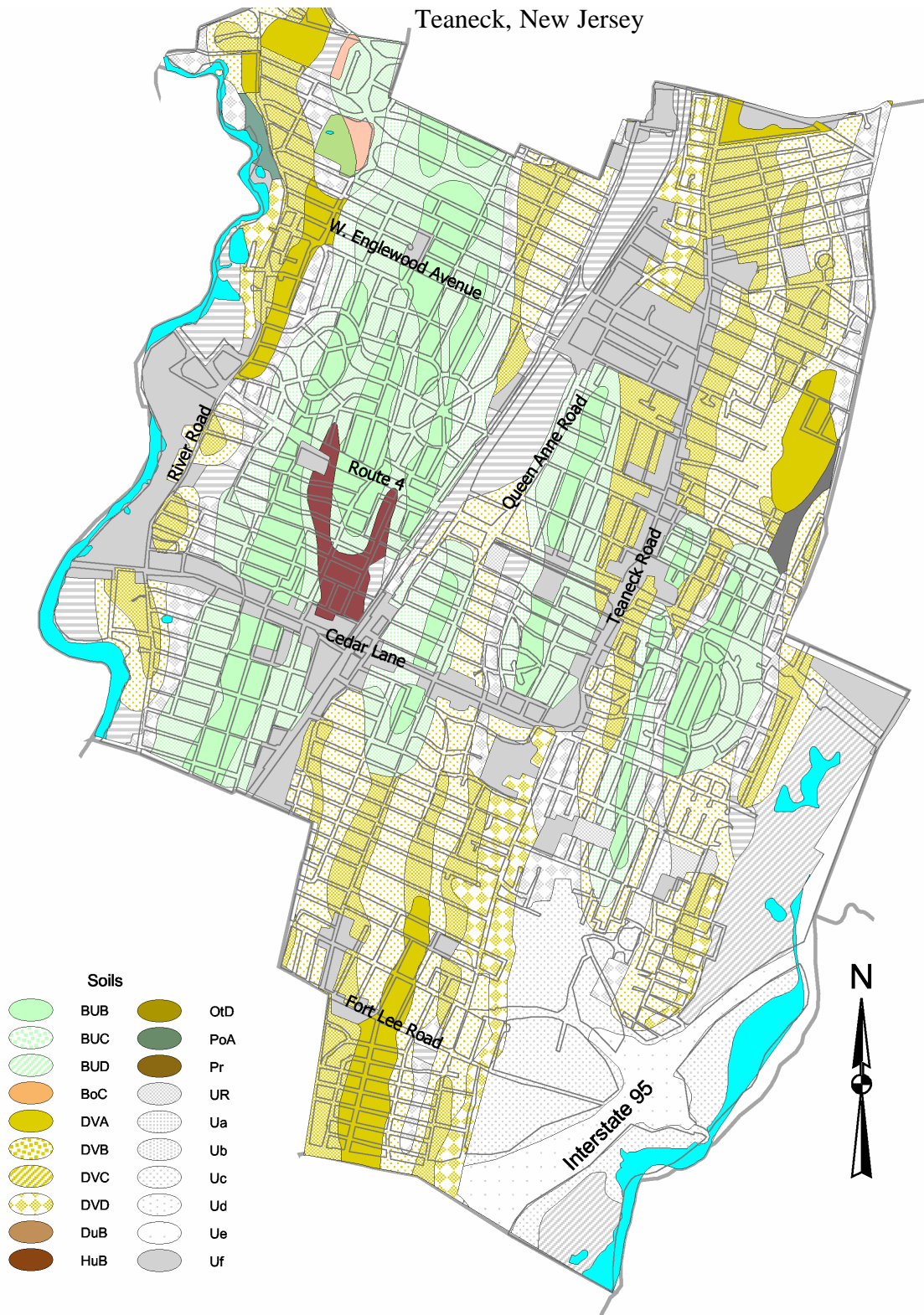
Slopes: Steep slopes add to difficulty of development for most development.

Slight: Limitations to development are considered slight if soil properties and site features are generally favorable for the indicated use. Limitations are minor and easily overcome.

Moderate: Limitations to development are considered moderate if soil properties and site features are not favorable for the indicated use. Special planning, design or maintenance may be needed to overcome or minimize limitations.

Severe: Limitations to development are considered severe if conditions are so unfavorable or difficult to overcome that a special design or feasibility study may be required, resulting in significant increases in construction and maintenance costs.

Map 2 - Soil Map
Teaneck, New Jersey



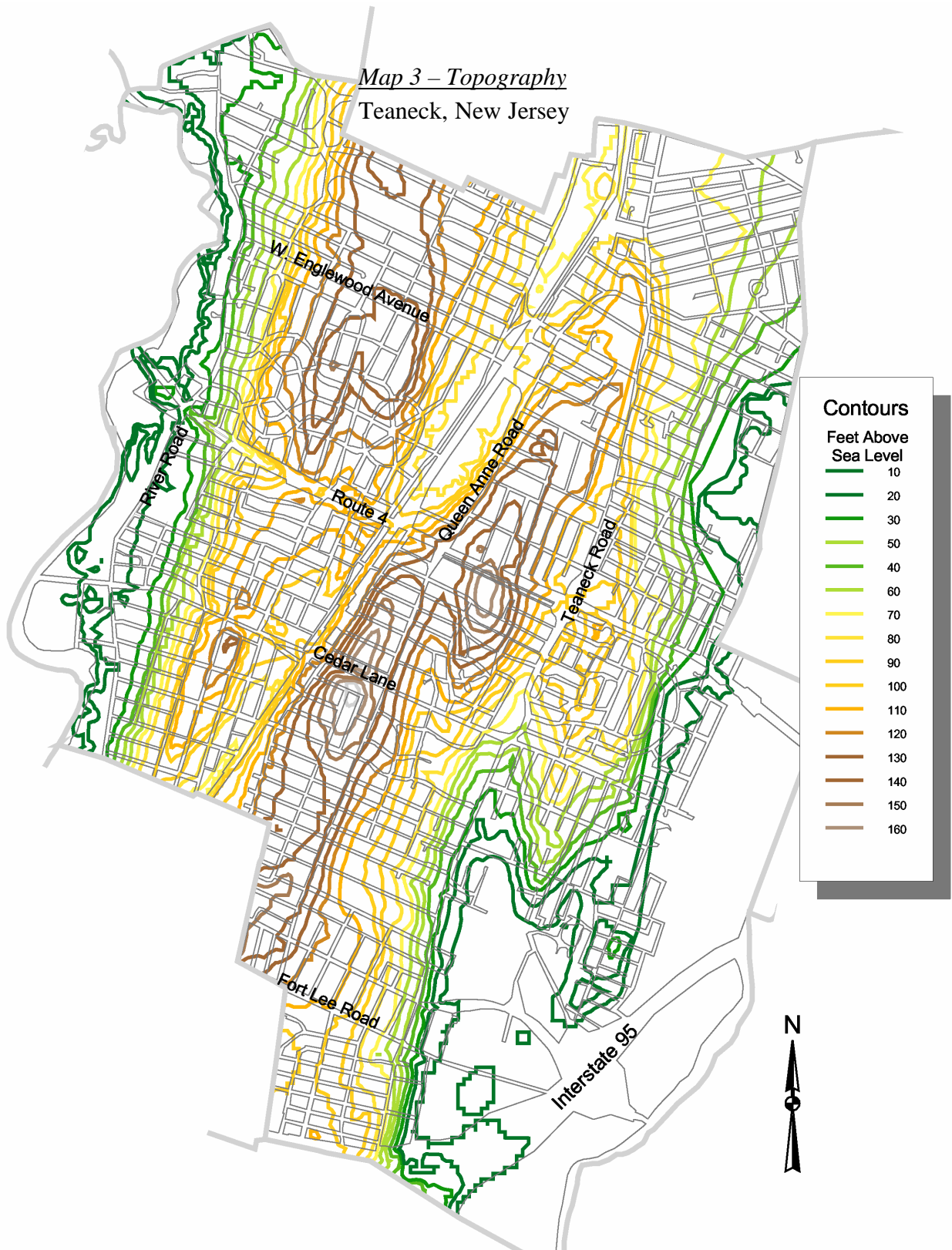
Topography

The United States Geological Survey (USGS) map for Teaneck indicates topographic elevations in 10-foot contour intervals. Elevations gradually rise from the west to the east from the banks of the Hackensack River and from the east to the west as elevations increase from the banks of the Hackensack River and Overpeck Creek. The topography of the Township can best be described as gently rolling with a majority of the land, 84.7% of the total Township landmass, containing slopes of less than 4 percent. The Township contains moderate slopes of 5 to 9 percent in various locations of the Township and steep slopes, defined as containing slopes in excess of 15 percent in two or three distinct locations in the northeast quadrant of the Township. This slope analysis is indicated on the following page.

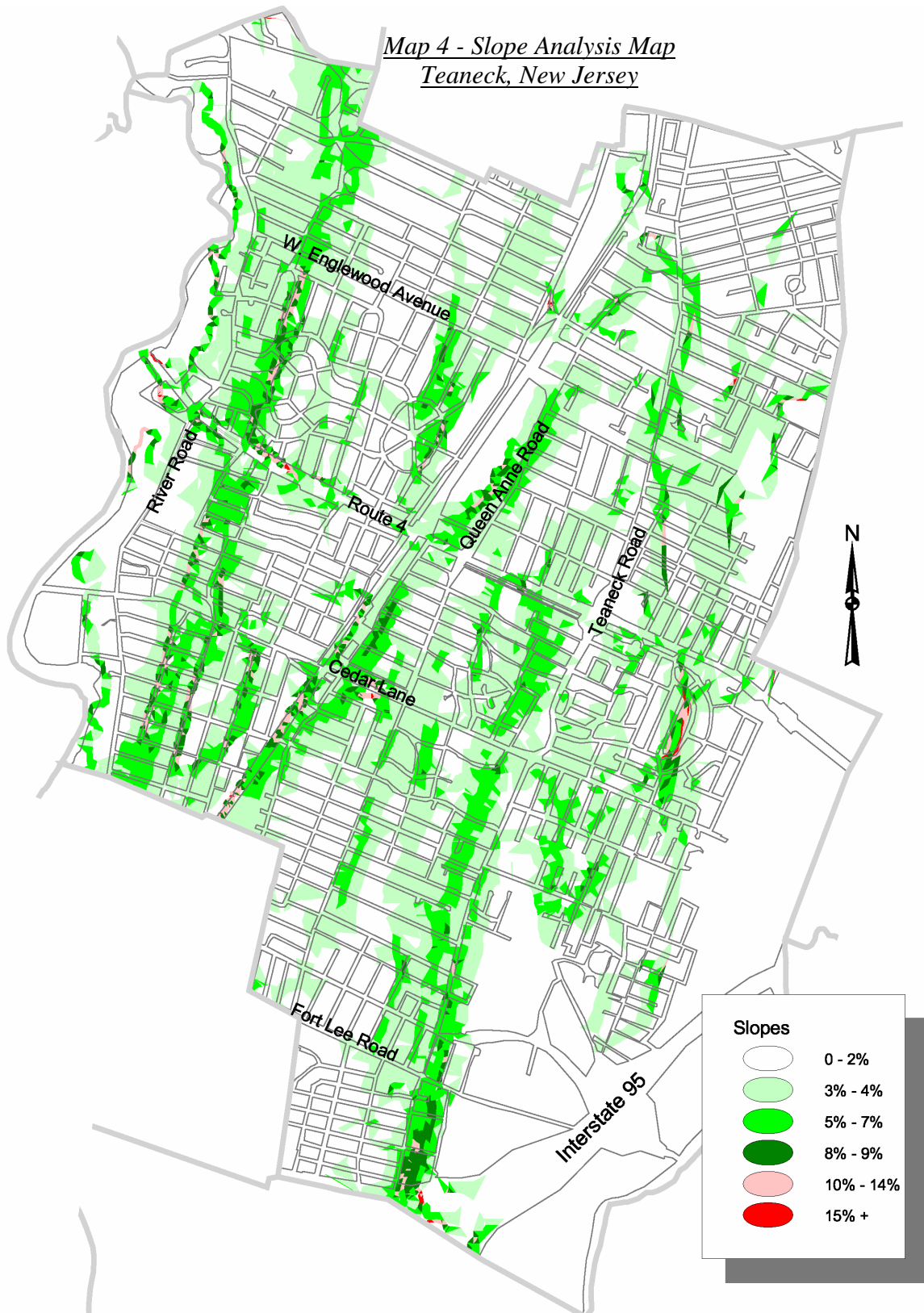
The steep slopes map delineates the exact locations of steeply sloping land. There are a total of 14 acres of land containing lands in excess of 15 percent slope, 60 acres containing 10-15 % slopes, 80 acres containing 7 to 9% slopes, 457 acres containing 5-7% slopes, 1,046 acres of land containing slopes of 3 to 4% and 2,354 acres of land containing slopes of 0-2%.

Extremely steep slopes may posit various problems for development including erosion, and sever drainage problems.

Map 3 – Topography
Teaneck, New Jersey



Map 4 - Slope Analysis Map
Teaneck, New Jersey



Streams

The United States Geological Survey Professional Paper 964, 1976, edited by NJDEP, OIRM, GGIA, 1998, 2000, and 2001 defines streams as follows:

Streams

This category includes streams that are no less than 80 feet wide. These features are easily recognized on aerial photography because of their meandering pattern and variable width due to natural fluvial processes. Short distances of WC constriction which fall under the minimum width standard may be included for the sake of continuity. The photographic characteristics of streams are much too numerous and obvious to list...

The maps that follow indicate the presence of the Hackensack River which coincides with the western Township boundary, the Hirshfield Brook in the northeastern portion of the Township and the Teaneck and Overpeck Creeks in the southeastern portion of the Township as well as two un-coded tributaries.

Table 4, appearing on the following page, indicates the respective lengths, numbers, levels, and orders of each stream. Map 4 depicts the location of each stream. NJDEP defines a stream number, level and order as follows:

Order:	Stream order. Tributaries converge to produce higher order.
Level:	USNS stream level: See explanation of Universal Stream Numbering System (USNS) under NUMBER.
Number:	USNS stream number: 5-digit stream index number. Numbering system begins at the mouth of a major stream (example: Delaware River is 57000 and level 1). The first tributary entering the Delaware (moving up-stream) is given the next highest stream number (usually incremented by 8, example: Pond Creek is 570088, level 2, direction 20). If there are level 3 tributaries that enter the level 2, the first is given the next stream number. If there are any level 4 tributaries that enter the level 3, the first is given the next stream number.)

Table 4
Stream Names, Lengths, and Orders

<u>Name</u>	<u>Length</u> (within Teaneck)	<u>Order</u>	<u>Level</u>	<u>Number</u>
Hackensack River	14,798 Ft	5	5	35736
Hirshfield Brook	9,600 Ft	1	1	37192
Teaneck Creek	10,807 Ft	1,2	1,2	36840/36848
Overpeck Creek	7,943 Ft	3,2	2,3	36704/36904

Source: NJDEP digital database

Although this analysis utilized NJDEP data pertaining to streams, the study utilizes the USGS definitions, which is described as follows:

Stream order: Geologists classify the segments ("links") of a drainage pattern using a convention in which its number ("stream order") increases as the size and numbers of tributaries increase. Wherever two segments of the same order join downstream, the order of the downstream segment is increased by 1; two first-order drainages join to form a second order drainage and so on. Note that "stream order" in a drainage network is not determined by the presence or absence of flowing water, but by the shape of the land surface, which determines where flow will be concentrated when water is present.

Debris flows tend to form on steep slopes and accelerated downslope unit flow slows and stops. The base of a steep slope is most likely to be exposed to debris flows from small, steep drainage channels, *first and second order drainages*.

Locations in and near the mouths of relatively steep, larger ravines, which are generally *second and third order drainage channels*, can be vulnerable to unexpectedly large flows surges if surface runoff is bulked by debris flows in the drainage basin upstream

Still larger drainages, such as canyons (*fourth and fifth order drainages*), generally have gentler gradients, and larger volumes of slurry are needed to maintain flow. During intense rainstorms these larger streams can receive both increased surface runoff and increased input of debris flows, which may cause large surges of debris-laden floodwater.

You can determine stream order from a map of a stream network. First-order streams are perennial streams, which carry water all year. When two first-order streams come together, they become a second order stream. However, if a first order joins a second-order stream, it remains a second-order stream. It is not until a second-order stream combines with another second-order stream that it becomes a third-order stream.

The Hackensack River and its estuary is one of the most important waterways in the State of New Jersey and form the western border of the Township. The River has been categorized as a fifth-order river. The river flows through the heart of the New York City metropolitan area into New Jersey where it empties into Newark Bay. Its headwaters are located in the Town of Haverstraw in Rockland County, New York. The Hackensack-Meadowlands estuary supports 55 rare bird and 29 rare fish species.¹ The river's estuary—the Meadowlands—is the last large block of open space in this densely population region. The Meadowlands supports a great diversity and concentration of wildlife including fish, birds and other animal life. The area has been designated an Essential Fish Habitat by the National Marine Fisheries.

The Hackensack River and the Meadowlands currently face escalating pressure due to development which threatens to destroy a significant portion of the largest block of wetlands left in the region and increase the amount of pollution entering reservoirs that supply drinking water for over one million people.

The New Jersey Department of Environmental Protection (NJDEP) recognizes the great importance of the protection of all types of surface waters and now regulates them via the Stream Encroachment Permit Process. Consequently, local communities situated along the upper Hackensack River's remaining forest buffers should take additional actions, where feasible, to protect the habitat that protects their drinking water. Riparian forests and other existing open space tracts within the watershed should be protected through conservation easements, development setback, land purchase, or stream corridor preservation ordinances.

Hirshfield Brook has been designated a first-order stream and runs in a north-south direction. Parts of the Teaneck Creek have been designated a first-order stream. At the point where they converge, the Teaneck Creek is designated a second- order stream. The Overpeck Creek has been designated a third- order stream.

¹ <http://www.americanrivers.org/mostendangered/hackensack2001.htm>

French Creek

Map 5 - Streams Map
Teaneck, New Jersey

Wendel's Brook

Hackensack River

W. Englewood Avenue

Route 4

Hirshfield Brook

Teaneck Creek

Overpeck Creek

Cadmus Brook

River Road

Cedar Lane

Teaneck Road

Fort Lee Road

Interstate 95



Freshwater Wetlands

Wetlands, until recently, were considered wastelands suitable primarily for drainage, fill and subsequent development. The significance of fresh water wetlands in the maintenance of environmental quality through flood control, ground water protection, pollution filtration and ecological productivity has been recognized by both the Federal and State governments.

A number of years ago, the Federal government undertook a nationwide survey of wetlands. The National Wetlands Inventory, prepared by the United States Department of the Interior, Fish and Wildlife Service, provided a comprehensive inventory of wetland areas for all municipalities in the State of New Jersey as well as the Country. The Wetlands Inventory noted that the data was prepared

... primarily by stereoscopic analysis of high altitude aerial photographs... and were identified on the photographs based upon vegetation, visible hydrology and geography in accordance with classification of wetlands and Deep-Water Habitats of the United States...

The U.S. Department of the Interior, Fish and Wildlife Service, had defined wetlands as follows:

In general terms, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. The single feature that most wetlands share is soil or substrate that is at least periodically saturated with or covered by water. The water creates severe physiological problems for all plants and animals except those that are adapted for life in water or in saturated soils.

Wetlands are lands transitional between terrestrial and aquatic systems where the table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water at some time during the growing season of each year.

Hydrophytes, or hydrophytic vegetation, are defined as “any plant growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.”

New Jersey's Freshwater Wetlands Protection Act was established in 1987 and is codified at NJSA 13:9B-1 et. seq. As of this date, NJDEP attained co-permitting jurisdiction over freshwater, or inland, wetlands and their corresponding transition or buffer areas. NJDEP adopted the federal definition of regulated wetlands with certain modifications and states that, in

most cases, all three of the federally defined parameters- presence of hydric soils, hydrophytes and periodic saturation of the soil, must be met to be considered a regulated wetland.

NJDEP's regulation of activities in wetlands became effective July 1, 1988 and regulations pertaining to activities regulated in buffer areas became operative a year later. The following is a listing of regulated activities for freshwater wetlands and wetland buffers.

Regulated Activities in Wetland Areas

Activities that are regulated in wetlands include:

- Excavation (without minimum) of any material
- Drainage or disturbance of the water table
- Discharge of any fill, including discharge into open waters and incidental discharge from dredging projects
- Driving of pilings
- Placement of permanent obstructions such as billboards, bridge piers, abutments etc. including structures that span but shade wetlands and
- Destruction of plant life that will alter the character of the wetland, including the cutting of trees except State Forestry approved harvesting of forest products (i.e. under an approved Woodlot Management plan).

Regulated Activities in Transition Areas

- Excavation or disturbance (without minimum) of any soil;
- Discharge of fill
- Erection of structures
- Placement of pavements; and
- Destruction of plant life that will alter the existing pattern of vegetation.

Map 5 depicts four distinct areas of freshwater wetlands occupying a total of 132.1 acres of land in Teaneck. This information was obtained from the NJDEP digital wetlands files and is considered the most accurate source of data other than a site-specific evaluation by a qualified wetlands expert.

Of this total 52 acres are occupied by deciduous wooded wetlands, 7.8 acres are occupied by deciduous shrub wetlands, 0.95 acres are occupied by managed/modified wetlands and 71.35 acres are occupied by herbaceous wetlands. These wetland areas are concentrated in the south-central and southeastern portion; the northeast; north central and northwestern portions of the Township.

Beyond this however, the NJDEP has adopted more stringent regulations activities in or adjacent to wetlands. For example:

1. There is no minimum size threshold, smaller than which a general permit would be automatically granted;
2. Excavation (removal) and deposition (filling) of wetlands is regulated;
3. Buffer or Transitional areas are required to be preserved around most wetlands, varying in width depending upon the relative level of sensitivity or resource value. Wetlands have been classified as either Exceptional Resource Value (requiring a 150 foot buffer), Intermediate Resource Value (50 foot buffer); or Ordinary Resource Value (no buffer required). State Open Waters which include manmade retention and detention facilities do not require a buffer. See page 37 for definitions of these wetland classification
4. There is a presumption that a practicable alternative to the proposed action exists that would have less of an adverse impact on the wetlands; and the burden of proof rests with the applicant to refute this assumption in order to qualify for a permit;
5. In the case of an Exceptional Resource Value wetland, the applicant must demonstrate that there is a compelling public need for the project which is more essential than the desire to preserve the wetland; or that denial or the permit application would present an extraordinary hardship peculiar to the project; and
6. Wetland mitigation (creation of new wetland areas) is an acceptable practice in some cases, with specific regulations established in order to attain compliance. A mitigation bank has also been established to receive contributions in lieu-of on-site mitigation, for sites where mitigation is either impossible or undesirable.

Wetland Classifications

The New Jersey Department of Environmental Protection classifies freshwater wetlands by their resource value. These resource values are exceptional, intermediate, and ordinary wetlands. Wetland Buffers or Transition areas requirements are 150 feet for exceptional value wetlands, 50 feet for intermediate value wetlands and no buffer is required for ordinary value wetlands. These are defined as follows:

Exceptional Value

A freshwater wetland of exceptional resource value, or exceptional resource value wetland, is a freshwater wetland which:

1. Discharges into FW1 or FW2 trout production waters or their tributaries;
2. Is a present habitat for threatened or endangered species; or
3. Is a documented habitat for threatened or endangered species, and which remains suitable for breeding, resting, or feeding by these species during the normal period these species would use the habitat.

Ordinary Value

A freshwater wetland of ordinary resource value, or an ordinary resource value wetland, is a freshwater wetland which does not exhibit any of the characteristics in above, and which is:

1. An isolated wetland, as defined at N.J.A.C. 7:7A-1.4, which:
 - i. Is smaller than 5,000 square feet; and
 - ii. Has the uses listed below covering more than 50 percent of the area within 50 feet of the wetland boundary. In calculating the area covered by a use, the Department will only consider a use that was legally existing in that location prior to July 1, 1988, or was permitted under this chapter since that date:
 - (1) Lawns;
 - (2) Maintained landscaping;
 - (3) Impervious surfaces;
 - (4) Active railroad rights-of-way; and
 - (5) Gravelled or stoned parking/storage areas and roads;

Intermediate Value

A freshwater wetland of intermediate resource value, or intermediate resource value wetland, is any freshwater wetland not defined as exceptional or ordinary.

The observed wetlands are characterized by wooded, deciduous hardwood, closed canopy vegetation. Deciduous wooded wetlands represent the middle to drier end of the wetland continuum; which is not atypical for a developed suburb of this area. NJDEP defines deciduous wetlands as follows:

The average height of the stand is at least 20 feet. Areas with woody vegetation less than 20 feet high should be placed in the Brushland category. A forest stand must have at least 75% canopy coverage from deciduous tree species to be placed in this category.

Deciduous trees are those species that lose their leaves at the end of the growing season. These trees remain leafless throughout the winter and sprout new leaves the following spring.

Deciduous Wooded Wetlands

These wetlands are closed canopy swamps dominated by deciduous trees normally associated with watercourses, edges of marshes, and isolated wetlands. The important canopy species includes *Acer rubrum*, *Nyssa sylvatica*, *Fraxinus pennsylvanica*, *Salix nigra*, *Quercus bicolor*, *Q. phellos*, *Q. falcata*, *Liquidambar styraciflua*, and *Platanus occidentalis*. These species combine to form a series of mixed hardwood lowland habitats throughout the entire state. These species have photographic signatures that exhibit height, rough texture, and are dark blue-gray to dark gray or black on winter infrared, and gray to dark gray on panchromatic film.

Deciduous, 10-50% Crown Closure

This category contains deciduous forest stands that have crown closure greater than 10%, but less than 50%. Crown closure is the percentage of a forest area occupied by the vertical projections of tree crowns. Crown closure percentages provide a reasonable estimate of stand density.

An ocular estimate of percent crown closure is made while viewing the area stereoscopically. The ocular judgement is a reliable estimate since the category levels for closure are relatively broad: 10-50% and > 50%. This procedure will also be followed to determine percent crown closure in the other categories.

Deciduous > 50% Crown Closure

This category contains deciduous stands with crown closures greater than 50%. The majority of the deciduous forests in New Jersey will be in this category.

Deciduous shrub wetlands are assigned to the brushland/shrubland category which is defined by NJDEP as follows:

Brushland/Schrubland (Height<20 feet)

This Level II category contains forest lands which are predominately between 0 and 20 feet in height. Vegetative communities in these areas may range from early successional species which are only a few years old, to climax or sub-climax communities which are many years old. Also included in this category are old fields that are covered primarily by grasses and some shrubs.

Deciduous Brush/Shrubland (>25% Brush Covered with Deciduous Species Predominant > 75%)

This category contains natural forested areas with deciduous species less than 20 feet in height. An area must have greater than 25% brush cover to be placed in this category. This category also contains inactive agricultural areas that have been grown over with brush.

There are photographic signature differences between brushland and the pole or saw-timber stage trees. Besides the obvious height difference visible on stereo viewing, larger trees display much larger crown diameters than brushland areas.

Open canopy, or emergent herbaceous wetlands, have been found in limited quality in the outwash plains of the southern extremity of the Hackensack River. Due to the highly developed nature of the County, all of these wetlands exhibit a high ecological value.

Managed wetlands are defined by NJDEP as follows:

MANAGED WETLANDS

This category was added to provide an Anderson classification code for several types of disturbed wetland areas that did not easily fit into the existing classification categories. Included would be various landscaped or maintained areas that exhibit signs of soil saturation on the imagery, and which are in zones of hydric soils, but which do not support typical wetlands vegetation because of various alterations. Examples of managed wetlands would be storm water swales, saturated portions of golf fairways and other recreational fields, and open lawn areas in business parks, etc. These areas have often been graded, are vegetated typically by various cultivated grasses and often undergo periodic mowing and other maintenance typical of managed lawn areas.

Smaller isolated wetlands, swales, detention facilities, drainage ditches and open state waters would fall under the Ordinary Resource Value wetlands that are neither mapped nor regulated.

The quality or classification of the type of wetland, ordinary, intermediate or exceptional is important for many reasons one of which is in the determination of the size of the requisite wetland buffer or transition area. Wetlands of an ordinary resource value require no buffer, intermediate value wetlands require a 50 foot buffer and an exceptional value wetland requires a 150 foot buffer.

NJDEP does not publish information pertaining to the quality of individual wetland areas. Only a Letter of Interpretation (LOI) obtained from NJDEP will qualify the type and exact location of a wetland. This procedure requires a site-specific investigation by NJDEP.

Map 6 -Freshwater Wetlands Map

Teaneck, New Jersey



Flood Prone Areas

Floods pose serious threats to life and property affecting not only abutting property owners, but down-stream neighbors as well. As development occurs in up-stream areas, lands in flood plains may be filled, thereby diminishing the capacity to store floodwaters. This diminished capacity means that downstream areas may be subject to increased volumes of water causing additional flooding. These environmentally critical areas are delineated on the map presented on the following page. The flood prone areas were ascertained from USGS Flood prone Maps. USGS defines a flood prone area where there is on the average a 1 percent chance in 100 that the designated areas will be inundated by floodwaters in any year.

The flood prone areas have been delineated through the use of readily available information based upon past floods rather than from detailed surveys and inspection. In general, the delineated areas are for natural conditions and do not take into account the possible effects of existing or proposed flood control structures except where those effects should be evaluated.

This data is also pertinent for planning purposes since it signals areas where development may be restricted because of direct threats to property and life, and because of the potential degradation of the abutting watercourses by the introduction of the pollutants.

The major flood prone areas of Teaneck include several distinct areas directly abutting the Hackensack River and in the area straddling the I-80 interchange and adjacent to the Overpeck Creek. Documented flood prone areas total 403.75 acres. Smaller undocumented flood prone areas exist in four locations in the Township as depicted on the following map. They occupy a total of 66.75 acres of land.

Map 7 - Flood Prone Areas Map

Teaneck, New Jersey



Existing Master Plan Recreation Recommendations

The Township of Teaneck last adopted its master plan in 1994. The Planning Board is currently in the process of updating the master plan. The 1994 master plan was prepared by the planning firm of Queale and Lynch and adopts the principles from the 1978 Recreation Plan Update with 26 additional comments. Those comments are as follows:

1. Argonne Park should be expanded to Loraine Avenue through the acquisition of individual lots to bring the park to a natural boundary. This would involve Block 5714, Lots 7-13.
2. Herrick Park should be expanded to the south in an attempt to increase recreational opportunities in the southeast quadrant of the Township. Expansion would involve Block 2402, Lot 1.
3. Coolidge Park should be expanded to the south through various paper streets and Township-owned land including approximately the following:
 - a. The portion of Tietjen Avenue between Loraine Avenue and Webster Avenue. This is currently a paper street.
 - b. The southern end of Loraine Avenue, beginning approximately at the boundary between Block 5925, Lots 6 and 7. This is currently a paper street.
 - c. The portion of Alfred Avenue west of Webster Avenue. This is currently a paper street.
 - d. Block 5925, Lots 7 and 8.
 - e. Block 5927, Lots 1,2,4 and 5.
4. The proposal in the Recreation Plan for the acquisition of residential properties located between River Road and the Hackensack River is endorsed, but should be deferred for further consideration at a future date. The Township should support the Hackensack River Pathway concept plan. Initial implementation includes the following specific items:
 - a. Establish a park along the river, south of Cedar Lane on Township-owned land in Block 201, (Pomander Walk Park). The development of this park should be in accordance with the plans prepared by Tom Condit and submitted to the Planning Board.
 - b. To allow for pedestrian access to the southern end of Andreas Park, add the Township-owned land (Block 1401, Lot 2) on River Road near the foot of Camperdown Avenue to Andreas Park and acquire an easement from Fairleigh Dickinson University for access between this lot and Andreas Park.

- C. Add strips along the west and south sides of the DPW yard which is along the Hackensack River. The strips will connect with Brett Park and River Road and should be at least wide enough to allow for pedestrian and bicycle trails.
- d. The existing building in Andreas Park should be used as a nature museum/visitor center.
5. Care should be exercised in implementing the recommendation for lighting tennis courts to assure minimal impact on nearby residential properties.
 6. The lighting of parking lots for recreation facilities is supported as a security and safety measure. Adequate shielding of the lighting should be provided to minimize impact on nearby residential properties.
 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 reseeding of the grassy 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.
17. A new mini-park should be established in Census Tract 544, the southwesterly part of the Township. Very little vacant land is available in this area of the Township. A small Township-owned parcel at Kipp and Front Streets (Block 107, Lot 5) consisting of 0.16 acres should be improved as a mini-park equipped with playground equipment and benches.
18. New shuffleboard courts and other recreational and social activities meeting the needs of senior citizens should be established at appropriate locations where parking is convenient and where topography permits reasonable access for this age group.
19. Appropriate zoning standards should be adopted to provide for a natural buffer of about 100 feet along the Hackensack River. In addition, the Township should require that future development on land fronting on the river should allow for a pathway along the river in conformance with the Hackensack River Pathway concept plan.
20. Any development of Brett Park should be made with regard to plans for the entire New Bridge Landing area being developed by the Bergen County Historical Society, the County and the State.
21. Encouragement is given to implementing the joint use of athletic fields and facilities (including parks) under the jurisdiction of the Township and the Board of Education.
22. Additional informal picnic areas should be provided in existing parks.
23. Adequate toilet facilities should be provided in the larger parks.
24. Playground equipment should be installed in Hawthorne Park.

25. Consideration should be given to providing one or two outdoor ice skating facilities.
26. Prior to the next update of this Master Plan, the Township should obtain an update of the 1978 Recreational Update with regard to the facilities to be provided within each of the parks and open space areas in the Township.

Existing Periodic Re-examination Report Recommendations

The most recent periodic re-examination report was completed in February 2001. The extent to which problems and objectives have been changed in the conservation, recreation and energy plan has been noted as follows:

A. Goals

The general goals of this element of the Master Plan has not changed since 1994. It should be noted that the Hackensack River Pathway concept plan is now referred to as the Hackensack River Greenway.

B. Problems and Policies

Only minor changes have occurred with respect to this element since 1994. The recommended expansions of Argonne Park, Herrick Park and Coolidge Park have not occurred. The Hackensack River Pathway Committee has made a presentation of its plan for the Hackensack River Greenway to the Planning Board. It is anticipated that the prospective changes to the campus of Fairleigh Dickinson University will include a discussion relating to the implementation of that portion of the Greenway which crosses the University campus. In addition, the plans for the new Department of Public Works facility on River Road makes provision for the Greenway plans on that property. The area of the Greenway which is located south of the Cedar Lane-Hackensack River Bridge is still being investigated, along with the purchase of property located on the southern boundary of Teaneck, north of Terhune Park, from the owner (i.e., the Jehovah's Witnesses property). Current plans contemplate a soft surface trail, comprised of natural materials (such as wood chips) as opposed to a hard paved surface.

With respect to the recommendation for two swimming pools to be provided by the municipality on a membership or day-fee basis, it should be noted that an in-ground pool has been provided at Votee Park, and two above-ground pools exist at Phelps Park and at Hawthorne Park. The PPRAB recommend these two above-ground pools be replaced with in-ground pools, to be used on a membership basis.

The policy of locating additional facilities in the undeveloped portions of Overpeck County Park is being pursued by the formation of a committee with representatives from the Township of Teaneck, the Borough [SIC] of Ridgefield Park and the County of Bergen. As previously mentioned, the Township reaffirms the preservation of open space in the Route 4 Greenbelt.

The Rodda Center expansion is complete. At Votee Park the paddleball courts have been rehabilitated, lights for the interior oval and soccer field have been added, and a new lighted basketball facility has been completed. The downsizing of basketball courts for children in Tryon Park is no longer necessary with the completion of the basketball facility at Votee Park. A sum of \$20,000 has been budgeted to change the configuration of Tryon Park, and to enhance its use as passive open space. The Township owns lot 10 of Block 1102 to the west of Continental Park, but this lot has not been incorporated into the park.

Tree preservation is an ongoing project in Teaneck. A tree survey in the Township has been completed by the Teaneck Environmental Commission and the Shade Tree Advisory Board, and the database is now maintained by the DPW.

None of the four mini-parks which were recommended to be established in the 1994 Master Plan have been undertaken. This goal requires further reexamination.

With respect to the proposal to provide a 100-foot natural buffer and pathway along the Hackensack River, the Township is looking towards the completion of plans for the DPW facility before going ahead with this item. The PPRAB supports the implementation of Planning Board resolution PB67-95. It certainly will be part of the discussion with respect to Fairleigh Dickinson University's proposal to move the ballfields and replace them with multifamily and senior housing along the Hackensack River waterfront.

The management of Brett Park will be undertaken in cognizance of the historic New Bridge Landing development. Playground equipment has been installed at Hawthorne Park. A rollerhockey facility has been provided in Votee Park.

Finally, the 1978 Recreational Update has not been updated; however, the Township is contemplating the preparation of a Comprehensive Recreation Master Plan in 2001.

Existing Park Facilities

The Township currently maintains 22 parks that vary in size from 40+ acres to ½ acre. Table 5, on the following page, indicates the name and the size of the park, and the existing recreational facilities at each of these parks.

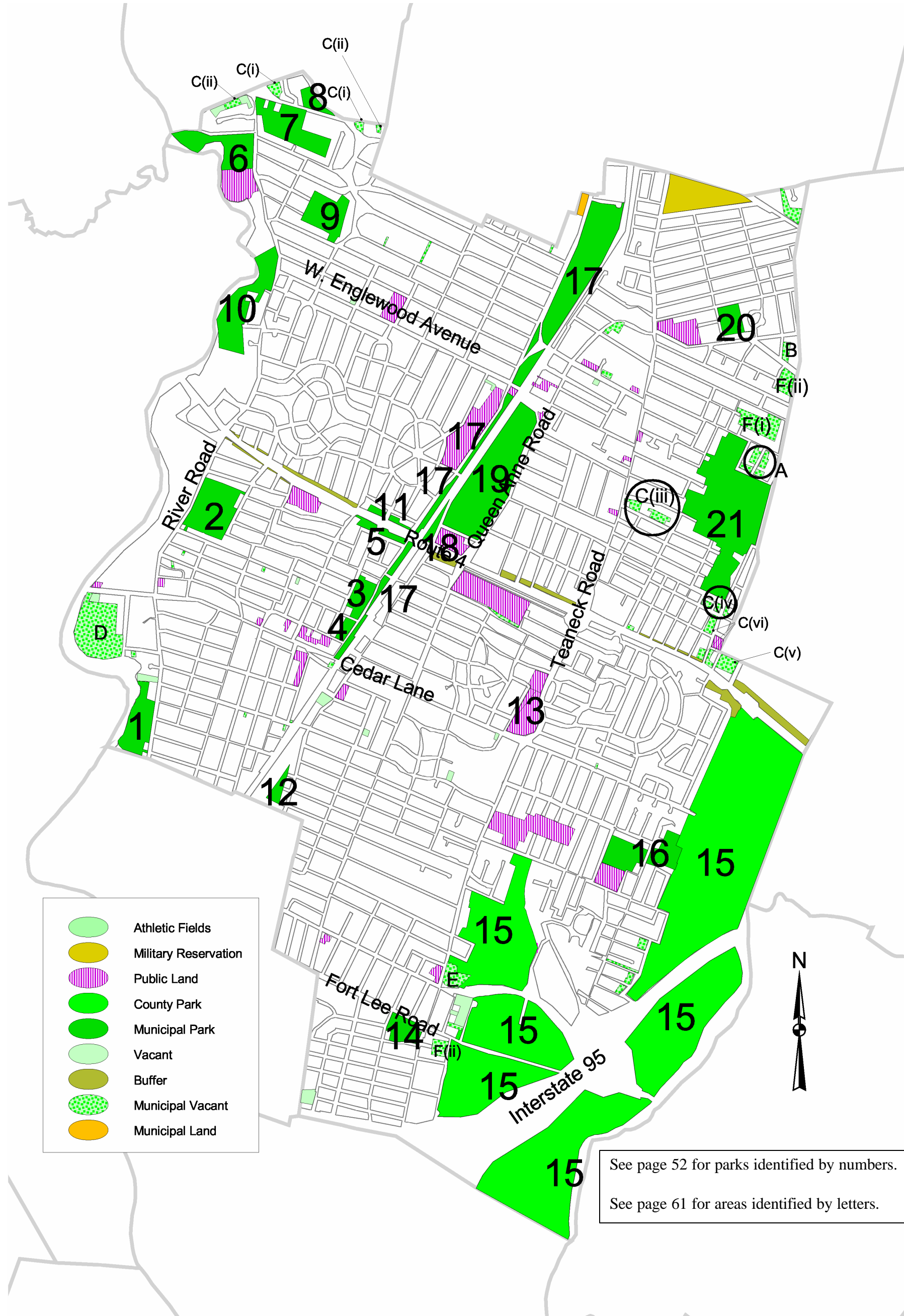
Vacant and Public Land

In an effort to inventory all vacant and public land, table 6 has been prepared to illustrate all lands which were vacant or owned by a public entity in 2001. These lands have been categorized as vacant land privately held, vacant land publicly held, land whose sole purpose is to act as a buffer for Route 4, parks, public land, and schools.

Parks and open space add value to the community, neighborhoods, and surrounding properties. In a report from the Trust for Public Land entitled “The economic benefits of Parks and Open Space” the following was cited regarding studies from around the county:

- SALEM, OR: Land adjacent to a greenbelt was found to be worth about \$1,200 an acre more than land only 1,000 feet away.²²
- OAKLAND, CA: A three-mile greenbelt around Lake Merritt, near the city center, was found to add \$41 million to surrounding property values.²³
- FRONT ROYAL, VA: A developer who donated a 50-foot-wide, seven-mile-long easement along a popular trail sold all 50 parcels bordering the trail in only four months.²⁴
- SEATTLE, WA: Homes bordering the 12-mile Burke Gilman trail sold for 6 percent more than other houses of comparable size.²⁵
- DENVER, CO: Between 1980 and 1990, the percentage of Denver residents who said they would pay more to live near a greenbelt or park rose from 16 percent to 48 percent.²⁶
- DAYTON, OH: Five percent of the selling price of homes near the Cox Arboretum and park was attributable to the proximity of that open space.²⁷
- SAN FRANCISCO, CA: Golden Gate Park increases the value of nearby property by an amount of from \$500 million to \$1 billion, in the process generating \$5-\$10 million in annual property taxes.²⁸

Map 8 - Recreational, Public, and Vacant Land
Teaneck, New Jersey



Map 9 - Recreational, Public, and Vacant Land : Aerial Perspective

Teaneck, New Jersey

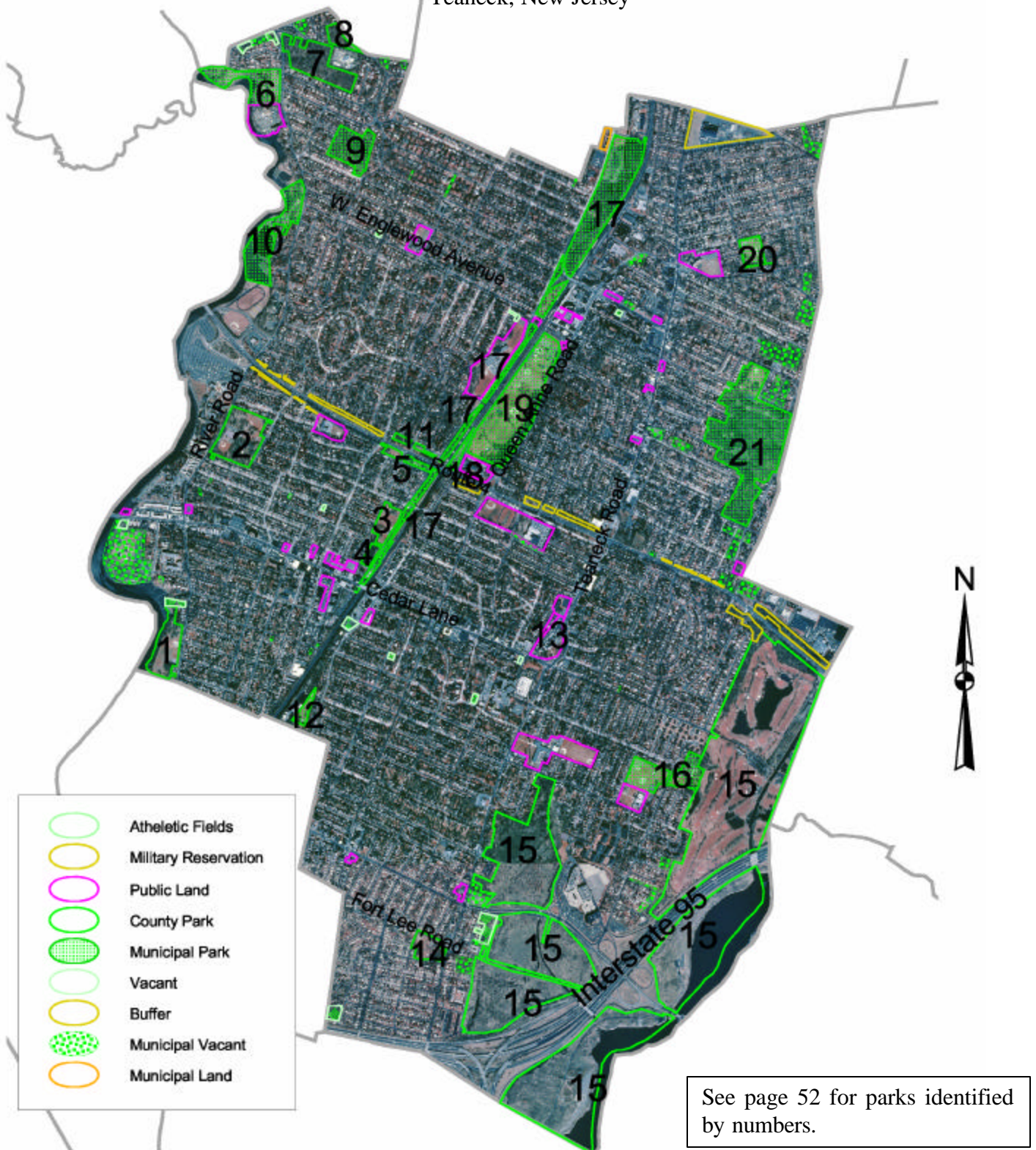


Table 5-
Existing Park Facilities

Playground															Active										Passive									
Amman Park	14	5.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Marie Andreas Memorial Park	10	23.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Argonne Park	21	54.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Bookstaver Park	4	1.48	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Brett Park	6	10.54	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Contential Park	8	1.20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Coolidge Park		0.57	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Mathew Feldman Nature Preserve	7	14.90	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Harte Park	18	0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Hawthorne Park	16	14.60	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Mackel Field		1.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
N. Gaylord Park	11	2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Phelps Park	2	15.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Terhune Park	1	10.30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Tokaloka Park	9	10.58	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Town Hall Park	13	1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Tryon Park	20	4.73	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Milton Vottee Park	19	40.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Windsor Park	17	41.16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Overpeck Park	15		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Table 6-Vacant and Public Lands

Vacant Land Privately Held											
Block	Lot	Property Location	Building Description ¹	Land Description ¹	Calculated Acres ¹	Owners Name	Owners Address	Owners City	Zip Code	Land value	Net value
00101	00001	640 RIVER RD		1.01 AC	1.01	SPANISH ENGLEWOOD CONG OF JEHOVAH'S	315 W PALISADE AVE	ENGLEWOOD, NJ	07631	300,000	300,000
00201	00002	836 CEDAR LANE	VACANT LAND	100X118	0.27	RANCHESTER CORP. C/O ERNST & YOUNG	ONE OXFORD CENTRE	PITTSBURGH PA	15219	170,000	170,000
00212	00002	662 POMANDER WALK		76X200	0.35	LINN,WILLIAM & JOSEPHINE	654 POMANDER WALK	TEANECK NJ	07666	114,900	114,900
00706	00007	390 CEDAR LANE	VACANT LAND	45X102	0.11	PRESCHEL,HOWARD & LAURENCE	907 PRINCE ST.	TEANECK, N.J.	07666	135,000	135,000
00807	00008.02	520 MARTENSE AVE	VACANT	50X100	0.11	BARRESE,FRANK & ADELAIDE	526 MARTENSE AVE	TEANECK, N.J.	07666	100,000	100,000
00808	00003.01	502 CLAREMONT AVE		50X112	0.13	CAMBRIDGE HOMES, INC.	502 CLAREMONT AVE	TEANECK, NJ	07666	112,200	112,200
00819	00013	820 WINDSOR RD	VACANT	40X105	0.10	TEANECK CENTER HOLDG	8-17 PLYMOUTH DR.	FAIR LAWN NJ	07410	66,400	66,400
01001	00010	1750 RIVER RD	VACANT LAND	270X114	0.71	ALFIS,MICHAEL JR	800 ELM AVE	RIVER EDGE, N.J.	07661	243,400	243,400
01109	00003	630 NORFOLK ST	VACANT	40X60	0.06	GROSSBARD,MARVIN & BEA	46 DOVER COURT	BERGENFIELD NJ	07032	18,900	18,900
01201	00020	1635 RIVER RD		60X180	0.25	LEVIE,WARREN & ESTHER	814 DOWNING ST	TEANECK, N.J.	07666	120,000	120,000
01614	00005	1163 TRAFALGAR ST	VACANT LAND	50X124	0.14	FISCH,JEROME	1167 TRAFALGAR ST	TEANECK NJ	07666	135,200	135,200
01806	00011	450 WINTHROP RD	VACANT LAND	112X250	0.64	LINDENBAUM,NATHAN J.& SHARI A.	464 WINTHROP RD	TEANECK NJ	07666	313,600	313,600
01808	00013	596 WARWICK AVE	2S-B-L-1AG	60X118	0.16	ZAYAT,JOANNE	1348 MERCEDES ST	TEANECK NJ	07666	140,600	140,600
01808	00014	598 WARWICK AVE	2.5S-B-L-2UG	60X118	0.16	ZAYAT LLC	1348 MERCEDES ST.	TEANECK NJ	07666	140,600	140,600
01808	00015	608 WARWICK AVE	2S-B-L-1AG	60X118	0.16	ZAYAT,AHMED	1348 MERCEDES ST	TEANECK NJ	07666	140,600	140,600
01907	00011	416 BRIARCLIFFE RD	VACANT LAND	10X60	0.01	HOCHSZTEIN,JAY G.& JUDY C.	6 BRIARCLIFFE RD	BERGENFIELD, NJ	07621	11,300	11,300
02105	00017	1363 TAFT RD	VACANT LAND	20X210	0.10	SIEGFRIED,JOHN, ET AL	278 W ENGLEWOOD AVE	TEANECK NJ	07666	19,200	19,200
02301	00002	332 GROVE ST	VACANT LAND	36X100	0.08	BOGGIO,HENRY & BOGGIO,RICHARD	138 E GROVE ST	BOGOTA NJ	07603	42,500	42,500
02415	00012	GROVE ST	VACANT LAND	4X100	0.01	REILLY,EDWARD & C.CECILA	137 E GROVE ST	BOGOTA NJ	07603	2,800	2,800
02504	00003	707 PALMER AVE	VACANT LAND	112X99	0.25	SELIGMAN,DIANE L.	700 CARROLL PLACE	TEANECK, NJ	07666	141,800	141,800
02507	00001	730 PALISADE AVE		207X168	0.80	W.H.P. 13 L.L.C.	2 EXECUTIVE DR STE 745	FORT LEE NJ	07024	400,000	400,000
02603	00023	FRANCES ST	VACANT LAND	18X100	0.04	SAGAMA CORPORATION	375 CEDAR LANE	TEANECK, NJ	07666	34,500	34,500
02912	00015	147 STERING PL	VACANT LAND	25X100	0.06	BLIEDEN,LOIS	850 PRINCE STREET	TEANECK NJ	07666	0	0
02912	00016	152 STERLING PL	VACANT LAND	25X100	0.06	GRUBER,DAVID & ELLEN	4 MYRON COURT	TEANECK NJ	07666	13,100	13,100
02916	00009	816 RED ROAD	VACANT LAND	35X100	0.08	SIEGLER,MARK ET AL	11 CAMBRIDGE RD.	WOODCLIFF LK	07675	30,200	30,200
02917	00016	MERRISON ST	VACANT LAND	35X75	0.06	TEPPER,HOWARD & BEVERLY	844 GRANGE RD	TEANECK NJ	07666	12,000	12,000
03002	00003	60 CEDAR LANE	VACANT LAND	75X130	0.22	HOLY NAME REAL ESTATE CORP.	718 TEANECK ROAD	TEANECK, N.J.	07666	131,000	131,000
03003	00005	109 VANDELINDA AVE	VACANT LAND	75X131	0.23	SPIEWAK,ROBERT L.,ET ALS.	681 GRANGE RD	TEANECK, N.J.	07666	110,800	110,800
03103	00017.01	16 JOHNSON AVE		50 X 125	0.14	KLEIN,ROBIN & DEBRA N	639 TEANECK ROAD	TEANECK, NJ	08666	110,300	110,300
03210	00018	283 QUEEN ANNE RD	VACANT	51X91	0.11	GILCHRIST,IRMGARD K. & MALCOLM J.	184 VAN BUREN AVE.	TEANECK, N.J.	07666	73,400	73,400
03301	00001	129 FORT LEE RD	VACANT LAND	19X50	0.02	MCR,INC	252 E. FORT LEE RD	BOGOTA NJ	07603	4,200	4,200
03301	00026	211 HENRY ST	VACANT LAND	18X132	0.05	IWANO,MARIA & HEINSEN,HANS	255 HENRY STREET	BOGOTA NJ	07603	32,100	32,100
03306	00001	207 MUNN AVE	VACANT LAND	23X105	0.06	BRADY,JOHN F,JR.	407 LARCH AVENUE	BOGOTA, NJ	07603	36,700	36,700
03306	00015	206 HENRY ST	VACANT LAND	22X188	0.10	GUNDRY,DOROTHY A.	254 HENRY STREET	BOGOTA NJ	07603	39,900	39,900
03408	00007	60 BERGEN AVE	VACANT LAND	1.44	1.44	TRUE LIGHT PRESBYTERIAN CHURCH	304 GLENWOOD AVE	LEONIA, NJ	07605	262,500	262,500
03602	00002	391 TEANECK RD	VACANT LAND	100X214	0.49	TEANECK ROAD ASSOC C/O R.REDUCE	P.O. BOX 208	NORWOOD, NJ	07648	127,100	127,100
03602	00004.01	371 TEANECK RD		53530 SQ	1.23	REDMOR ASSOCIATES L.L.C.	302 ORANGEBURGH RD	OLD TAPPAN, NJ	07675	525,600	525,600
03609	00003	291 WILLOW ST	VACANT LAND	80X300	0.55	BATT,RICHARD G.& BATT RICHARD R.	4451 PACIFIC COAST HWY	TORRANCE, CA	90505	66,700	66,700
03609	00006	311 WILLOW ST	VACANT LAND	75X100	0.17	BATT,IRENE M.	6028 SCOTMIST DRIVE	RANCHO PALOS	90274	56,300	56,300
03609	00008	325 WILLOW ST	VACANT LAND	2.74	2.74	BATT,IRENE	6028 SCOTMIST DRIVE	RANCHO PALOS	90274	119,900	119,900
04102	00028	FARRAGUT DR	VACANT LAND	90X11	0.02	SIEGEL,HOWARD & BERTRAM	300 ROUTE 4-E	TEANECK, N.J.	07666	6,100	6,100
04401	00011	314 HARDING AVE	VACANT LAND	74X178	0.30	PURVIS,JOHN D.& GENETTE H	310 HARDING AVE	TEANECK NJ	07666	42,300	42,300
04403	00001	284 OAKDENE AVE		1.22 AC	1.22	GLENPOINTE ASSOICATES III	25 MAIN ST.,P O BOX 487	HACKENSACK, NJ	07606	366,900	366,900
05002	00021	41 STATE ST	VACANT LAND	100X100	0.23	ALEXANDER,ROBERT F	1430 OLERI TERRACE	FORT LEE, N.J.	07024	200,000	200,000
05004	00003	118 STATE ST	VACANT LAND	25X115	0.07	NEWDOW,ROSALYN	100 STATE ST	TEANECK, N.J.	07666	27,800	27,800

¹ See appendix page A11

Block	Lot	Property Location	Building Description ¹	Land Description ¹	Calculated Acres ¹	Owners Name	Owners Address	Owners City	Zip Code	Land value	Net value
05004	00005	90 STATE ST	VACANT LAND	125X115	0.33	NEWDOW,ROSALYN	100 STATE ST	TEANECK, N.J.	07666	139,200	139,200
05106	00011	77 TRYON AVE WEST	VACANT LAND	75X150	0.26	BULDO,MICHELE & ANTONIETTA	87 TRYON AVE WEST	TEANECK NJ	07666	87,500	87,500
05106	00016	44 GALWAY PL	VACANT LAND	100X120	0.28	BULDO,AMBROSE & LORETTA	65 TRYON AVE. WEST	TEANECK, N J	07666	102,000	102,000
05109	00003	PALISADE AVE	VACANT LAND	25X30	0.02	BONANNO REAL ESTATE GROUP 111	107 W. TRYON AVE.	TEANECK, N.J.	07666	1,600	1,600
05201	00001	1775 WINDSOR RD		60X213	0.29	GIVAUDAN-ROURE FRAGRANCE CORP	1775 WINDSOR RD	TEANECK, N.J.	07666	106,800	106,800
05202	00008	MEYER CT	VACANT LAND	.68	0.68	PUBLIC SERVICE ELECTRIC & GAS CO	80 PARK PLACE	NEWARK N.J.	07100	127,500	127,500
05202	00009	1860 TEANECK RD	VACANT LAND	.01	0.01	DI BELLA,MICHAEL V	26 NEW ST	ENGLEWOOD CLFS	07632	2,500	2,500
05202	00010	1860 TEANECK RD	VACANT LAND	60X85	0.12	DI BELLA,MICHAEL V.	26 NEW STREET	ENGLEWOOD CLFS	07632	92,100	92,100
05413	00020	97 VAN BUSKIRK RD	VACANT LAND	40X100	0.09	BELNAVIS,RICARDO & CLAUDETTE A.	1510 JEFFERSON STREET	TEANECK, N.J.	07666	16,800	16,800
05505	00001	115 FAIRFIELD ST	VACANT LAND	34X58	0.05	NORTHERN,C & S SR. C/O NORTHERN JR	321 WEST 55TH ST #33	NEW YORK NY	10019	12,900	12,900
05602	00010	190 TRYON AVE	VACANT LAND	38X129	0.11	KACZKOWSKI,MATTHEW S	P.O.BOX 33	BIG PINE KEY	33043	51,500	51,500
05604	00019	250 HARGREAVES AVE	VACANT LAND	.753	0.08	ISLAM,NIDA UL,C/O ZAKIR	76 SO. COLONIAL DRIVE	HARRINGTON PK	07640	129,200	129,200
05605	00020	150 MANHATTAN AVE	VACANT LAND	75X100	0.17	BOYD,RAYMOND	80 HAYWARD AVE	BROCKTON, MA	02401	75,900	75,900
05606	00030	184 WASHINGTON PL	VACANT LAND	50X105	0.12	GHANT,WILLIAM & BETTY	176 WASHINGTON PLACE	TEANECK NJ	07666	78,000	78,000
05615	00008	527 ENGLEWOOD AVE	VACANT LAND	67X84	0.13	DOWDY,FRED,JR & MOORE,CHARLES &D	366 W. ENGLEWOOD A VE	ENGLEWOOD, N.J.	07631	39,100	39,100
05615	00010	527A ENGLEWOOD AVE	VACANT LAND	58X31	0.04	SMITH,ANDREW C	96 OAK STREET	ENGLEWOOD NJ	07631	17,100	17,100
05615	00011	527B ENGLEWOOD AVE	VACANT LAND	58X31	0.04	FOSQUE,BRUCE E.	92 OAK STREET	ENGLEWOOD,N.J.	07631	11,400	11,400
05712	00047	17 FRANKLIN RD		59X96	0.13	MENORAH CHAPELS,INC	1321 TEANECK ROAD	TEANECK, N.J.	07666	98,700	98,700
05713	00018.02	FRANKLIN RD	VACANT LAND	31X22	0.02	HALL,WILBERT & LEZLI	85 GENNESSEE AVE.	TEANECK, N.J.	07666	1,800	1,800
05714	00006	1290 LORAIN E AVE	VACANT LAND	25X110	0.06	MCCAIN,ROSEMARY	100 WEST FOREST AVE	TEANECK, N.J.	07666	6,600	6,600
05714	00007	1288 LORAIN E AVE		56X111	0.14	MCCAIN,ROSEMARY	100 W FOREST AVE	TEANECK, NJ	07666	78,000	78,000
05714	00012	1236 LORAIN E AVE	VACANT LAND	50X115	0.13	GREENE, JOHN J & ELIZABETH	1232 LORAIN E AVE	TEANECK, N.J.	07666	76,500	76,500
05902	00008	64 E FOREST AVE	VACANT LAND	25X104	0.06	GLORIA,DIANE,C/O ELITE ASSOCIATES	180 RT 17N	PARAMUS, NJ	07652	13,900	13,900
05907	00004	1171 MADISON AVE	VACANT LAND	100X200	0.45	KOWALSKI,ALEXANDER	235 MADISON AVE	RIVER EDGE NJ	07661	127,100	127,100
05919	00004	JEROME PL	VACANT LAND	75X100	0.17	VALLEY NATIONAL BANK	1445 VALLEY ROAD	WAYNE, NJ	07470	50,000	50,000
05919	00005	JEROME PL	VACANT LAND	75X100	0.17	VALLEY NATIONAL BANK	1445 VALLEY ROAD	WAYNE, NJ	07470	50,000	50,000
05919	00016	1076 ARLINGTON AVE	1S-F-O	2.01AC	2.01	VALLEY NATIONAL BANK	1445 VALLEY ROAD	WAYNE, NJ	07470	400,000	400,000

Vacant Land Publicly Held

Block	Lot	Property Location	Building Description ¹	Land Description ¹	Calculated Acres ¹	Owners Name	Owners Address	Owners City	Zip Code	Land value	Net Value
105	21	440 KIPP ST		25X102	0.06	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$26,200.00	\$26,200.00
107	5	370 KIPP ST		60X114	0.16	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$101,700.00	\$101,700.00
201	1	700 POMANDER WALK		9.4 ACRES	9.40	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	1,057,500.00	1,057,500.00
201	11	672 POMANDER WALK		6.94 ACRES	6.94	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$607,300.00	\$607,300.00
302	4	827 CEDAR LANE		.2862 ACRES	0.29	BOARD OF FREEHOLDERS	ADMINISTRATION BLDG.	HACKENSACK NJ	07601	\$166,400.00	\$166,400.00
510	2	681 MARTENSE AVE	VACANT LAND	42X108	0.10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$18,800.00	\$18,800.00
604	5	668 TILDEN AVE	VACANT LAND	40X100	0.09	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$75,600.00	\$75,600.00
605	6	668 MAPLE AVE	VACANT LAND	56X10	0.01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$7,400.00	\$7,400.00
706	5	404 CEDAR LANE	VACANT LAND	12X100	0.03	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$18,000.00	\$18,000.00
706	9	380 CEDAR LANE	VACANT LAND	70X103	0.17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$157,500.00	\$157,500.00
1001	6	764 NEW BRIDGE RD	VACANT LAND	.91 ACRES	0.91	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$136,500.00	\$136,500.00
1101	1	739 ROEMER AVE	VACANT	1.04 ACRES	1.04	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$175,500.00	\$175,500.00
1102	10	661 ROEMER AVE	VACANT	1.39 ACRES	1.39	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$234,600.00	\$234,600.00
1107	1	440 NEW BRIDGE RD	VACANT	225X220	1.14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$109,300.00	\$109,300.00
1107	5	416 NEW BRIDGE RD	VACANT	15X125	0.04	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$8,200.00	\$8,200.00

¹ See appendix page A11

Block	Lot	Property Location	Building Description ¹	Land Description ¹	Calculated Acres ¹	Owners Name	Owners Address	Owners City	Zip Code	Land value	Net Value
1112	1	751 ROEMER AVE	VACANT	.43 ACRES	0.43	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$24,200.00	\$24,200.00
1504	11	PEMBROKE ST	VACANT	.461 ACRES	0.46	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$34,600.00	\$34,600.00
1506	14	1064 CAMBRIDGE RD	VACANT	1.43 ACRES	1.43	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$107,200.00	\$107,200.00
1618	1	668 NORTHUMBERLAND	VACANT LAND	70X120	0.19	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$73,800.00	\$73,800.00
1805	8	547 WARWICK AVE	VACANT LAND	10X190	0.04	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$3,100.00	\$3,100.00
1905	7	279 BRIARCLIFFE RD	VACANT LAND	25X139	0.08	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$6,700.00	\$6,700.00
1909	15	CHURCHILL RD	VACANT LAND	20X110	0.05	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$5,100.00	\$5,100.00
2107	5	1220 EMERSON AVE	VACANT LAND	1X132	0.00	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$7,000.00	\$7,000.00
2205	9	1192 WINDSOR RD	VACANT LAND	55X169	0.21	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$140,900.00	\$140,900.00
2801	2	101 CRANFORD PL	VACANT	.70 ACRES	0.70	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$60,700.00	\$60,700.00
2917	17	136 MERRISON ST	VACANT LAND	30X130	0.09	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$17,600.00	\$17,600.00
3114	82	87 OAKDENE AVE	VACANT	100X20	0.05	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$3,100.00	\$3,100.00
3114	83	97 OAKDENE AVE	VACANT	100X15	0.03	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$2,600.00	\$2,600.00
3114	84	115 OAKDENE AVE	VACANT	100X10	0.02	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$2,100.00	\$2,100.00
3114	85	127 OAKDENE AVE	VACANT	150X5	0.02	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$1,600.00	\$1,600.00
3306	2	207 MUNN AVE	VACANT LAND	32X6	0.00	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$1,000.00	\$1,000.00
3502	3	18 E SHERWOOD AVE	VACANT LAND	1.93 ACRES	1.93	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$579,000.00	\$579,000.00
3602	3	381 TEANECK RD	VACANT LAND	92X100	0.21	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$101,600.00	\$101,600.00
3607	25	GLENWOOD AVE	.0521 ACRES		0.00	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK N.J.	07666	\$30,000.00	\$30,000.00
3609	1	FORT LEE RD	VACANT LAND	49X163	0.18	COUNTY OF BERGEN	ADMIN BUILDING	HACKENSACK, N.J.	07601	\$51,400.00	\$51,400.00
3701	14	56 FYCKE LANE	VACANT LAND	31X218	0.16	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$20,700.00	\$20,700.00
3706	1	566 JOHN ST	VACANT LAND	22X119	0.06	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$12,200.00	\$12,200.00
3712	16	492 GLENWOOD AVE	VACANT LAND	50X180	0.21	TOWNSHIP OF TEANECK	MUNICIPAL BLDG.	TEANECK, N.J.	07666	\$80,600.00	\$80,600.00
3712	17	DEGRAW AVE	VACANT LAND	.4037	0.40	COUNTY OF BERGEN	ADMIN BUILDING	HACKENSACK, N.J.	07601	\$45,000.00	\$45,000.00
3814	12	64 LINDBERGH BLVD	VACANT LAND	8X12	0.00	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$1,000.00	\$1,000.00
3814	13	64 LINDBERGH BLVD	VACANT LAND	8X40	0.01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$1,000.00	\$1,000.00
3820	9	666 HOWARD ST	VACANT LAND	13X92	0.03	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$2,000.00	\$2,000.00
3820	10	665 HOWARD ST	VACANT LAND	12X80	0.02	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$1,700.00	\$1,700.00
3820	11	660 STELTON ST	VACANT LAND	12X104	0.03	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$1,900.00	\$1,900.00
3820	12	659 STELTON ST	VACANT LAND	11X105	0.03	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$1,800.00	\$1,800.00
3913	24	119 EAST CEDAR LANE	VACANT LAND	30X74	0.05	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$13,700.00	\$13,700.00
4303	1	314 HOME ST	VACANT LAND	150X128	0.44	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$80,700.00	\$80,700.00
4303	19	HOME STREET	VACANT LAND	.03AC	0.03	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$3,000.00	\$3,000.00
4305	1	278 HEMLOCK TERR SO	VACANT LAND	75X100	0.17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$84,400.00	\$84,400.00
4305	17	326 HEMLOCK TERR SO	VACANT LAND	75X100	0.17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$60,000.00	\$60,000.00
4402	14	289 E OAKDENE AVE	VACANT LAND	40X153	0.14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$73,400.00	\$73,400.00
4812	15	1056 MARGARET ST	VACANT LAND	.255 ACRES	0.26	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$17,300.00	\$17,300.00
5002	1	108 AMSTERDAM AVE	VACANT LAND	.2439 ACRES	0.24	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$89,500.00	\$89,500.00
5002	20	29 STATE ST	VACANT LAND	195X100	0.45	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$120,500.00	\$120,500.00
5002	23	89 STATE ST	VACANT LAND	175X100	0.40	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$120,000.00	\$120,000.00
5002	25	105 STATE ST	VACANT LAND	325X100	0.75	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$222,000.00	\$222,000.00
5005	12	195 THE PLAZA	VACANT LAND	15X129	0.04	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$10,300.00	\$10,300.00
5103	7	1665 STEPHENS PL	VACANT LAND	200X100	0.46	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$157,500.00	\$157,500.00
5105	10	GALWAY PL	VACANT LAND	50X29	0.03	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$9,000.00	\$9,000.00
5107	18	56 TRYON AVE WEST	VACANT LAND	.96 ACRES	0.96	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$191,400.00	\$191,400.00
5207	14	43 SACKVILLE ST	VACANT LAND	75X100	0.17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$75,900.00	\$75,900.00
5302	29	207 LIBERTY RD	VACANT LAND	.4132AC.	0.41	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$110,200.00	\$110,200.00
5402	15	100 IRVINGTON RD	VACANT LAND	5X100	0.01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$1,300.00	\$1,300.00
5402	23	152 IRVINGTON RD	VACANT LAND	40X100	0.09	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$54,000.00	\$54,000.00

¹ See appendix page A11

Block	Lot	Property Location	Building Description ¹	Land Description ¹	Calculated Acres ¹	Owners Name	Owners Address	Owners City	Zip Code	Land value	Net Value
5404	12	246 STUYVESANT RD	VACANT LAND	8X100	0.02	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$1,400.00	\$1,400.00
5406	26	24 STUYVESANT RD	VACANT LAND	20X100	0.05	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$7,200.00	\$7,200.00
5411	3	204 HAMILTON RD	VACANT LAND	6X100	0.01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$1,400.00	\$1,400.00
5413	18	93 VAN BUSKIRK RD	VACANT LAND	40X100	0.09	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$54,000.00	\$54,000.00
5502	4	151 INTERVALE RD	VACANT LAND	40X100	0.09	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$54,000.00	\$54,000.00
5507	6	1603 ARDSLEY CT	VACANT LAND	.7802	0.78	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$146,200.00	\$146,200.00
5508	2	175 HARGREAVES AVE	VACANT LAND	50X145	0.17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$80,500.00	\$80,500.00
5508	7	201 HARGREAVES AVE	VACANT LAND	48X115	0.13	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$76,500.00	\$76,500.00
5508	9	189 HARGREAVES AVE	VACANT LAND	50X101	0.12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$76,500.00	\$76,500.00
5602	1	116 TRYON AVE	VACANT LAND	.1232	0.12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$86,700.00	\$86,700.00
5604	7	1576 SUMNER AVE	VACANT LAND	75X100	0.17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$71,700.00	\$71,700.00
5604	17	220 MANHATTAN AVE	VACANT LAND	150 X 150	0.52	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$173,400.00	\$173,400.00
5604	24	191 WASHINGTON PL	VACANT LAND	50 X 108	0.12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK,N.J.	07666	\$76,500.00	\$76,500.00
5604	27	231 WASHINGTON PL	VACANT LAND	75 X104	0.18	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$8,400.00	\$8,400.00
5605	15	1569 CRESCENT AVE	VACANT LAND	75X95	0.16	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$84,300.00	\$84,300.00
5606	32	194 WASHINGTON PL	VACANT LAND	50X105	0.12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$78,000.00	\$78,000.00
5608	10	210 SHEPARD AVE	VACANT LAND	6.297 ACRES	6.30	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	1,260,000.00	1,260,000.00
5612	11	1466 ENDICOTT TERR	VACANT LAND	100X95	0.22	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$93,700.00	\$93,700.00
5614	8	1478 SYLVAN TERR	VACANT LAND	40X95	0.09	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$66,600.00	\$66,600.00
5706	6	ENGLEWOOD AVE	VACANT LAND	.68 ACRES	0.68	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$153,000.00	\$153,000.00
5706	9	1423 ASPEN TERR	VACANT LAND	240X100	0.55	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$123,700.00	\$123,700.00
5707	2	ENGLEWOOD AVE	VACANT LAND	265X125	0.76	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$171,000.00	\$171,000.00
5707	10	1423 SPRUCE ST	VACANT LAND	165X100	0.38	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$120,500.00	\$120,500.00
5713	39	ARLINGTON AV	VACANT LAND	.0742 ACRES	0.07	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK N.J.	07666	\$4,000.00	\$4,000.00
5801	4	75 BEDFORD AVE	VACANT LAND	1.32 ACRES	1.32	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$198,000.00	\$198,000.00
5801	15	GENESEE AVE	VACANT LAND	50X118	0.14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$81,100.00	\$81,100.00
5802	3	1279 LORAINЕ AVE	VACANT LAND	50X125	0.14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	\$46,700.00	\$46,700.00
5809	2	1233 OVERLOOK AVE	VACANT LAND	25X125	0.07	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$7,000.00	\$7,000.00
5816	2	GENESEE AVE	VACANT LAND	20X140	0.06	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$5,900.00	\$5,900.00
5902	9	66 E FOREST AVE	VACANT LAND	50X104	0.12	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$76,500.00	\$76,500.00
5905	2	150 E FOREST AVE	VACANT LAND	50X89	0.10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$71,900.00	\$71,900.00
5906	3	1172 MADISON AVE	VACANT LAND	100X100	0.23	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$79,700.00	\$79,700.00
5909	9	254 FOREST AVE	VACANT LAND	20X120	0.06	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$5,500.00	\$5,500.00
5910	5	249 COOLIDGE AVE	VACANT LAND	40X112	0.10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$17,600.00	\$17,600.00
5911	1	1140 LORAINЕ AVE	VACANT LAND	.80 ACRES	0.80	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$72,000.00	\$72,000.00
5918	3	36 PROSPECT TERR SO	VACANT LAND	50X100	0.11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$76,500.00	\$76,500.00
5925	2	1124 LORAINЕ AVE	VACANT LAND	60X100	0.14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$77,300.00	\$77,300.00
5925	7	1096 LORAINЕ AVE	VACANT LAND	235X100	0.54	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$132,500.00	\$132,500.00
5927	1	1101 LORAINЕ AVE	VACANT LAND	.32 ACRES	0.32	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$48,000.00	\$48,000.00
5927	4	1111 WEBSTER AVE	VACANT LAND	40X100	0.09	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$51,000.00	\$51,000.00
6001	1	266 TIETJEN AVE	VACANT LAND	92X140	0.30	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$84,900.00	\$84,900.00
6001	3	286 TIETJEN AVE	VACANT LAND	60X132	0.18	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$85,000.00	\$85,000.00
6001	8	1091 WEBSTER AVE	VACANT LAND	100X100	0.23	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	\$83,100.00	\$83,100.00
4811	11	1061 MARGARET ST	VACANT LAND	100X200	0.46	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	\$69,000	\$69,000
4812	14	1060 MARGARET ST	VACANT LAND	100X299	0.69	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	\$100,500	\$100,500

¹ See appendix page A11

Route 4 Buffer

Block	Lot	Property Location	Building Description ¹	Land Description ¹	Calculated Acres ¹	Owners Name	Owners Address	Owners City	Zip Code	Facility Name	Land value	Net value
01501	00001	ROUTE 4 BUFFER	VACANT	14X120	0.04	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	3,800	3,800
01501	00007	ROUTE 4 BUFFER	VACANT	48X125	0.14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	17,600	17,600
01502	00001	ROUTE 4 BUFFER	VACANT	47X120	0.13	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	60,700	60,700
01503	00001	ROUTE 4 BUFFER	VACANT	25X120	0.07	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	24,100	24,100
01507	00001	ROUTE 4 BUFFER	VACANT	60X120	0.17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	72,600	72,600
02702	00011	ROUTE 4 BUFFER	VACANT	107X142	0.35	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	75,300	75,300
02703	00010	ROUTE 4 BUFFER	VACANT	1.49 ACRES	1.49	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	111,700	111,700
00502	00018	ROUTE 4 BUFFER	VACANT	.58 ACRES	0.58	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	29,000	29,000
00502	00019	ROUTE 4 BUFFER	VACANT	.062 ACRES	0.06	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	8,200	8,200
00503	00010	ROUTE 4 BUFFER	VACANT	15X174	0.06	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	7,700	7,700
00504	00009	ROUTE 4 BUFFER	VACANT	15X239	0.08	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	6,100	6,100
04001	00008	ROUTE 4 BUFFER	VACANT	.18 ACRES	0.18	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	9,000	9,000
04002	00011	ROUTE 4 BUFFER	VACANT	.19 ACRES	0.19	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	9,500	9,500
04003	00023	ROUTE 4 BUFFER	VACANT	1.250AC	1.25	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	114,000	114,000
04102	00027	ROUTE 4 BUFFER	VACANT	.94 ACRES	0.94	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	47,000	47,000
04808	00015	ROUTE 4 BUFFER	VACANT	1.800AC	1.80	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	135,000	135,000
04811	00012	ROUTE 4 BUFFER	VACANT	25X200	0.11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	13,100	13,100
05921	00011	ROUTE 4 BUFFER	VACANT	.0521	0.05	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	7,400	7,400
05921	00012	ROUTE 4 BUFFER	VACANT	.0342	0.03	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, N.J.	08625	VACANT LAND	1,500	1,500
05922	00009	ROUTE 4 BUFFER	VACANT	10X55	0.01	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, NJ	08625	VACANT LAND	2,000	2,000
05923	00009	ROUTE 4 BUFFER	VACANT	35X100	0.08	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	24,300	24,300
05924	00011	ROUTE 4 BUFFER	VACANT	50X100	0.11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	22,200	22,200
05925	00008	ROUTE 4 BUFFER	VACANT	41X100	0.09	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	34,800	34,800
05927	00005	ROUTE 4 BUFFER	VACANT	.23 ACRES	0.23	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	34,500	34,500
06001	00007	ROUTE 4 BUFFER	VACANT	140X135	0.43	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	81,200	81,200
06002	00010	ROUTE 4 BUFFER	VACANT	4.92 AC.	4.92	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	VACANT LAND	246,000	246,000
06002	00011	ROUTE 4 BUFFER	VACANT	20X20	0.01	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, N.J.	08625		2,000	2,000

¹ See appendix page A11

Parks

Block	Lot	Property Location	Building Description ¹	Land Description ¹	Calculated Acres ¹	Owners Name	Owners Address	Owners City	Zip Code	Facility Name	Land value	Improved value	Net value
05926	00001	1125 LORAINЕ AVE	VACANT	.57 ACRES	0.57	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	COOLIDGE PARK	85,500	0	85,500
05802	00001	1295 LORAINЕ AVE	VACANT	55X139	0.18	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	ARGONNE PARK	53,800	0	53,800
05714	00001	200 ENGLEWOOD AVE	VACANT	54 ACRES	54.00	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	ARGONNE PARK	6,750,000	0	6,750,000
05708	00001	1415 BALSAM ST	VACANT	25X100	0.06	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	ARGONNE PARK	21,300	0	21,300
05511	00028	150 INTERVALE RD	VACANT	4.730AC	4.73	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	TRYON PARK	709,500	42,900	752,400
05101	00001	1601 WINDSOR RD	VACANT	30 ACRES	30.00	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	WINDSOR PARK	3,375,000	0	3,375,000
05006	00001	1471 WINDSOR RD	VACANT	1.02 ACRES	1.02	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	WINDSOR PARK	102,000	0	102,000
05007	00001	1421 WINDSOR RD	VACANT	3.00 ACRES	3.00	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	WINDSOR PARK	450,000	0	450,000
04901	00002	1355 WINDSOR RD	VACANT	2.33 ACRES	2.33	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	WINDSOR PARK	116,500	0	116,500
04501	00001	ROUTE NO.95	VACANT	56.6 ACRES	56.67	COUNTY OF BERGEN	ADMINISTRATION BLD	HACKENSACK NJ	07601	OVERPECK MARINE PARK	5,667,000	0	5,667,000
04701	00001	1101 WINDSOR RD	VACANT	2.750AC	2.75	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	WINDSOR PARK	550,000	0	550,000
04703	00002	1086 QUEEN ANNE RD	VACANT	.079 ACRES	0.08	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	MILTON VOTEE PARK	34,000	0	34,000
04704	00001	1086 PALISADE AVE	VACANT	1.35 AC	1.35	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	MILTON VOTEE PARK	135,000	0	135,000
04306	00001	ROUTE NO.95	VACANT	50.5 ACRES	50.55	COUNTY OF BERGEN	ADMINISTRATION BLD	HACKENSACK NJ	07601	OVERPECK MARINE PARK	5,055,000	0	5,055,000
04208	00011	LUCY AVE	VACANT	7.52 ACRES	7.55	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	HAWTHORNE PARK	1,540,000	0	1,540,000
04302	00003	565 GLENWOOD AVE	VACANT	95X175	0.38	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	HARTE MEMORIAL PARK	192,900	0	192,900
03719	00001	80 FYCKE LANE	VACANT	45.618 AC	45.61	COUNTY OF BERGEN	ADMINISTRATION BLD	HACKENSACK NJ	07601	OVERPECK COUNTY PAR	5,130,000	0	5,130,000
03602	00010	379 TEANECK RD	VACANT	.770AC	0.77	COUNTY OF BERGEN	ADMINISTRATION BLD	HACKENSACK NJ	07601	PARK	78,000	0	78,000
03608	00001	FORT LEE RD	VACANT	39.6 ACRES	39.68	COUNTY OF BERGEN	ADMINISTRATION BLD	HACKENSACK, N.J.	07601	OVERPECK COUNTY PARK	5,952,000	0	5,952,000
03303	00005	200 TEANECK RD	VACANT	5.29 ACRES	5.29	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	AMMANN PARK	1,322,500	57,200	1,379,700
02402	00002	PALISADE AVE	VACANT	2.74 ACRES	2.74	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	HERRICK PARK	411,000	0	411,000
02601	00001	949 WINDSOR RD	VACANT	.770AC	0.77	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARK	115,000	0	115,000
02211	00001	374 BILLINGTON RD	VACANT	1 ACRE	1.00	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	NORTH GAYLORD PARK	180,000	0	180,000
02701	00001	1001 WINDSOR RD	VACANT	1.310AC	1.31	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARK	196,500	0	196,500
01102	00011	ROEMER AVE	VACANT	1.200AC	1.20	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	CONTINENTAL PARK	162,000	0	162,000
01103	00001.01	1725 RIVER RD	VACANT	15.10 AC	15.10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	FELDMAN NATURE PRES	284,400	0	284,400
01002	00001	1660 RIVER RD	VACANT	10.5 ACRES	10.54	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	BRETT PARK	1,185,700	0	1,185,700
00810	00009	860 WINDSOR RD	VACANT	1.48 ACRES	1.48	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARK	222,000	0	222,000
04201	00021	665 GLENWOOD AVE	1S-B-O	6.89 ACRES	6.89	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	HAWTHORNE PARK	1,378,000	166,600	1,544,600
04702	00001	1104 QUEEN ANNE RD	1S-B-O-2AG	39.0 AC	39.00	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	MILTON VOTEE PARK	5,874,000	352,700	6,226,700
04101	00001	COLUMBUS DR	2S-B-O	140 ACRES	140.00	COUNTY OF BERGEN	ADMINISTRATION BLD	HACKENSACK NJ	07601	OVERPECK COUNTY PAR	11,625,000	508,000	12,133,000
02210	00005	434 BILLINGTON RD	1S-F-A	1.25 ACRES	1.25	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	NORTH GAYLORD PARK	250,000	74,000	324,000
01301	00001	1400 RIVER RD	1S-F-O	23.3 ACRES	23.38	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	ANDREAS MEM. PARK	2,630,300	23,800	2,654,100
00902	00001	399 WOODS RD	PARK	1.160AC	1.16	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	SOUTH GAYLORD PARK	174,000	0	174,000
00903	00001	401 WOODS RD	PARK	1.310AC	1.31	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	SOUTH GAYLORD PARK	196,500	0	196,500
01204	00001	589 MAITLAND AVE	PARK	10.5 ACRES	10.58	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	TOKOLOKA PARK	1,587,000	0	1,587,000
00511	00022	1000 RIVER RD	PARK	16.3 ACRES	16.31	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PHELPS PARK	1,728,000	89,400	1,817,400

¹ See appendix page A11

Public Land													
Block	Lot	Property Location	Building Description ¹	Land Description ¹	Calculated Acres ¹	Owners Name	Owners Address	Owners City	Zip Code	Facility Name	Land value	Improved value	Net value
00819	00001	408 BEVERLY RD	1.5S-F-F-1UG	83X125	0.24	TOWNSHIP OF TEANECK	MUN.BLDG.	TEANECK, N.J.	07666	PARKING LOT	134,600	0	134,600
04901	00001	1375 WINDSOR RD	1S-B-0	200X139	0.64	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	FIRE HOUSE 4	160,000	407,400	567,400
02505	00001	751 PALISADE AVE	1S-B-A	275X155	0.98	U.S.OF AMERICA	751 PALISADE AVE	TEANECK NJ	07666	POST OFFICE	294,000	795,800	1,089,800
01002	00002	1600 RIVER RD	1S-CB-O	7.58 ACRES	7.58	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	D.P.W. COMPLEX	1,137,000	152,000	1,289,000
05703	00011	1421-1425 TEANECK	1S-CB-O	120X123	0.34	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J.	07666	RECREATION CENTER	189,500	121,700	311,200
04402	00012	309 E OAKDENE AVE	1S-S-O	143X160	0.53	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PUMPING STATION	104,000	825,000	929,000
00610	00029	619 CEDAR LANE	2S-B	54X124	0.15	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	FIRE HOUSE	162,000	520,600	682,600
05808	00001	1231 TEANECK RD	2S-B-A	200X95	0.44	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	FIRE HEADQUARTERS	294,000	1,486,000	1,780,000
02904	00012	818 TEANECK RD	2S-B-O	6.66 ACRES	6.60	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	MUNICIPAL BUILDING	1,498,500	7,029,000	8,527,500
04703	00004	1079 PALISADE AVE	2S-B-O	2.170AC	2.17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	STORAGE & GYM	406,900	2,940,000	3,346,900
04913	00016	1208 TEANECK RD	2S-B-O	.60 ACRES	0.60	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	ADMINISTRATIVE BLDG.	180,000	597,100	777,100
05301	00001	1799 TEANECK RD	2S-B-O	13.660AC	13.66	STATE OF N.J.	CN 229, CN 039	TRENTON NJ	08625	ARMORY	2,561,200	4,186,500	6,747,700
00608	00001	682 BEVERLY RD	PARKING LOT	125X115	0.33	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARKING AREAS	198,800	16,200	215,000
00705	00004	AMERICAN LEGION	PARKING LOT	1.89 ACRES	1.89	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARKING AREAS	756,000	78,700	834,700
00817	00008	539 CEDAR LANE	PARKING LOT	100X144	0.33	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARKING AREAS	197,200	10,500	207,700
00818	00006	BEVERLY RD	PARKING LOT	100X128	0.29	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARKING AREAS	145,600	16,000	161,600
00819	00014	824 WINDSOR RD	PARKING LOT	.36 ACRES	0.36	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARKING AREAS	108,700	18,700	127,400
00819	00017	821 GARRISON AVE	PARKING LOT	2.03 ACRES	2.03	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARKING AREAS	609,000	100,000	709,000
03210	00002	325 QUEEN ANNE RD	PARKING LOT	.3865AC	0.39	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ	07666	PARKING AREAS	20,600	114,000	134,600

Schools													
Block	Lot	Property Location	Building Description	Land Description	Calculated Acres	Owners Name	Owners Address	Owners City	zip	Facility Name	Land value	Improved value	Net value
00901	00001	1035 LINCOLN PL	2S-B-O	3.75 ACRES	3.75	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	SCHOOL #7,LOWELL	940,000	1,373,800	2,313,800
01813	00011	500 RUTLAND AVE	2S-B-A	3.26 ACRES	3.26	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	SCHOOL #4	896,500	1,698,900	2,595,400
02105	00007	1300 WINDSOR RD	2S-B-L	12.7 ACRES	12.77	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	B.FRANKLIN JUNIOR HS	3,511,700	7,022,600	10,534,300
02801	00001	1009 QUEEN ANNE RD	3S-B-O	13.1 ACRES	13.15	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	HIGH SCHOOL	2,958,700	12,262,300	15,221,000
02904	00010	1 MERRISON ST	2S-B-O	280.39X371.	2.39	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	SCHOOLS	537,700	1,547,500	2,085,200
03820	00001	659 TEANECK RD	2S-B-O	13.4 ACRES	13.46	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	JEFFERSON JUNIOR HS	3,365,000	8,239,000	11,604,000
04208	00012	225 FYCKE LANE	2S-B-O	3.96 ACRES	3.96	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	HAWTHORNE SCHOOL	792,000	1,820,000	2,612,000
05512	00015	1 TRYON AVE	1S-B-O-	5.600AC	5.60	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ	07666	BRYANT SCHOOL	1,400,000	2,340,100	3,740,100
00301	00001	980 RIVER RD	CAMPUS	11.8 ACRES	11.80	FAIRLEIGH DICKINSON	10 WOODRIDGE AVENUE	HACKENSACK NJ	07601	COLLEGE	2,972,500	13,368,500	16,341,000
00301	00002	2 LONE PINE LANE	CAMPUS	108X105	0.26	FAIRLEIGH DICKINSON	10 WOODRIDGE AVE	HACKENSACK, NJ	07601		138,200	0	138,200
00301	00003	868 RIVER RD	CAMPUS	.11 ACRES	0.11	FAIRLEIGH DICKINSON	10 WOODRIDGE AVE	HACKENSACK, NJ	07601	VACANT LAND	19,300	0	19,300
00302	00003	860 RIVER RD	CAMPUS	9.05 ACRES	9.05	FAIRLEIGH DICKINSON	10 WOODRIDGE AVE	HACKENSACK, NJ	07601	COLLEGE	2,225,000	6,334,600	8,559,600
00401	00001	1020 RIVER RD	CAMPUS	28 ACRES	28.00	FAIRLEIGH DICKINSON	10 WOODRIDGE AVE	HACKENSACK, NJ	07601	COLLEGE	5,600,000	11,306,300	16,906,300
01401	00001	1200 RIVER RD (REAR)	1S-CB-O	12.2 ACRES	12.22	FAIRLEIGH DICKINSON	10 WOODRIDGE AVE	HACKENSACK, NJ	07601	STADIUM	1,649,700	22,900	1,672,600
01403	00001	1140 RIVER RD	2S-B-O	2.98 ACRES	2.98	FAIRLEIGH DICKINSON	10 WOODRIDGE AVE	HACKENSACK, NJ	07601	COLLEGE	596,000	825,600	1,421,600

¹ See appendix page A11

Recommendations

In 1992 Queale and Lynch, Inc. prepared a Recreation and Open Space Inventory & Needs Assessments. The Queale and Lynch report utilized two standards for recreation and open space needs. The first Townwide standard recommended a total of 3 percent of the land area be utilized for recreation and open space. The second townwide standard called for 10 acres of recreational land for every 1,000 people. This report excluded all county owned lands (some 369 acres) from all recreational land calculations.

The summary of Queale and Lynch's needs assessment is that ... "Most of the recreation and open space shortfall is found south of Route 4." The summary tables and accompanying US Census Tract Map can be found in the appendix of this report.

This report finds that there are different types of parks which serve different portions of a municipality's population. When reviewing the recommendations that follow utilize the standard classifications for different park systems.

RECREATION STANDARDS: POPULATION RATIO METHOD⁹

<u>Classification</u>	<u>Acres /1,000 people</u>	<u>Size Range</u>	<u>Population served</u>	<u>Service Area</u>
Playlots	*	2500 sq ft to 1 acre	500-2500	Subneighborhood
Vest pocket parks	*	2500sq ft to 1 acre	500-2500	Subneighborhood
Neighborhood Parks	2.5	Min. 5 acres up to 20 acres	2000-10,000	¼ - ½ mile
District Parks	2.5	20-100 acres	10,000-50,000	½ - 3 miles
Large Urban Parks	5.0	100+ acres	One for ea. 50,000	Within ½ hr driving time
Regional parks	20.0	250+acres	Serves entire population in smaller communities; should be distributed throughout large metro areas	Within 1 hr driving time.

* Not applicable

Vacant land has been analyzed by size, location, environmental constants, and proximity to municipally owned parks or open space. Recommendations have been based upon the analysis of these properties. Vacant land has been recommended for purchase if it was privately held and adjacent to municipally owned park or open space. Recommendations concerning municipally owned land stem from the same set of variables as the privately held land, but recommendations were based upon the need to preserve open space, or other municipal uses or if the property was too small to be utilized in the private market place.

⁹ Recreation Planning and Design, Seymour M. Gold, McGraw-Hill, 1980 page 283

Waterfront Park System

In November of 1995, Hakim Associates prepared a planning study for a propose greenway along the Hackensack River. This report details the feasibility of creating a linear greenway park system along the banks of the Hackensack River. Recommendations of this report echo those represented in this report.

Expand Existing Park and Open Space.

Where vacant land abuts a municipal park, or recreational facilities, recommendations for the purchase of these lands have been made if not municipally owned in order to expand the existing recreational facility or to protect its environmental characteristics.

Expand Park and Open Space Where There is a Void.

This report recommends, where park and open space is limited, consideration be given to the municipal land for open space or recreational purposes. The municipality may wish to investigate pocket parks where vacant land is scarce.

Major Areas of Municipally Owned land

The analysis of municipally owned land has illustrated that there are some of areas where the Township owns large amounts of contiguous land. These areas are indicated on Map 8 and are as follows:

- A. Area around Spruce Street
- B. Hargreaves Avenue
- C. Land along the following roads:
 - i. Roemer Avenue
 - ii. New Bridge Road
 - iii. Bedford Avenue
 - iv. Prospect Avenue
 - v. Tietjen Avenue
 - vi. Webster Avenue
- D. A large tract of land to the south of Cedar Lane and the Hackensack River
- E. The intersection of Degraw Avenue and Teaneck Road
- F. The terminus of the following roads
 - i. Howland Avenue
 - ii. Manhattan Avenue
 - iii. Sherwood Avenue

Careful planning studies should be performed on these areas in the Municipal Master Plan as to their proposed uses.

Individual Lots which are Municipally Owned

The municipality owns over 140 individual lots throughout the community. Some of these lots are consider sliver lots; small parcels which were either created to provide municipal access to a location, to act as an easement behind properties, or as to act as buffers along roadways. These lots are non developable and are not under consideration for sale or development. There are other individual lots owned by the municipality which are not considered sliver lots in this report. Nevertheless, these parcels do not meet the Townships zoning regulations for minimum lot size, lot width, etc. If these lots were to be sold for development, one or more variances would likely be required. The municipality may wish to consider keeping these lots for either open space or pocket parks, or inquire with adjoining land owners if there is any interest in obtaining additional land for their property.

Overpeck Park

The Overpeck Park is a Bergen County Park system that spans 4 towns. The portion of Overpeck Park located within Teaneck Township contains over 300 acres of land.

The website of the Friends of Overpeck Park, an organization of Bergen County Residents, indicates the following about the Overpeck Park:

Overpeck Park, located in Bergen County, New Jersey, consists of 120 acres of wetlands and landfill surrounding the Overpeck Creek, an estuary of considerable ecological significance which flows into the Hackensack River. The park is bordered by the communities of Leonia, Palisades Park, Ridgefield Park, and Teaneck. The northern half of the park has been developed with various recreational facilities, including a hiking loop, tennis courts, a baseball field, and a football field. The southern half of the park is largely undeveloped, apart from a privately operated horse stable. None of the existing development relates to the park's primary geographic feature, the Creek itself. ... The land that currently comprises Overpeck Park was deeded to Bergen County by the surrounding communities in 1951, with the written understanding that the land would be developed as a marine park. Failure of the County to live up to its legal obligations resulted in lawsuits in subsequent years by both Ridgefield Park and Leonia. In its settlement with Leonia in the 1970s, the County agreed to use its best efforts to develop the southern end of the park in accordance with a Master Plan produced by the Bergen County Parks Department in 1963. Such development has not yet taken place, and as a result, this area of the park has been the target for undesirable projects.

This park system, although located within Teaneck and providing additional open space and recreational facilities, is not under municipal land use controls.

Table 7 illustrates the existing private and public vacant lands and recommendations for each lot. Sliver lots have been shaded gray. If there is no specific recommendation for the property, a description of the property location was provided.

Table 7-Recommendations/Comments¹

Vacant Land Privately Held

Block	Lot	Property Location	Land Description	Calculated Acres	Net value	Value Per Square Foot	Comment
00101	00001	640 RIVER RD	1.01 AC	1.01	300,000	\$ 6.82	Purchase – Adjacent to Terhune Park
00201	00002	836 CEDAR LANE	100X118	0.2709	170,000	\$ 14.41	Purchase – Adjacent to Hackensack River
00212	00002	662 POMANDER WALK	76X200	0.3489	114,900	\$ 7.56	Across from Lutheran Church
00706	00007	390 CEDAR LANE	45X102	0.1054	135,000	\$ 29.40	Double frontage – between Cedar and Water Street
00807	00008 02	520 MARTENSE AVE	50X100	0.1148	100,000	\$ 20.00	Cant find
00808	00003 01	502 CLAREMONT AVE	50X112	0.1286	112,200	\$ 20.03	Adjacent to church
00819	00013	820 WINDSOR RD	40X105	0.0964	66,400	\$ 15.81	Surrounding property is municipally owned
01001	00010	1750 RIVER RD	270X114	0.7066	243,400	\$ 7.91	Corner of New bridge road and River road
01109	00003	630 NORFOLK ST	40X60	0.0551	18,900	\$ 7.87	Corner of Norfolk St and Dover Ct. Partially in Bergenfield
01201	00020	1635 RIVER RD	60X180	0.2479	120,000	\$ 11.11	River Street between Downing and Washburn Street
01614	00005	1163 TRAFALGAR ST	50X124	0.1423	135,200	\$ 21.81	Trafalgar Street between Emerson and Forest Ave
01806	00011	450 WINTHROP RD	112X250	0.6428	313,600	\$ 11.20	Winthrop Rd
01907	00011	416 BRIARCLIFFE RD	10X60	0.0138	11,300	\$ 18.80	Small size – municipal boundary
02105	00017	1363 TAFT RD	20X210	0.0964	19,200	\$ 4.57	additional access to school.
02301	00002	332 GROVE ST	36X100	0.0826	42,500	\$ 11.81	Grove street – Municipal boundary
02415	00012	GROVE ST	4X100	0.0092	2,800	\$ 6.99	Sliver lot – Municipal boundary
02504	00003	707 PALMER AVE	112X99	0.2545	141,800	\$ 12.79	Intersection of Palmer and Brinkerhoff Ave
02507	00001	730 PALISADE AVE	207X168	0.7983	400,000	\$ 11.50	Corner of Palisade and Demontt Ave. Backs to Rail Road
02603	00023	FRANCES ST	18X100	0.0413	34,500	\$ 19.18	Terminus of Frances Street
02912	00015	147 STERLING PL	25X100	0.0574	0	\$ -	Small lot – between Prince Street and Red Road
02912	00016	152 STERLING PL	25X100	0.0574	13,100	\$ 5.24	Small lot –between Prince Street and Red Road
02916	00009	816 RED ROAD	35X100	0.0803	30,200	\$ 8.63	Red Road between Cedar Lane and Serling Place
02917	00016	MERRISON ST	35X75	0.0603	12,000	\$ 4.57	Provides access to lot 16
03002	00003	60 CEDAR LANE	75X130	0.2238	131,000	\$ 13.44	Next to church
03003	00005	109 VANDELINDA AVE	75X131	0.2256	110,800	\$ 11.27	Adjacent to Holy Name Hospital
03103	00017 01	16 JOHNSON AVE	50 X 125	0.1435	110,300	\$ 17.65	Corner of Johnson Avenue and Teaneck Road - cant find
03210	00018	283 QUEEN ANNE RD	51X91	0.1065	73,400	\$ 15.82	Between DeGraw Ave and Fort Lee Road
03301	00001	129 FORT LEE RD	19X50	0.0218	4,200	\$ 4.42	Sliver lot – boundary of municipality
03301	00026	211 HENRY ST	18X132	0.0545	32,100	\$ 13.52	Sliver lot – boundary of municipality
03306	00001	207 MUNN AVE	23X105	0.0554	36,700	\$ 15.21	Sliver lot – boundary of municipality
03306	00015	206 HENRY ST	22X188	0.0949	39,900	\$ 9.65	Sliver lot – boundary of municipality

¹ Shaded lots are lots which are sliver lots and can be ignored.

Block	Lot	Property Location	Land Description	Calculated Acres	Net value	Value Per Square Foot	Comment
03408	00007	60 BERGEN AVE	1.44	1.44	262,500	\$ 4.18	Intersection at Jasper Avenue – Location is close to Route 80
03602	00002	391 TEANECK RD	100X214	0.4913	127,100	\$ 5.94	Adjacent to county and municipal land
03602	00004 01	371 TEANECK RD	53530 SQ	1.2289	525,600	\$ 9.82	Adjacent to county and municipal land
03609	00006	311 WILLOW ST	75X100	0.1722	56,300	\$ 7.51	Adjacent to municipal land - wetlands
03609	00008	325 WILLOW ST	2.74	2.74	119,900	\$ 1.00	Adjacent to municipal land – wetlands
04102	00028	FARRAGUT DR	90X11	0.0227	6,100	\$ 6.17	Sliver lot – intersection at Hancock Avenue
04401	00011	314 HARDING AVE	74X178	0.3024	42,300	\$ 3.21	Adjacent to County Land – Built
04403	00001	284 OAKDENE AVE	1.22 AC	1.22	366,900	\$ 6.90	Corner of Oakedean and Glenwood Avenues. – Built
05002	00021	41 STATE ST	100X100	0.2296	200,000	\$ 20.00	Adjacent to Apartment complex
05004	00003	118 STATE ST	25X115	0.066	27,800	\$ 9.67	Small lot
05004	00005	90 STATE ST	125X115	0.33	139,200	\$ 9.68	Intersection of Terrace Circle and State Street – Built
05106	00011	77 TRYON AVE WEST	75X150	0.2583	87,500	\$ 7.78	Two lots abut each other
05106	00016	44 GALWAY PL	100X120	0.2755	102,000	\$ 8.50	Two lots abut each other
05109	00003	PALISADE AVE	25X30	0.0172	1,600	\$ 2.14	Small lot, intersection at Tyron Avenue. Abuts railroad
05201	00001	1775 WINDSOR RD	60X213	0.2934	106,800	\$ 8.36	Partial Site – Intersection of Windsor Road and Vesey Street
05202	00008	MEYER CT	.68	0.68	127,500	\$ 4.30	Partial Site – Municipal Boundary with Bergenfield
05202	00009	1860 TEANECK RD	.01	0.01	2,500	\$ 5.74	Partial Site – Municipal Boundary with Bergenfield
05202	00010	1860 TEANECK RD	60X85	0.1171	92,100	\$ 18.06	Teaneck Road and Municipal Boundary with Bergenfield
05413	00020	97 VAN BUSKIRK RD	40X100	0.0918	16,800	\$ 4.20	Intersection at Van Courtland Terrace and
05505	00001	115 FAIRFIELD ST	34X58	0.0453	12,900	\$ 6.54	Partial Site – Municipal Boundary with Englewood
05602	00010	190 TRYON AVE	38X129	0.1125	51,500	\$ 10.51	Intersection of Tryon and Manhattan Ave
05604	00019	250 HARGREAVES AVE	.753	0.753	129,200	\$ 3.94	Terminus of Manhattan Avenue
05605	00020	150 MANHATTAN AVE	75X100	0.1722	75,900	\$ 10.12	Corner of Manhattan Ave and Walden Street
05606	00030	184 WASHINGTON PL	50X105	0.1205	78,000	\$ 14.86	Shown on Tax Map as Municipal Owned
05615	00008	527 ENGLEWOOD AVE	67X84	0.1292	39,100	\$ 6.95	Adjacent to municipal land
05615	00010	527A ENGLEWOOD AVE	58X31	0.0413	17,100	\$ 9.51	Adjacent to municipal land
05615	00011	527B ENGLEWOOD AVE	58X31	0.0413	11,400	\$ 6.34	Adjacent to municipal land
05712	00047	17 FRANKLIN RD	59X96	0.13	98,700	\$ 17.43	Between Teaneck and Byng Street
05713	00018 02	FRANKLIN RD	31X22	0.0157	1,800	\$ 2.63	Shown on Tax Map as Municipal Owned
05714	00006	1290 LORAIN AVE	25X110	0.0631	6,600	\$ 2.40	??
05714	00007	1288 LORAIN AVE	56X111	0.1427	78,000	\$ 12.55	??
05714	00012	1236 LORAIN AVE	50X115	0.132	76,500	\$ 13.30	??
05902	00008	64 E FOREST AVE	25X104	0.0597	13,900	\$ 5.35	Adjacent to municipal land
05907	00004	1171 MADISON AVE	100X200	0.4591	127,100	\$ 6.36	Corner of Prospect and Madison
05919	00004	JEROME PL	75X100	0.1722	50,000	\$ 6.67	Adjacent to church
05919	00005	JEROME PL	75X100	0.1722	50,000	\$ 6.67	Adjacent to church
05919	00016	1076 ARLINGTON AVE	2.01AC	2.01	400,000	\$ 4.57	Adjacent to church

Vacant Land Publicly Held

Block	Lot	Property Location	Land Description	Calculated Acres	Net Value	Value Per Square foot	Comment
105	21	440 KIPP ST	25X102	0.06	\$26,200.00	\$ 10.28	Between Elm and Linden Ave
107	5	370 KIPP ST	60X114	0.16	\$101,700.00	\$ 14.87	East of Chestnut Ave
201	1	700 POMANDER WALK	9.4 ACRES	9.40	\$1,057,500.00	\$ 2.58	Riverfront property. Preserve as open space
201	11	672 POMANDER WALK	6.94 ACRES	6.94	\$607,300.00	\$ 2.01	Riverfront property. Preserve as open space
302	4	827 CEDAR LANE	.2862 ACRES	0.29	\$166,400.00	\$ 13.35	Preserve
510	2	681 MARTENSE AVE	42X108	0.10	\$18,800.00	\$ 4.15	Preserve – adjacent to Phelps park
604	5	668 TILDEN AVE	40X100	0.09	\$75,600.00	\$ 18.91	Between River and Catalpa Avenue
605	6	668 MAPLE AVE	56X10	0.01	\$7,400.00	\$ 13.17	Sliver lot
706	5	404 CEDAR LANE	12X100	0.03	\$18,000.00	\$ 15.03	Sliver lot
706	9	380 CEDAR LANE	70X103	0.17	\$157,500.00	\$ 21.85	Intersection at Windsor Road. Adjacent to Railroad.
1001	6	764 NEW BRIDGE RD	.91 ACRES	0.91	\$136,500.00	\$ 3.44	New Bridge Road
1101	1	739 ROEMER AVE	1.04 ACRES	1.04	\$175,500.00	\$ 3.87	–Acts as buffer for homes along Cottage
1102	10	661 ROEMER AVE	1.39 ACRES	1.39	\$234,600.00	\$ 3.87	Adjacent to Continental Park. Preserve
1107	1	440 NEW BRIDGE RD	225X220	1.14	\$109,300.00	\$ 2.21	Intersection of Buckham Road and Roemer Ave
1107	5	416 NEW BRIDGE RD	15X125	0.04	\$8,200.00	\$ 4.38	Sliver Lot – Municipal Boundary with Bergenfield
1112	1	751 ROEMER AVE	.43 ACRES	0.43	\$24,200.00	\$ 1.29	Center Island of Roemer Avenue
1504	11	PEMBROKE ST	.461 ACRES	0.46	\$34,600.00	\$ 1.72	Buffer of Route 4
1506	14	1064 CAMBRIDGE RD	1.43 ACRES	1.43	\$107,200.00	\$ 1.72	Buffer of Route 4
1618	1	668 NORTHUMBERLAND	70X120	0.19	\$73,800.00	\$ 8.79	Intersection of Cornwall Avenue and Northumberland Road
1805	8	547 WARWICK AVE	10X190	0.04	\$3,100.00	\$ 1.63	Sliver lot
1905	7	279 BRIARCLIFFE RD	25X139	0.08	\$6,700.00	\$ 1.93	Municipal Boundary with Bergenfield
1909	15	CHURCHILL RD	20X110	0.05	\$5,100.00	\$ 2.32	Intersection of Windsor and Churchill Road
2107	5	1220 EMERSON AVE	1X132	0.00	\$7,000.00	\$ 53.57	Sliver lot
2205	9	1192 WINDSOR RD	55X169	0.21	\$140,900.00	\$ 15.16	Intersection of Forest Avenue and Windsor Road
2801	2	101 CRANFORD PL	.70 ACRES	0.70	\$60,700.00	\$ 1.99	Adjacent to School property along Queen Anne
2917	17	136 MERRISON ST	30X130	0.09	\$17,600.00	\$ 4.51	Acts as a right of way for lots
3114	82	87 OAKDENE AVE	100X20	0.05	\$3,100.00	\$ 1.55	Rear portion of lots along Oakdene Avenue.
3114	83	97 OAKDENE AVE	100X15	0.03	\$2,600.00	\$ 1.74	Rear portion of lots along Oakdene Avenue.
3114	84	115 OAKDENE AVE	100X10	0.02	\$2,100.00	\$ 2.10	Rear portion of lots along Oakdene Avenue.
3114	85	127 OAKDENE AVE	150X5	0.02	\$1,600.00	\$ 2.14	Rear portion of lots along Oakdene Avenue.
3306	2	207 MUNN AVE	32X6	0.00	\$1,000.00	\$ 5.22	Sliver lot. Municipal Boundary – Bogota
3502	3	18 E SHERWOOD AVE	1.93 ACRES	1.93	\$579,000.00	\$ 6.89	Preserve as open space
3602	3	381 TEANECK RD	92X100	0.21	\$101,600.00	\$ 11.04	Preserve as open space
3609	1	FORT LEE RD	49X163	0.18	\$51,400.00	\$ 6.43	Intersection of Parkview Drive and Fort Lee Road

Block	Lot	Property Location	Land Description	Calculated Acres	Net Value	Value Per Square foot	Comment
3701	14	56 FYCKE LANE	31X218	0.16	\$20,700.00	\$ 3.06	Utilized as a public Right of way
3706	1	566 JOHN ST	22X119	0.06	\$12,200.00	\$ 4.66	Intersection of Springside Ave and John St?
3712	16	492 GLENWOOD AVE	50X180	0.21	\$80,600.00	\$ 8.96	?
3712	17	DEGRAW AVE	.4037	0.40	\$45,000.00	\$ 2.56	?
3814	12	64 LINDBERGH BLVD	8X12	0.00	\$1,000.00	\$ 10.43	Sliver back lot
3814	13	64 LINDBERGH BLVD	8X40	0.01	\$1,000.00	\$ 3.14	Sliver back lot
3820	9	666 HOWARD ST	13X92	0.03	\$2,000.00	\$ 1.67	Sliver back lot
3820	10	665 HOWARD ST	12X80	0.02	\$1,700.00	\$ 1.77	Sliver back lot
3820	11	660 STELTON ST	12X104	0.03	\$1,900.00	\$ 1.52	Sliver back lot
3820	12	659 STELTON ST	11X105	0.03	\$1,800.00	\$ 1.56	Sliver back lot
3913	24	119 EAST CEDAR LANE	30X74	0.05	\$13,700.00	\$ 6.17	?
4303	1	314 HOME ST	150X128	0.44	\$80,700.00	\$ 4.20	Adjacent to County Land – Terminus of Washington Street Sell for Development?
4303	19	HOME STREET	.03AC	0.03	\$3,000.00	\$ 2.30	Sliver Lot
4305	1	278 HEMLOCK TERR SO	75X100	0.17	\$84,400.00	\$ 11.25	Terminus of Hemlock Terrace South– Sell for Development
4305	17	326 HEMLOCK TERR SO	75X100	0.17	\$60,000.00	\$ 8.00	Terminus of Hemlock Terrace South– Sell for Development
4402	14	289 E OAKDENE AVE	40X153	0.14	\$73,400.00	\$ 11.99	Terminus of East Oakdene Avenue – Sell for Development
4812	15	1056 MARGARET ST	.255 ACRES	0.26	\$17,300.00	\$ 1.56	Route 4 Buffer
5002	1	108 AMSTERDAM AVE	.2439 ACRES	0.24	\$89,500.00	\$ 8.42	Municipal Parking lot
5002	20	29 STATE ST	195X100	0.45	\$120,500.00	\$ 6.18	Municipal Parking lot
5002	23	89 STATE ST	175X100	0.40	\$120,000.00	\$ 6.86	Municipal Parking lot
5002	25	105 STATE ST	325X100	0.75	\$222,000.00	\$ 6.83	Municipal Parking lot
5005	12	195 THE PLAZA	15X129	0.04	\$10,300.00	\$ 5.33	Sliver lot
5103	7	1665 STEPHENS PL	200X100	0.46	\$157,500.00	\$ 7.88	Intersection of Stephens Place and Sackville Street Sell for Development
5105	10	GALWAY PL	50X29	0.03	\$9,000.00	\$ 6.20	Terminus of Galway Place
5107	18	56 TRYON AVE WEST	.96 ACRES	0.96	\$191,400.00	\$ 4.58	Intersection of Tyron Avenue and Queen Anne Road
5207	14	43 SACKVILLE ST	75X100	0.17	\$75,900.00	\$ 10.12	Intersection of Sackville Street and Stephens Street
5302	29	207 LIBERTY RD	.4132AC.	0.41	\$110,200.00	\$ 6.12	Between Liberty Road and Ivy Lane
5402	15	100 IRVINGTON RD	5X100	0.01	\$1,300.00	\$ 2.60	Sliver lot
5402	23	152 IRVINGTON RD	40X100	0.09	\$54,000.00	\$ 13.50	Between Renselaer Road and Van Cortland Terrace– undersized
5404	12	246 STUYVESANT RD	8X100	0.02	\$1,400.00	\$ 1.75	Sliver lot
5406	26	24 STUYVESANT RD	20X100	0.05	\$7,200.00	\$ 3.60	Between Teaneck Road and Van Cortland Terrace– undersized
5411	3	204 HAMILTON RD	6X100	0.01	\$1,400.00	\$ 2.33	Sliver Lot
5413	18	93 VAN BUSKIRK RD	40X100	0.09	\$54,000.00	\$ 13.50	Between Teaneck Road and Van Cortland Terrace– undersized
5502	4	151 INTERVALE RD	40X100	0.09	\$54,000.00	\$ 13.50	Between Renselaer Road and Van Cortland Terrace – undersized
5507	6	1603 ARDSLEY CT	.7802	0.78	\$146,200.00	\$ 4.30	Intersection of Hargreaves Avenue and Ardsley Court
5508	2	175 HARGREAVES AVE	50X145	0.17	\$80,500.00	\$ 11.11	Between Walden Street and St. Marks Place-Open Space

Block	Lot	Property Location	Land Description	Calculated Acres	Net Value	Value Per Square foot	Comment
5508	7	201 HARGREAVES AVE	48X115	0.13	\$76,500.00	\$ 13.86	Between Walden Street and St. Marks Place- Open Space
5508	9	189 HARGREAVES AVE	50X101	0.12	\$76,500.00	\$ 15.15	Between Walden Street and St. Marks Place-Open Space
5602	1	116 TRYON AVE	.1232	0.12	\$86,700.00	\$ 16.16	Intersection of Tryon and Manhattan
5604	7	1576 SUMNER AVE	75X100	0.17	\$71,700.00	\$ 9.56	Terminus of Sumner Ave
5604	17	220 MANHATTAN AVE	150 X 150	0.52	\$173,400.00	\$ 7.71	At intersection with St. Marks Place
5604	24	191 WASHINGTON PL	50 X 108	0.12	\$76,500.00	\$ 14.16	?
5604	27	231 WASHINGTON PL	75 X104	0.18	\$8,400.00	\$ 1.08	?
5605	15	1569 CRESCENT AVE	75X95	0.16	\$84,300.00	\$ 11.83	Between Washington and Manhattan
5606	32	194 WASHINGTON PL	50X105	0.12	\$78,000.00	\$ 14.86	Between Teaneck and Sunrise
5608	10	210 SHEPARD AVE	6.297 ACRES	6.30	\$1,260,000.00	\$ 4.59	At municipal boundary with Englewood
5612	11	1466 ENDICOTT TERR	100X95	0.22	\$93,700.00	\$ 9.86	At intersection with Englewood Avenue
5614	8	1478 SYLVAN TERR	40X95	0.09	\$66,600.00	\$ 17.53	Between Howland and Englewood avenue
5706	6	ENGLEWOOD AVE	.68 ACRES	0.68	\$153,000.00	\$ 5.17	Between Englewood Ave and Schoonmaker Road preserve open space
5706	9	1423 ASPEN TERR	240X100	0.55	\$123,700.00	\$ 5.15	At intersection of Aspen Terrace- preserve open space
5707	2	ENGLEWOOD AVE	265X125	0.76	\$171,000.00	\$ 5.16	At intersection of Spruce Road- preserve open space
5707	10	1423 SPRUCE ST	165X100	0.38	\$120,500.00	\$ 7.30	At intersection of Schoonmaker Road - preserve open space
5713	39	ARLINGTON AV	.0742 ACRES	0.07	\$4,000.00	\$ 1.24	
5801	4	75 BEDFORD AVE	1.32 ACRES	1.32	\$198,000.00	\$ 3.44	Between Teaneck and Arlington - - No environmental constrains
5801	15	GENESEE AVE	50X118	0.14	\$81,100.00	\$ 13.75	
5802	3	1279 LORAIN AVE	50X125	0.14	\$46,700.00	\$ 7.47	Portion in Englewood
5809	2	1233 OVERLOOK AVE	25X125	0.07	\$7,000.00	\$ 2.24	Between Fairview and Circle- No environmental constrains
5816	2	GENESEE AVE	20X140	0.06	\$5,900.00	\$ 2.11	?
5902	9	66 E FOREST AVE	50X104	0.12	\$76,500.00	\$ 14.71	Between Overlook and Arlington
5905	2	150 E FOREST AVE	50X89	0.10	\$71,900.00	\$ 16.15	Between Congress and Tuxedo- No environmental constrains
5906	3	1172 MADISON AVE	100X100	0.23	\$79,700.00	\$ 7.97	At intersection of Prospect- No environmental constrains
5909	9	254 FOREST AVE	20X120	0.06	\$5,500.00	\$ 2.29	At intersection of Lorianne- No environmental constrains
5910	5	249 COOLIDGE AVE	40X112	0.10	\$17,600.00	\$ 3.93	Between Loraine and Municipal Boundary with Englewood- Sell for development
5911	1	1140 LORAIN AVE	.80 ACRES	0.80	\$72,000.00	\$ 2.07	Between Lorain and Cooper- No environmental constrains
5918	3	36 PROSPECT TERR SO	50X100	0.11	\$76,500.00	\$ 15.30	Between Overlook and Arlington
5925	2	1124 LORAIN AVE	60X100	0.14	\$77,300.00	\$ 12.89	At intersection of Robinson- No environmental constrains
5925	7	1096 LORAIN AVE	235X100	0.54	\$132,500.00	\$ 5.64	Between Robinson and Alfred Ave- No environmental constrains
5927	1	1101 LORAIN AVE	.32 ACRES	0.32	\$48,000.00	\$ 3.44	At intersection of Alfred- No environmental constrains
5927	4	1111 WEBSTER AVE	40X100	0.09	\$51,000.00	\$ 12.75	At intersection of Alfred- No environmental constrains
6001	1	266 TIETJEN AVE	92X140	0.30	\$84,900.00	\$ 6.59	Between Webster and Decatur- No environmental constrains
6001	3	286 TIETJEN AVE	60X132	0.18	\$85,000.00	\$ 10.73	Between Webster and Decatur- No environmental constrains
6001	8	1091 WEBSTER AVE	100X100	0.23	\$83,100.00	\$ 8.31	Between Webster and Decatur - No environmental constrains

Appendix

Geologic Definitions

JTrp, JTrpg Passaic Formation (Lower Jurassic and Upper Triassic)

Predominantly red beds consisting of argillaceous siltstone; silty mudstone; argillaceous, very fine grained sandstone; and shale; mostly reddish-brown to brownish-purple, and grayish-red. Upper Triassic gray lake deposits (Trpg) consist of gray to black silty mudstone, gray and greenish- to purplish-gray argillaceous siltstone, black shale, and medium- to dark-gray, argillaceous, fine-grained sandstone and are abundant in the lower half of the Passaic Formation.

Red beds occur typically in 3 to 7 m (10 to 23 ft) thick, cyclic playa lake mud flat sequences and fining upward fluvial sequences. Lamination is commonly indistinct due to burrowing, desiccation, and paleosol formation. Where layering is preserved, most bedforms are wavy parallel lamination and trough and climbing-ripple cross lamination. Calcite- or dolomite filled vugs and flattened cavities, mostly 0.5 to 0.2 mm (0.02 -0.08 in) across, occur mostly in the lower half. Sand-filled burrows, 2 to 5 mm (0.08-0.2 in) in diameter, are prevalent in the upper two-thirds of the unit. Desiccation cracks, intraformational breccias, and curled silt laminae are abundant in the lower half. Lake cycles, mostly 2 to 5 m (7-16 ft) thick, have a basal, greenish-gray, argillaceous siltstone; a medial, dark-gray to black, pyritic, carbonaceous, fossiliferous, and, in places, calcareous lake-bottom fissile mudstone or siltstone; and an upper thick-bedded, gray to reddish and purplish-gray argillaceous siltstone with desiccation cracks, intraformational breccias, burrows, and mineralized vugs. Gray lakebeds occur in groups of two to five cycles although they also occur as single cycles in some parts of the formation. Several lake bed sequences consisting of one or two thick groups of drab-colored beds as much as 30 m (98 ft) thick or more can be traced over tens of kilometers. Many gray-bed sequences are locally correlated within fault blocks; some can be correlated across major faults or intrusive rock units. Thickness of the formation between Sourland Mountain and Sand Brook syncline is about 3,500 m (11,483 ft).

Jd Diabase (Jurassic)

Concordant to discordant, predominantly sheet-like intrusions of medium to fine grained diabase and dikes of fine-grained diabase; dark-greenish-gray to black; subophitic texture.

Dense, hard, sparsely fractured rock composed mostly of plagioclase (An 50-70), clinopyroxene (mostly augite), and magnetite ilmenite. Orthopyroxene (En 75-80) is locally abundant in the lower part of the sheets. Accessory minerals include apatite, quartz, alkali feldspar, hornblende, sphene, zircon, and rare olivine. Diabase in the map area was derived primarily from high-titanium, quartz-tholeiite magma. Sedimentary rocks within about 300 m (984 ft) above and 200 m (656 ft) below major diabase sheets are thermally metamorphosed. Red mudstone is typically altered to indurated, bluish-gray hornfels with clots or crystals of tourmaline or cordierite. Gray argillitic siltstone is typically altered to brittle, black, very fine grained hornfels. Sills are 365 to 400 m (1,197-1,312 ft) thick. Dikes range in thickness from 3 to 10 m (10-33 ft) and are many kilometers long.

Queale and Lynch Report Findings

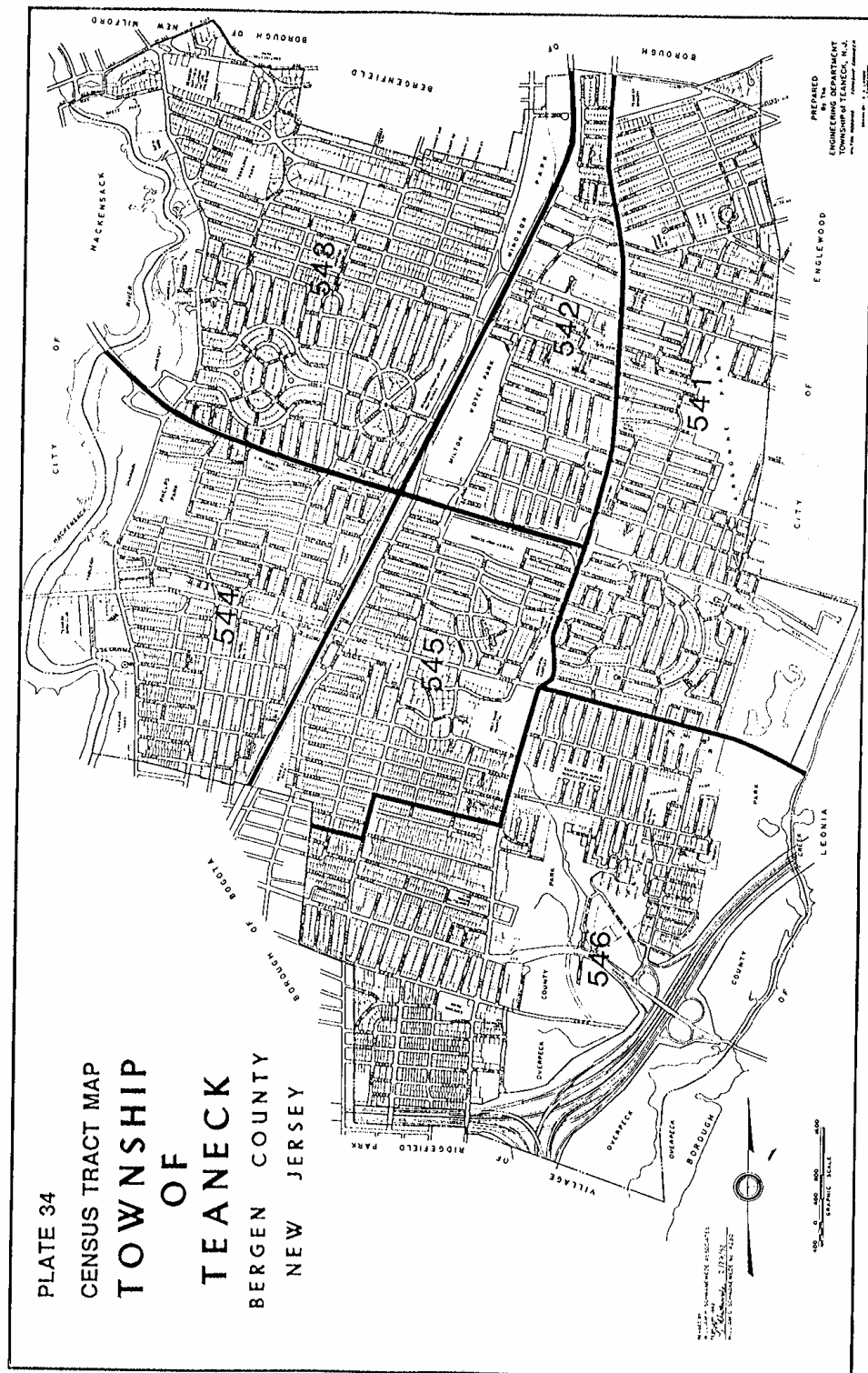


Plate 35

TOWNSHIP TOTAL FOR ALL TRACTS
Township of Teaneck

Recreation and Open Space Inventory & Needs Assessment
Adopted December 10, 1992

Total Land Area 3,407 acres (excluding 369 acres of County land)
1990 Population 37,825

<u>Recreation and Open Space Requirements (Excluding County Facilities)</u>		<u>Acres</u>
a.	3% of Land Area	102
b.	10 acres/1,000 population	378

<u>Recreation and Open Space Inventory (Excluding County Facilities)</u>		<u>Acres</u>
a.	Tract 541	69.60
b.	Tract 542	45.05
c.	Tract 543	104.39
d.	Tract 544	45.99
e.	Tract 545	5.46
f.	Tract 546	20.08

Total Recreation and Open Space 290.57

Needs Assessment:

Most of the recreation and open space shortfall is found south of Route 4. Attention should be given to the proposals described in the text and summarized on the individual Census Tract assessment sheets following this page.

Prepared by: Queale & Lynch, Inc.

Plate 36

TRACT 541

Township of Teaneck

Recreation and Open Space Inventory & Needs Assessment
Adopted December 10, 1992

Total Land Area 658 acres (excluding 60 acres of County land)
1990 Population 7,671

<u>Recreation and Open Space Requirements (Excluding County Facilities)</u>		<u>Acres</u>
a.	3% of Land Area	20
b.	10 acres/1,000 population	77

<u>Recreation and Open Space Inventory (Excluding County Facilities)</u>		<u>Acres</u>
a.	Route 4 Buffers (aggregate for Tract)	8.47
b.	Argonne Park	54.24
c.	Coolidge Park	.92
d.	Mackel Field	1.24
e.	Tryon Park	4.73

Total Recreation and Open Space	69.60
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Needs Assessment:

This Tract has a small shortage of recreation and open space.
See text for description of proposals:

		<u>Acres</u>
a.	Argonne Park expand to Loraine Ave., acquire 7 lots	1.11
b.	Coolidge Park expansion	1.97

Prepared by: Queale & Lynch, Inc.

Plate 37

TRACT 542
Township of Teaneck

Recreation and Open Space Inventory & Needs Assessment
Adopted December 10, 1992

Total Land Area 317 acres
1990 Population 4,428

<u>Recreation and Open Space Requirements (Excluding County Facilities)</u>		<u>Acres</u>
a.	3% of Land Area	10
b.	10 acres/1,000 population	44

<u>Recreation and Open Space Inventory (Excluding County Facilities)</u>		<u>Acres</u>
a.	Route 4 Buffers (aggregate for Tract)	2.18
b.	Milton Votee Park	42.87

Total Recreation and Open Space 45.05

Needs Assessment: Acres
The total park and open space acreage in this Tract meets standards. An additional park site is recommended on public land located in the northerly part of the Tract to address a localized neighborhood need. Acreage shown includes a vacated street. See text for description of proposals.

a.	Sackville and Stephens Streets	.63
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Prepared by: Queale & Lynch, Inc.

Plate 38

TRACT 543
Township of Teaneck

Recreation and Open Space Inventory & Needs Assessment
Adopted December 10, 1992

Total Land Area 762 acres
1990 Population 6,681

<u>Recreation and Open Space Requirements (Excluding County Facilities)</u>		<u>Acres</u>
a.	3% of Land Area	23
b.	10 acres/1,000 population	67

<u>Recreation and Open Space Inventory (Excluding County Facilities)</u>		<u>Acres</u>
a.	Route 4 Buffers (aggregate for Tract)	2.44
b.	Andreas Memorial Park	23.38
c.	Brett Park	10.54
d.	Continental Park	1.20
e.	Feldman Park	14.90
f.	North Gaylord Park	2.25
g.	Tokoloka Park	10.58
h.	Windsor Park	39.10
Total Recreation and Open Space		104.39

Needs Assessment:

This tract provides more recreation and open space than published standards suggest. No major additions to the parks are recommended, but proposals are shown for several sites to reflect improved access and to accommodate the Hackensack River Pathway plan. See text for description of proposals.

		<u>Acres</u>
a.	Continental Park expansion to adjoining public lot	1.39
b.	Andreas Park access improvement from River Road	.34
c.	Brett Park pedestrian trail additions	.35

Prepared by: Queale & Lynch, Inc.

Plate 39

TRACT 544
Township of Teaneck

Recreation and Open Space Inventory & Needs Assessment
Adopted December 10, 1992

Total Land Area 555 acres
1990 Population 6,851

<u>Recreation and Open Space Requirements (Excluding County Facilities)</u>		<u>Acres</u>
a.	3% of Land Area	17
b.	10 acres/1,000 population	69

<u>Recreation and Open Space Inventory (Excluding County Facilities)</u>		<u>Acres</u>
a.	Route 4 Buffers (aggregate for Tract)	.78
b.	Bookstaver Park	1.48
c.	Phelps Park	16.00
d.	Sagamore Park	4.48
e.	South Gaylord Park	1.47
f.	Swim Club, Pomander Walk	9.40
g.	Terhune Park	10.30
h.	Windsor Park	2.08

Total Recreation and Open Space 45.99

Needs Assessment:

As with other Tracts located south of Route 4, there is a recreation and open space shortfall in this Tract. Limited opportunities are available for additional sites, and continuing attention should be given to providing open space in this area. See text for description of proposals.

		<u>Acres</u>
a.	Pomander Walk Green Acres	6.94
b.	Klpp and Front Streets mini-park	.16

Prepared by: Queale & Lynch, Inc.

Plate 40

TRACT 545

Township of Teaneck

Recreation and Open Space Inventory & Needs Assessment
Adopted December 10, 1992

Total Land Area 410 acres
1990 Population 4,604

<u>Recreation and Open Space Requirements (Excluding County Facilities)</u>		<u>Acres</u>
a.	3% of Land Area	12
b.	10 acres/1,000 population	46

<u>Recreation and Open Space Inventory (Excluding County Facilities)</u>		<u>Acres</u>
a.	Route 4 Buffers (aggregate for Tract)	1.49
b.	Herrick Park	2.74
c.	Town Hall Park	1.23

Total Recreation and Open Space 5.46

Needs Assessment:

This Tract has the largest shortfall when compared to published standards. As with other Tracts located south of Route 4, most of the land is developed, leaving little opportunity for expansion of existing parks or establishment of new facilities. Continuing attention should be given to providing open space in this area. See text for description of proposals.

	<u>Acres</u>
a. Herrick Park expansion to south	1.08
b. Acquire NE corner of Cedar Lane and Palisade Avenue	.20

Prepared by: Queale & Lynch, Inc.

Plate 41

TRACT 546

Township of Teaneck

Recreation and Open Space Inventory & Needs Assessment
Adopted December 10, 1992

Total Land Area 705 acres (excluding 309 acres of County land)
1990 Population 7,590

<u>Recreation and Open Space Requirements (Excluding County Facilities)</u>		<u>Acres</u>
a.	3% of Land Area	21
b.	10 acres/1,000 population	76

<u>Recreation and Open Space Inventory (Excluding County Facilities)</u>		<u>Acres</u>
a.	Ammann Park	5.29
b.	Harte Memorial Park	.38
c.	Hawthorne Park	14.41
Total Recreation and Open Space		20.08

Needs Assessment:

This Tract has a large shortfall of municipal recreation and open space. However, Overpeck County Park is located in this Tract and continuing efforts should be made to encourage the County to construct recreation facilities which would be accessible and beneficial to local residents. See text for description of proposals.

Prepared by: Queale & Lynch, Inc.

Mod IV Data

Data within this report utilizes MOD IV data (NJ State approved taxation data). This data is described as follows:

Property Description Data

Land Dimension This field will accept the size of the parcel in one of the following formats:

150x351

52658SF (square feet)

1.211 AC

7.5 Acres

If the size is entered as 150x351 or in square feet, MOD-IV will calculate the acreage and print it in the "Calculated Acreage" field on the Tax List. This is a twenty space, alpha-numeric field.

Building Description: The building description codes will appear on the Tax List. The information in a description should be listed in the following order: stories, exterior structural material, style, number of stalls, and type of garage. The listed codes may be supplemented according to need. The building description codes are listed below:

STORIES:

S Prefix *S* with number of stories

STRUCTURE:

AL Aluminum siding

B Brick

CB Concrete Block

F Frame

M Metal

RC Reinforced concrete

S Stucco

SS Structured Steel

ST Stone

W Wood

STYLE:

A Commercial

B Industrial

C Apartments

D Dutch Colonial

E English Tudor

L Colonial

M Mobile Home

R Rancher

S Split Level

T Twin

W Row home

X Duplex

Z Raised Rancher

O Other

2 Bi-Level

3 Tri-level

GARAGE:

AG Attached Garage

UG Unattached Garage

Note: Number of cars is prefixed to code.

Example: 1.5SSTL2AG means: 1 1/2 story stone colonial with a 2 car attached garage.¹¹

¹¹ MOD IV User Manual

HACKENSACK RIVER GREENWAY through TEANECK



A project of the
Hackensack River Greenway
Task Force
a joint task force of the
Teaneck Township Council,
Teaneck Environmental
Commission, and
the Advisory Board on Parks,
Playgrounds and Recreation



Hackensack River Greenway through Teaneck Brochure

Objective

Creation of the 3.5 mile Hackensack River Greenway through Teaneck. The Greenway will contain a pedestrian walkway and nature trail. Native vegetation will be encouraged within the Greenway to protect and improve the Hackensack River by creating a natural, green buffer between Teaneck's developed area and the river.

Background

The idea of increasing recreational use of the Hackensack River has been around for a long time. In the 1970s there was a plan to dam the river and create the Lake Hackensack Recreation Area. Today, planners are thinking in terms of preservation-oriented greenways along the edge of the river.

- Several municipalities already have built sections of pathway and more are underway. The Greenway will link with pathways planned by adjacent towns.
- The Greenway will extend from Terhune Park, at its southern end, to Historic New Bridge Landing at its northern end. (See the map on the back of this brochure for the proposed route.)
- A naturalized buffer will be planted where the Greenway runs along the river.
- Interpretive signs will be installed at intervals along the Greenway, describing the flora, fauna and historic attractions of the area.
- Guided walking tours will be conducted along the Greenway, from time to time. The tours will include discussions of the ecology and history of this unique part of the Hackensack River and Teaneck.

Recreation

The Hackensack River Greenway through Teaneck will provide a peaceful and quiet environment. It is intended for walking, jogging, observing nature or just sitting and relaxing.

Conservation

Wildlife Habitat: One of the goals of the Task Force is to encourage the return of fish and wildlife indigenous to the area by restoring native vegetation. The Hackensack River is on the Eastern Flyway and is a stopping point for egrets, swans, herons, cormorants, and loons, among others.

Water Quality: Native trees, shrubs, and grasses will help control erosion of the riverbank, prevent flooding, and purify storm water by trapping sediments and absorbing pollution before it reaches the river.

Education

Access to the river will provide an opportunity for young and old to learn about the ecology and history of the Hackensack River, its beauty, and the important role it plays in all our lives. Class trips for children and walking tours for adults will help develop a community of aware citizens who will be advocates for an environmentally safe and clean Hackensack River.

The Task Force

The Hackensack River Greenway Task Force was established to design and develop the Hackensack River Greenway through Teaneck. A planning study, completed in 1995, forms the basis for the current efforts.



Working with the community
to protect and restore the
river and watershed

This document was prepared with the aid of a grant from the New Jersey Department of Environmental Protection, Office of Intergovernmental Affairs, Environmental Services Program.

Preparation assistance was provided by the USDA, Natural Resources Conservation Services, Morristown, NJ and Hakim Associates, Landscape Architects and Planners, Harrington Park, NJ.

The following agencies cooperated in this project:

Teaneck Planning Board
Teaneck Historic Preservation Commission
Bergen County, Department of Planning
and Economic Development
Friends of Historic New Bridge Landing

HOW CAN YOU HELP?

Comments and inquiries and volunteers are most welcome. Please contact:

Hackensack River Greenway
Task Force
Municipal Building
Teaneck, New Jersey 07666
(201) 837-4837

Or complete the form below.

Name _____

Address _____

Phone Number _____

I am interested in receiving more information.
Please have a member of the Hackensack
River Greenway Task Force contact me.



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Hackensack River Greenway through Teaneck

Teaneck Greenway
 Other Pathway
 Preferred
 Alternate

