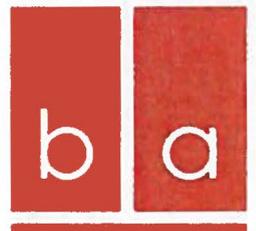


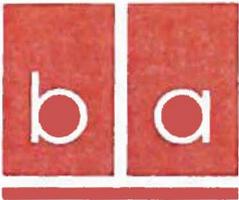
2016 PERIODIC REEXAMINATION OF MASTER PLAN

11/28/2016

Borough of Teterboro



BURGIS
ASSOCIATES, INC.



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
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2016 PERIODIC REEXAMINATION OF MASTER PLAN

Borough of Teterboro
Bergen County, New Jersey

Prepared for:

Teterboro Planning Board

BA # 3177.01

The original document was appropriately signed and sealed on November 28, 2016 in accordance with the State Board of Professional Planners

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I. INTRODUCTION

A. OVERVIEW

The 2016 Borough of Teterboro Master Plan Reexamination Report is part of a continuing comprehensive planning tradition initiated by the Borough. Since adoption of the Borough's 1977 initial Land Use Element, the Borough has engaged in a continuing planning process that has been the subject of periodic review and reexamination. The Planning Board adopted its most recent land use element of the Master Plan in 1994 which was subsequently further amended in 1997. A master plan reexamination report was adopted by the Planning Board in 2000 followed by adoption of the most recent reexamination report in 2006.

Adopting a reexamination report ensures that the Borough's planning policies and practices remain current, in addition to meeting the statutory requirements that each municipality periodically reexamine its master plan. This reexamination of the master plan is necessary to confirm that the Borough's master plan and zoning ordinance are consistent with applicable provisions of the New Jersey Municipal Land Use Law (MLUL), which mandates that all local zoning regulations be substantially consistent with a regularly revised and updated land use plan element. This updated Teterboro Reexamination Report is to be used by the Planning Board, Zoning Board of Adjustment, and governing body in making land use planning and policy decisions that will enhance and protect the character of the community.

B. LEGAL REQUIREMENTS FOR MASTER PLAN

The MLUL establishes the legal requirement and criteria for the preparation of a master plan and reexamination report. The Planning Board is responsible for the preparation of these documents, which may be adopted and/or amended by the Board only after convening a properly noticed public hearing. The MLUL was amended in May 2011 to require planning boards prepare a review of the master plan at least once every ten years. Previously, boards were required to prepare such a review at least once every six years.

The MLUL also identifies the required contents of a master plan and reexamination report. The statute requires that the master plan include the following:

- A statement of objectives, principals, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.
- A land use plan element that takes into account physical features, identifying the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and states the relationship of the plan to any proposed zone plan and zoning ordinance.
- A housing plan and recycling plan prepared by the municipality.

The Borough of Teterboro most recent master plan elements are as follows:

- In 1994, the Planning Board adopted a Master Plan that included the following elements; Land Use, Housing and Fair Share Plan, Traffic and Transportation, Community Facilities, Recycling Elements.
- In 1997, the master plan and official Zoning Map was amended to describe the changes in the elements of the Master Plan to accomplish the objectives of maintaining the residential character of the community and its role as a major commercial and industrial center for the region. The land use plan was amended to provide for possible multifamily multistory housing at three sites. The Huyler Street Redevelopment Area as well as two municipal sites were identified.
- A Periodic Reexamination Report was completed and adopted in 2000.
- In October 2005, a new Housing Element and Fair Share Plan was produced and then adopted by the Borough planning board in November of the same year.
- A periodic reexamination report was completed in November 2006 and adopted on November 28, 2006.
- A Housing Element and Fair Share Plan was prepared in November in 2008 and was adopted in December of the same year.
- The Housing Element and Fair Share Plan was prepared for the Borough in 2015. It is anticipated that the Planning Board will adopt this plan in early 2017.

C. LEGAL REQUIREMENTS FOR MASTER PLAN REEXAMINATION REPORT

The following section details the statutory requirements of a master plan periodic reexamination report, as prescribed in Section 40:55D-89 of the MLUL. This section of the statute mandates that the report must identify, at a minimum, the following:

- The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
- The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
- The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives;

- The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulation should be prepared;
- The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," into the land use plan element of the municipal Master Plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

II. MAJOR PROBLEMS AND OBJECTIVES RELATING TO DEVELOPMENT AT THE TIME OF THE LAST MASTER PLAN REEXAMINATION

The MLUL initially requires a reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted master plan or reexamination report. The following ongoing planning issues were identified under the heading of current planning recommendations in Teterboro's 2000 and 2006 Periodic Reexamination Report. Problems and objectives identified in the 2000 reexamination report are briefly as the 2006 reexamination report observed that little change has occurred since adoption of the 2000 re-examination report.

1. Teterboro's 2006 reexamination report highlighted the community's intention to expand its residential base to better balance its daytime versus nighttime population. To achieve this long-term planning goal of increasing Teterboro's housing stock, the 2006 reexamination plan recommended implementation of the redevelopment plan prepared for the west side of Huyler Street between James E. Hanson Way and North Street. The plan proposed the demolition of the existing detached dwellings on the seven lots comprising the redevelopment area and the construction of a new three (3) story residential development at a density of between 15 and 40 units to the acre.

The 2006 reexamination plan also recommended the redevelopment of a 0.55-acre tract located on the southwest corner of James E. Hanson Way and Huyler Street. The 2006 reexamination plan discussed how the public interest would be advanced if the existing non-residential building was replaced with a four-story residential building containing 16 dwelling units.

Included with these recommendations was a proposed new planning and zoning definition of multifamily dwelling.

2. The 2006 report noted the need to increase the amount of municipal work space within the municipal building, particularly for the municipal Court. This goal called for the relocation of Borough facilities to a vacant office building at the northwest corner of Route 46 and Hollister Road.
3. The 2006 reexamination report indicated one of its goals is to maintain, enhance and encourage light industrial, distribution and warehouse activities in Teterboro.
4. One of the several goals expressed in the 2006 reexamination report is to encourage the continued use and

development of Teterboro Airport as a regional airport serving the Borough and the surrounding metropolitan area.

In addition, the Borough's 2006 Periodic Reexamination Report determined the following long-term and continuing planning issues were relevant for inclusion and discussion in the periodic reexamination report:

1. The 2006 Teterboro reexamination report raised concerns over the Bergen County plan to purchase an existing 102,000 square foot industrial property and convert the property to a county wide juvenile detention center. Teterboro expressed a number of concerns with the contemplated County action including the implications of this proposed facility on the fabric of the community, land use compatibility between the contemplated facility and the surrounding area, potential affordable housing impacts and potential negative impacts on the development potential of adjoining properties.
2. A long term goal set forth in 2006 was to ensure that the airport continue to serve as a major impetus for industrial development in the community. The intent of this plan is to encourage the continued use of the airport as a regional airport serving Teterboro and the surrounding metropolitan area. Teterboro Airport is under the regulation of the FAA and the New Jersey Department of Transportation with the HMDC, now the New Jersey Sports and Exposition Authority ("NJSEA"), being the local governmental unit empowered with local planning and zoning jurisdiction over the airport property.
3. To ensure the land development regulations adopted by Teterboro for the portions of the Borough under local planning and zoning jurisdiction are similar to the land development regulations adopted by the NJSEA for the portion of the Borough included within the planning and zoning jurisdiction of the NJSEA.

The borough has determined that the HMDC development regulations represent appropriate and reasonable regulatory controls that result in building arrangements and intensities of use that serve the Borough well. The Borough has historically utilized these regulations as the basis for its own regulation in recognition of this fact. The Borough policy is to continue to rely on these types of regulatory controls, provided that it acknowledges that it is appropriate to review these controls on a regular basis to determine if such controls continue to represent the best interests of the Borough relative to the manner they may be applied to individual sites on a case-by-case basis.

4. Redevelopment of the former Honeywell property. This 55-acre former industrial site represents a opportunity for expanding the types of non-residential uses in Teterboro.

It is anticipated that Teterboro Landing when fully developed will increase employment in Teterboro by 1,182 jobs. The total assessed value of the property and improvements is anticipated to increase to \$118,338,943. This represents a significant increase above the property's 2011's assessed value of \$27,470,000. Taxes collected by the municipality and the regional school district will likewise dramatically increase.

5. Guide new development and redevelopment in a manner that ensures an efficient use of the remaining vacant parcels and existing infrastructure.
6. Encourage the use of public transit and alternative modes of transportation.

7. Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources.
8. Encourage owner occupied housing construction in the Borough.
9. To maintain infrastructure including sanitary sewer and pump stations.

III. EXTENT TO WHICH PROBLEMS HAVE INCREASED OR DECREASED

Pursuant to the MLUL, this section of the Reexamination Report examines how the problems and objectives outlined in the prior Reexamination Report have been addressed. The ongoing planning issues identified in Teterboro's 2006 Periodic Reexamination Report have been addressed as follows:

1. Increasing the number of residential dwellings and therefore the fulltime population in the community.

The issue remains static due to two persistent factors. One, as the smallest municipality in the state, the borough has a very limited amount of vacant and developable land and the existing land use pattern is predominately dedicated to Teterboro Airport and industrial warehousing. If warehousing uses become obsolete due to either technological changes or competition outside the Borough's control, then these parcels could be converted to residential uses and be the impetus for redevelopment. We note that as zoning is constituted as of 2016, residential units would require rezoning at any infill site. Amending the zoning ordinance to allow increased flexibility of use in certain carefully selected location may lower the cost of this transition from industrial to residential use by removing the need for redevelopment studies, planning overlays or use variances.

The borough has planned and worked diligently to increase the number of residential dwellings in Teterboro by facilitating planning and redevelopment studies to determine the location of possible sites and plausible intensity of those locations. In 2006, an 18-unit inclusionary development with five affordable units was constructed on Vincent Place. These five affordable housing unit represent 19 percent of the community's total housing stock and limit their capped fair share obligation.

The increase in residential development is directly correlated to the Borough increase in population. By 2010, the Borough had experienced its greatest population growth in the last 90 years. The 2010 Census data indicates the Borough has 37 residents, an almost 300 percent increase from the 2000 census. This increase was due to the opening of the Vincent Place 18-unit inclusionary residential development. American Community Survey estimated the Borough's population further increased to 69 residents by 2015, the latest year for which population estimates are available.

2. Increasing the amount of municipal work space, particularly for the Court.

This issue is static. At the time of this report, the municipal court and offices continue to be located at 510 US-46. The 20,000 square foot lot is fully developed, as such it very unlikely that the existing building can be enlarged or expanded. If it is determined that additional space is required, then an alternate site should be explored where either some municipal departments or the entire municipal complex can be relocated. At this time, relocation of municipal facilities to the northwest corner of Route 46 and Hollister Road no longer appears to be a viable option. The current municipal building site is identified on the official tax map as Lot 34 Block

307.

3. Maintaining and enhancing light industrial, distribution and warehouse uses. This goal continues to be addressed has been addressed through zoning actions and application reviews.
4. Continuation of the role of the airport as a major impetus for industrial development in the community. Teterboro remains an active asset for the community. It is a reliever airport for general aviation for the region, as described by the owner and operator, the Port Authority of New York and New Jersey ("PANY&NJ"). The airport does not permit scheduled commercial operations and has specific weight restrictions for operations. It contains 827 acres encompassing Teterboro and several surrounding municipalities
The Teterboro Landing redevelopment includes a positive synergy that would be created by developing facilities desirable to private and corporate aircraft companies associated with Teterboro Airport.
5. Bergen County Juvenile Center. In 2013, this County owned facility opened. The Borough should continue to monitor the impacts this detention facility has on the Borough and seek County action to mitigate any negative externalities generated by the center.
6. Continued role of the airport as an economic engine in the Borough. The airport's impact according to the most recent annual report prepared by the PANY&NJ (2015) is 14,900 jobs paying \$868 million in annual wages, and generates nearly \$2.3 billion in annual sales activity. An increase in capacity is unlikely due to land constraints which would hinder runway lengthening. The Borough can expect reinvestment as part of the PANY&NJ on-going infrastructure improvement plan. Plans to construct a new tower are progressing and primary improvements throughout the airport include two new 40,000-square foot hangars, a 30,000-square foot hangar, a modernized terminal building and paved parking for aircraft. Aircraft movements, as tabulated by the PANY&NJ, have decreased since 2000 but since 2010 have begun to increase again.
7. Ordinance alignment to FAA, NJSEA and RSIS Regulation. NJSEA's redevelopment standards not specifically addressed within redevelopment plans will be subject to the NJMC District Zoning Regulations for appropriate review and regulatory criteria. The redevelopment overlay for Teterboro Landing includes use, bulk and area controls.

The NJMC has wide ranging powers to effectuate a redevelopment plan, ranging from the rezoning of property for private development, up to and including condemnation, ownership, and public development of the tract. The authority of the NJMC in undertaking redevelopment projects is enumerated under N.J.S.A. 13:17-1 et seq.

8. Redevelopment of the Honeywell property. On November 24, 2008, the Meadowlands Commission adopted Resolution No. 08-126 determining that the Teterboro Redevelopment Site was unsuitable for residential use, based upon a site suitability review recommendation dated November 18, 2008, prepared by the Site Suitability Review Team. This finding paved the way for the approval of the redevelopment plan and ultimately the redevelopment of the Honeywell site with Teterboro Landing. Teterboro Landing is a 55-acre site representing the largest and most comprehensive development to occur in Teterboro in years. A total of 537,890 square feet of retail, office, restaurant and light industrial space has been constructed at Teterboro Landing. In addition, the Teterboro Landing development has provided dedicated commuter parking for the Pascack Valley train stop at Williams Street and additional parking along Route 46 for bus commuters

9. Guide new development and redevelopment in a manner that ensures an efficient use of the remaining vacant parcels and existing infrastructure. This issue remains one that the community continues to address. According to the 2015 Housing and Fair Share Plan there were seven vacant parcels in Teterboro. The analysis found that all seven vacant the lots were constrained in their ability to support development either because of environmental constraints or insufficient acreage.
10. Encourage the use of public transit and alternative modes of transportation. This is an issue with continued relevancy. It is noted that Teterboro Landing is making provisions for commuter parking as part of its development plan.
11. Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources. This remains an on-going planning issue. One example where Teterboro was able to assist in the reclamation of environmentally damaged sites is Teterboro Landing. Working with the NJDEP, NJSEA and the developer this formerly contaminated site has been remediated to non-residential standards.
12. Encourage construction of owner occupied housing in the Borough. This remains an on-going issue.
13. Maintain infrastructure including sanitary sewer and pump stations. This issue remains. The borough's adopted capital plan has allotted for the on-going and continued maintenance of these systems.

IV. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE LAST MASTER PLAN REEXAMINATION

As part of the overall reexamination analysis, the MLUL requires an assessment of the changes that have taken place in the community since the adoption of the last master plan or reexamination. There are a number of substantive changes at the state and local level that were not contemplated at the time of the preparation and adoption of the 2006 Periodic Reexamination Report, which require the Borough's attention and action. The Appendix to this report contains mapped information on existing environmental constraints in the Borough.

A. CHANGES AT THE LOCAL LEVEL

This section of the 2016 Reexamination Report provides a description of the community's population characteristics, employment trends and housing stock. Housing characteristics such as age, condition, purchase/rental value and occupancy are detailed. Information is also provided on the number of housing units in the Borough considered overcrowded or substandard

1. **Population Growth.** As seen in the table below, the Borough experienced its greatest population growth in the last 90 years, between 2000 and 2010. The 2010 Census data indicates the Borough has 67 residents, an almost 300 percent increase from the 2000 Census when it was reported that Teterboro had 18 residents. This increase was primarily due to the opening of the Vincent Place 18-unit inclusionary residential development.

Table 1: Population Growth (1920 to 2015)
Borough of Teterboro, New Jersey

Year	Population	Change (#)	Change (%)
1920	24	--	--
1930	26	2	8.3
1940	40	14	53.8
1950	28	(-12)	(-30.0)
1960	22	(-6)	(-21.4)
1970	19	(-2)	(-13.6)
1980	19	--	--
1990	22	3	15.8
2000	18	(-4)	(-18.1)
2010	67	49	+ 272.0
2011*	68	1	1.4
2012*	68	0	0
2013*	68	0	0
2014*	69	1	1.4
2015*	69	0	0

Source: U.S. Census data
2011-2015 est. from American Fact Finder

2. **Age Characteristics.** The Borough's age characteristics are outlined in the table below. As shown, the Borough's population is growing older, consistent with suburban national trends. Teterboro's median age has increased since 2000 from 33 to 43.5 years in 2010, and increased to an estimated 49.5 in 2014.

Table 2: Age Characteristics (2014)
Borough of Teterboro, New Jersey

Age Group	Total	% Total
Under 5	5	8.9
5-9	5	8.9
10-14	0	0.0
15-19	0	0.0
20-24	2	3.6
25-34	9	16.1
35-44	2	3.6
45-54	13	23.2
55-59	8	14.3
60-64	4	7.1
65-74	1	1.8
75-84	5	8.9
85 and older	2	3.6
Total	56	100.0
Median Age		49.5

Source: 2010-2014 American Community Survey Estimates.

3. **Average Household Size.** The average household size for the Borough has increased since 1990, rising slightly from 2.57 persons in 2000 to 2.68 persons per household in the 2010 Census. According to the American Community Survey, in 2014 the average household size declined to 1.93 people per household.

Table 3: Average Household Size (1990 to 2014)
Borough of Teterboro, New Jersey

Year	Borough Population	Household Population	Total Households	Average Household Size
1990	22	22	9	2.44
2000	18	18	8	2.57
2010	67	67	25	2.68
2014*	56	56	29	1.93

Sources: U.S. Census 1990, 2000, 2010

* 2010-2014 American Community Survey

4. **Household Income.** Detailed household income figures are shown in the table below. As shown, 80% of the Borough's households had an income of \$100,000 or more in 2013 which is an increase of 17%

over 1999 incomes. The Borough's median household income in 2012 was slightly more than double the median household income of Bergen County as a whole. However, according to the data collected by the American Community Survey, median household income in Teterboro declined to \$53,125 in 2014. It is noted that American Community Survey also recorded a drop in income among Bergen County households.

Table 4: Household Income (1999 to 2014)
Borough of Teterboro, New Jersey

Income Category	1999		2013		2014	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	0	0.0	2	0.6%	7	24.1
\$10,000 to \$14,999	0	0.0	2	1.4%	2	6.9
\$15,000 to \$24,999	0	0.0	5	1.6%	5	17.2
\$25,000 to \$34,999	0	0.0	0	1.5%	0	0.0
\$35,000 to \$49,999	5	62.5	0	5.1%	0	0.0
\$50,000 to \$74,999	0	0.0	1	2.0%	2	6.9
\$75,000 to \$99,999	0	0.0	10	6.9%	8	27.6
\$100,000 to \$149,999	3	37.5	2	23.4%	3	10.3
\$150,000 to \$199,999	0	0.0	5	12.7%	2	6.9
\$200,000 or more	0	0.0	0	44.9%	0	0.0
Total	8	100.0	27	100.0%	29	100
Median Household Income	\$44,167		\$82,321		\$53,125	
Bergen County Median	\$78,079		\$84,255		\$83,794	

Sources: U.S. Census 2000, American Community Survey 5-Year Estimates.

5. **Number of Dwelling Units.** Although the Borough's 27 dwelling units reported in the 2010 Census is a small number, it is a significant increase from the nine units that were present in Teterboro prior to 2006. Data collected by the American Community Survey for 2014 estimates 29 dwellings in Teterboro, 28 of which are rental units.

The following table provides details regarding the tenure and occupancy of the Borough's housing stock. All but one of Teterboro's occupied housing units are rental units. When the 2010 Census was conducted, two of 27 rental units were vacant.

Table 5: Housing Units by Tenure and Occupancy Status (2000 - 2014)
Borough of Teterboro, New Jersey

Category	2000		2010		2014	
	No. Units	Percent	No. Units	Percent	No. Units	Percent
Owner-Occupied Units	0	0.0	0	0.0	1	3.4
Renter-Occupied Units	8	88.9	25	92.6	28	95.6
Vacant Units	1	11.1	2	7.4	0	0
Total Units	9	100.0	27	100.0	29	100

Sources: U.S. Census 2000 & 2010

6. **Housing Units in Structure.** The following table provides additional information on the characteristics of the Borough's housing stock, including data on the number of units in structures.

Table 6: Units in Structure (2000 - 2014)
Borough of Teterboro, New Jersey

Units in Structure	2000		2010		2014	
	Number	Percent	Number	Percent	Number	Percent
1-unit, detached	5	55.6	5	18.5	4	13.8
2 units	4	44.4	4	14.8	1	3.4
3 or more units	0	0.0	18	66.7	24	82.7
Total	9	100.0	27	100.0	29	100

Sources: U.S. Census 2000 & 2010

7. **Housing Stock Age.** The following table outlines the age of the Borough's housing stock.

Table 7: Year Structure Built
Borough of Teterboro, New Jersey

Year Built	Number of Units	Percent
2010 or later	0	0.0
2000 to 2009	8	27.5
1990 to 1999	10	34.4
1970 to 1989	8	27.5
1960 to 1969	0	0
1950 to 1959	0	0
1949 or earlier	3	10.3
Total	29	100.0

Sources: U.S. Census 2000 & 2010

8. **Housing Conditions.** An inventory of the Borough's housing conditions is presented in the following tables.

The next table identifies the extent of overcrowding in the Borough, defined as housing units with more than one occupant per room. The data indicates that there are no overcrowded units located in the Borough.

Table 8: Occupants per Room (2000 to 2014)
Borough of Teterboro, New Jersey

Occupants Per Room	2000		2014	
	Number	Percent	Number	Percent
1.00 or less	6	100.0	29	100.0
1.01 to 1.50	2	0.0	0	0.0
1.51 or more	0	0.0	0	0.0
Total	8	100.0	29	100.0

Sources: U.S. Census 2000, American Community Survey 5-Year Estimates.

The table below presents other key characteristics of housing conditions, including the presence of complete plumbing and kitchen facilities and the type of heating equipment used. As shown, 100 percent of the units have complete kitchen, plumbing, and heating facilities. This is a likely determining factor influencing the conclusion that the Borough has a zero rehabilitation obligation.

Table 9: Equipment and Plumbing Facilities (2000 to 2014)
Borough of Teterboro, New Jersey

Facilities	2000		20134	
	Number	Percent	Number	Percent
Kitchen:				
With Complete Facilities	8	100.0	29	100.0
Lacking Complete Facilities	0	0.0	0	0.0
Plumbing:				
With Complete Facilities	8	100.0	29	100.0
Lacking Complete Facilities	0	0.0	0	0.0
Heating Equipment:				
Standard Heating Facilities	8	100.0	29	100.0
Other Means, No Fuel Used	0	0.0	0	0.0

Sources: U.S. Census 2000, American Community Survey 5-Year Estimates.

9. **Purchase and Rental Values.** We only show information regarding rental values as all but one of the dwellings in Teterboro is reported to be rental. As shown in the following table, Teterboro's rental housing stock had monthly rents under \$1,000 in 2000. By 2013, 70 percent of rents were greater than \$1,500, with the median rent reported at \$1,667. This number increased even with the five affordable rental units located in the Borough.

Table 10: Gross Rent of Renter-Occupied Housing Units (2000 to 2014)
Borough of Teterboro, New Jersey

Gross Rent	2000		2013	
	Number	Percent	Number	Percent
Less than \$200	0	0.0	0	0.0
\$200 to \$299	0	0.0	0	0.0
\$300 to \$499	0	0.0	0	0.0
\$500 to \$749	4	50.0	5	17.9
\$750 to \$999	2	25.0	4	14.3
\$1,000 to \$1,499	0	0.0	5	17.9
\$1,500 or More	0	0.0	14	50
No Cash Rent	2	0.0	0	0
Total	8	100.0	29	100.0
Median Gross Rent	\$571		\$1,500	
Bergen County Median Gross Rent	\$872		\$1,295	

Sources: U.S. Census 2000, American Community Survey 5-Year Estimates.

10. Employment Status. The following table provides information on the employment status of Borough residents age 16 and over. Of those in the labor force in 2014, 8.7% were unemployed. This is slightly greater than the 2012 unemployment rates of Bergen County and the State as a whole, which were 7.7% and 9.5%, respectively.

Table 11: Employment Status, Population 16 and Over (1990 to 2012)
Borough of Teterboro, New Jersey

Employment Status	2000		2014	
	Number	Percent	Number	Percent
In labor force	13	62.7	32	69.6
Civilian labor force	13	62.7	32	69.6
Employed	13	60.1	28	60.9
Unemployed	0	2.6	4	8.7
Armed Forces	0	0.0	0	0.0
Not in labor force	0	0.0	14	30.4
Total Population 16 and Over	15		46	

Sources: U.S. Census – 1990 & 2000, 2012 American Community Survey 5-Year Estimates.

11. Employment Characteristics of Employed Residents. The following two tables detail information on the employment characteristics of employed Teterboro residents.

Table 12: Employed Residents Age 16 and Over, By Occupation (2014)
Borough of Teterboro, New Jersey

Occupation	2014	
	Number	Percent
Management, business, science, and arts occupations	4	23.117.3
Service occupations	8	28.6
Sales and office occupations	6	21.4
Natural resources, construction, and maintenance occupations	7	25.0
Production, transportation, and material moving occupations	3	10.7
Total	28	100.0

Source: American Community Survey 5-Year Estimates.

Table 13: Employed Residents Age 16 and Over, By Industry (2000 to 2014)
Borough of Teterboro, New Jersey

Industry	2000		2014	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting, and mining	0	0.0	0	0.0
Construction	4	30.8	0	0.0
Manufacturing	0	0.0	1	3.6
Wholesale trade	0	0.0	0	0.0
Retail trade	0	0.0	5	17.9
Transportation and warehousing, and utilities	0	0.0	1	3.6
Information	0	0.0	0	0.0
Finance, insurance, real estate and rental and leasing	0	0.0	1	3.6
Professional, scientific, management, administrative and waste management services	0	0.0	0	0.0
Educational, health and social services	6	46.1	6	21.4
Arts, entertainment, recreation, accommodation, and food services	0	0.0	3	10.7
Other services, except public administration	0	0.0	5	17.9
Public administration	3	23.1	6	21.4
Total	13	100.0	28	100.0

Sources: U.S. Census 2000, American Community Survey 5-Year Estimates.

B. CHANGES AT THE STATE LEVEL

This following section provides a description of the many changes that have occurred at the State level since the 2008 Periodic Reexamination Report.

1. State Plan / Cross-Acceptance. A Draft State Plan was released on January 13, 2010 and was considered to be "overly complex" leaving "unresolved conflicts between various State rules/regulations." It also was deemed inadequate to "prioritize and support sustainable economic growth" according to the State Planning Commission (SPC). The State is working to resolve the outstanding issues and work towards adoption of a State Plan. The process calls for a report, including final assessment and implementation, to be provided to the Governor. The October 2011 release of the State Strategic Plan serves as this report and identifies the following goals:
 - Identify high value growth sectors and trends;
 - Evaluate costs of existing planning framework;
 - Identify smart growth areas;
 - Correlate budget realities.

Cross-acceptance is defined by the SPC as a bottom-up approach to planning, designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan (N.J.S.A. 52:18A-202.b.). This process ensures that all New Jersey residents and levels of government have the opportunity to participate and shape the goals, strategies and policies of the State Plan. Eventually there will be another cross acceptance round based on a yet to be developed map dividing the state into "Priority Growth Investment Areas" and "Priority Preservation Areas." These designations will supersede the previously used planning areas.

2. Water Quality Management Planning (WQMP) Rules. These rules became effective in July 2008 and establish County planning offices as the water management planning coordinating agencies throughout the State. Municipalities are required to submit information for wastewater management and sewer service area planning for 20 year planning efforts. The Appellate Division has upheld the statutory authority of NJDEP and the WQMP process. The Court ruled that NJDEP balanced property owners' interests in land development and the State's interest in protecting habitat and water quality.
3. Consolidation of Meadowlands Commission and New Jersey Sports and Exposition Authority: Prior to February 2015, the southern section of the Borough and more than half of the municipality's acreage was under the jurisdiction of the New Jersey Meadowlands Commission. The body promoted and regulated the state's regional conservation and planning efforts for the 14 municipalities within the Meadowlands District. After 2015, the Hackensack Meadowlands Agency Consolidation Act consolidated the New Jersey Meadowlands Commission into the New Jersey Sports and Exposition Authority (NJSEA).

The boundaries and extent of the four zoning districts established by the NJSEA are depicted on NJMC's 2010 Zoning Map. The Teterboro Landing site is designated as a Redevelopment Area on this map. Any future redevelopment within the redevelopment area would need approval by this agency.

4. Municipal Land Use Law Amendments. The Municipal Land Use Law (MLUL) was amended to define an inherently beneficial use as one that is "universally considered of value to the community" because it "fundamentally serves the public good and promotes the general welfare." The amendment also expanded the inherently beneficial use list to include wind, solar and photovoltaic energy facilities, in addition to hospitals, schools, child care centers and group homes. The MLUL was also amended to exempt solar panels from any calculation of impervious coverage.
5. New Jersey Council on Affordable Housing (COAH). In May 2008, COAH adopted revised Third Round regulations and published them on June 2, 2008. Coincident to this adoption, COAH proposed amendments to these rules, and they went into effect in October 2008. The rules and regulations adopted in 2008 were challenged, and in an October 2008 decision, the New Jersey Appellate Division invalidated the growth share methodology, and indicated that COAH should adopt regulations pursuant to the fair share methodology utilized in Rounds One and Two.

The New Jersey Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations, sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in Rounds One and Two.

In October 2014, COAH failed to adopt their newly revised Third Round regulations, deadlocking with a 3-3-vote. The Fair Share Housing Center, who was a party in both the 2010 and 2013 cases, responded by filing a motion in aid of litigants rights with the New Jersey Supreme Court. The Court heard the motion in January 2015 and, on March 10, 2015, issued their ruling. The Court ruled that COAH was effectively dysfunctional, and consequently, returned jurisdiction of affordable housing issues back to the trial courts where it had been prior to the creation of COAH in 1986.

The Court decision created a process whereby municipalities, like Teterboro, that had participated in the process before COAH, but due to the inertia of COAH never obtained Third Round substantive certification of their Housing Element and Fair Share Plan, could file a Declaratory Judgment action with the Court. Those municipalities that participated could be granted temporary immunity against the filing of "builder's remedy" style lawsuits while the Courts established fair share obligations and municipalities prepared new plans.

In June 2015, the Borough simultaneously filed a Declaratory Judgment motion and adopted a new Housing Element and Fair Share Plan, which is intended to address the Borough's third round affordable housing obligation through 2025. The new plan calls for no additional units. A summary of the Borough's calculated obligation through the three obligation rounds are as follows:

1. Rehabilitation Share. The Borough has a rehabilitation share of zero (0) units.
2. Remaining Prior Round Obligation. As previously noted, Teterboro obtained first and second round certification from COAH, and the resolution granting substantive certification specified that the Borough "qualifies for an adjustment under the twenty percent cap rule...which reduces the Borough's calculated need to two units," and furthermore the resolution noted that the Borough "received a vacant land

adjustment which reduced its first round obligation to zero and, as such, was assigned a Vacant Land status in COAH's 1987-1999 cumulative need allocations." The COAH resolution granting substantive certification also granted the Borough a waiver from the requirements...concerning the capture of opportunities for affordable housing beyond the Borough's calculated RDP (realistic development potential) of zero."

3. **Third Round Obligation.** An 18-unit development was constructed on Vincent Place in 2006 which included five affordable housing units. These five affordable housing units represent 19 percent of the community's total housing stock. Any additional affordable housing that would have been built would have exceeded the 20 percent cap on affordable housing as a percentage of a community's total housing stock.

This Housing Element and Fair Share Plan fully and comprehensively addresses Teterboro's Third Round obligation since the Borough is subject to the 20 percent affordable unit cap rule.

V. *SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, INCLUDING OBJECTIVES, POLICIES & STANDARDS*

The MLUL requires the identification of specific changes recommended for the master plan or development regulations, if any, including changes to the underlying objectives, policies and standards, or whether an entirely new master plan or development regulations should be prepared. The 2016 Master Plan Reexamination Report identifies a number of recommended changes, as set forth below.

A. GOALS AND OBJECTIVES

Most of the Borough's existing master plan goals and objectives are still relevant to its overall planning objectives. However, the 2016 Master Plan Reexamination Report recommends the following changes to reflect current planning priorities:

1. Preparation of a new Land Use Element to the Master Plan

Teterboro last prepared a comprehensive Land Use Plan some 22 years ago in 1994. Since then a number of specific amendments have revised the Land Use Plan. Typically, these focused on a specific portion of the Borough or addressed a specific land use issue, such as affordable housing. Since adoption of the Land Use Plan there has been significant modifications in the way communities address land use issues, the regulatory climate in which communities' function and the demands of the development community. The current Land Use Plan does not predict or recognize these changes.

Preparation of a new Land Use Plan would result in adoption of a contemporary plan at the same time the Borough is charged with adopting a new Housing Element and Fair Share Plan. Adoption of a new Land Use Plan will permit the coordination and integration between these legally required and critical master plan elements.

Preparation of a new Land Use Plan will also provide a proper forum to address issues and concerns given voice in the 1994 Land Use Plan, its subsequent amendments or the reexamination reports produced since then. Some of these concerns and issues are addressed in summary fashion below after the recommendation to undertake a comprehensive review of Teterboro's zoning ordinance.

Preparation of a new land use element provides the Planning Board with an opportunity to reformulate an updated list of planning goals and policies designed to address contemporary planning issues confronting the Board. In addition to the purposes of zoning as articulated in the Municipal Land Use Law, an updated list of goals and policies might include the following:

- a. To ensure future development and redevelopment activities within the community can be accommodated within the Borough's existing or planned infrastructure systems.

Policy Statement: All future development and redevelopment activity will be expected to insure a sufficient level of service is provided to meet the needs of residents, employees and visitors. The Borough seeks to encourage development that preserves Teterboro's sensitive environmental features including floodway and floodplains, groundwater recharge areas, wetlands and their associated buffers and environments supporting rare, threatened or endangered species. Teterboro recognizes there are sites within the Borough that are typified by extensive environmentally sensitive features and therefore will not be able to accommodate their full zoned development potential.

- b. To encourage and provide for adequately sized buffer zones to separate incompatible land uses.

Policy Statement: An effective way to provide stability and protection to developed portions of the community is to ensure that all future development and redevelopment proposals provide sufficient buffers to shield existing uses from incompatible land use activities.

- c. Provide a variety of housing types and densities and ensure a balanced housing supply.

Policy Statement: As one component of this goal, Teterboro recognizes the particular housing needs of its citizens with special needs. This goal statement should be interpreted broadly to specifically include encouraging the delivery of special needs affordable housing within the Borough. In addition to provide special needs affordable housing, Teterboro seeks to insure it remains compliant with the Mount Laurel doctrine. To achieve this goal, all new residential development or redevelopment of five (5) dwelling units or more should be required to provide an affordable housing setaside equal to 20% of the total number of dwelling units being proposed. Those residential developments proposing less than 5 dwelling units should be required to make a pro-rata contribution to Teterboro's affordable housing trust fund. Affordable housing sites shall be in appropriate locations and serviced by appropriate infrastructure systems.

- d. Promote low-impact development practices.

Policy Statement: Low impact development practices can reduce the environmental ramifications associated with development while often saving energy and money for the developer. Teterboro should look to encourage practical low-impact development practices.

- e. To promote a safe, efficient and appropriate multi-modal circulation network.

Policy Statement: Teterboro seeks to develop a more comprehensive transportation system that lessens demand on use of automobiles, increases use of mass transit systems and reduces vehicle miles travelled. Teterboro recognizes the existing circulation system incorporates a number of inherent deficiencies which serve to impede traffic flow. The intent of this plan is to improve the safe and efficient movement of traffic through the community, especially truck traffic while enhancing pedestrian safety.

- f. Light industrial areas of the Borough are an important community resource that need to be nurtured and protected.

Policy Statement: Teterboro has been well served by the discrete light industrial areas developed in the Borough. Fundamental changes have occurred and continue to occur in the industries that have settled in the Borough or might be encouraged to locate in the community. The Borough needs to ensure its development regulations do not discourage the establishment or expansion of desirable light industrial uses. Furthermore, the Borough needs to actively work to ensure that industrial users are supported with adequate infrastructure, including sanitary sewers and a well-designed, safe and efficient traffic circulation system.

2. Comprehensive review of Borough's Zoning Ordinance

Teterboro's Zoning Ordinance was primarily prepared in the late 1970's and although it has been revised and amended from time to time, it has never been the subject of a comprehensive review. This is an opportune time to review and potentially strengthen and simplify the zoning ordinance while insuring it remains up to date and designed to achieve Teterboro's goals and objectives.

VI. RECOMMENDATIONS CONCERNING REDEVELOPMENT PLANS

The MLUL requires the identification of any recommendations concerning the incorporation of redevelopment plans adopted pursuant to the Local Redevelopment and Housing Law (LRHL) into the land use plan element, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The LRHL was enacted into law in 1992. It replaced a number of former redevelopment statutes, including the Redevelopment Agencies Law, Local Housing and Redevelopment Corporation Law, Blighted Area Act, and Local Housing Authorities Law, with a single comprehensive statute. At the same time, the MLUL was also amended to require, as part of a master plan reexamination, that the issues raised in the LRHL be addressed.

The LRHL provides the statutory authority for municipalities to designate areas in need of "redevelopment", prepare and adopt redevelopment plans, and implement redevelopment projects. Specifically, the governing body has the power to initially cause a preliminary investigation to determine if an area is in need of redevelopment, determine that an area is in fact in need of redevelopment, adopt a redevelopment plan, and/or determine that an area is in need of rehabilitation.

A planning board has the power, pursuant to the applicable statute, to conduct, when authorized by the governing body, a preliminary investigation and hearing and make a recommendation as to whether an area is in need of redevelopment. The planning board is also authorized to make recommendations concerning a redevelopment plan, and prepare a plan as determined to be appropriate. The board may also make recommendations concerning a determination if an area is in need of rehabilitation.

The statute provides that a delineated area may be determined to be in need of redevelopment if "after investigation, notice and hearing... the governing body of the municipality by resolution concludes that within the delineated area" any of the following conditions are found:

- a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b) The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land

use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to have a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f) Areas in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zone Act," the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment for the purpose of granting tax exemptions or the adoption of a tax abatement and exemption ordinance.
- h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The statute defines redevelopment to include "clearance, replanning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a development plan." It is noteworthy that the statute specifically states that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is necessary for the effective redevelopment of an area.

In the past, the Borough Council has from time to time designated carefully selected properties to be in need of redevelopment. In addition, the property currently occupied by Teterboro Landing was designated an area in need of redevelopment by the NJSEA. These actions have proved positive for Teterboro even if not all the subsequently adopted redevelopment plans have not been implemented to date. Teterboro should continue its practice of seeking out sites not fully contributing to the public good and, if the sites satisfy the statutory criteria, designate these sites as being in need of redevelopment and then preparing redevelopment plans that can be implemented by the development community.