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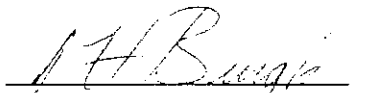
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Community Planning  
Land Development and Design  
Landscape Architecture

## MASTER PLAN PERIODIC REEXAMINATION REPORT BOROUGH OF TETERBORO BERGEN COUNTY, NEW JERSEY

PREPARED FOR BOROUGH OF TETERBORO PLANNING BOARD  
B/A # 920.01

The original document was appropriately signed and sealed on October 3, 2000 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

  
Joseph Burgis, AICP, P.P.  
Professional Planner #2450

# BOROUGH OF TETERBORO

Bergen County

New Jersey

## Master Plan

Re-examination Report

BOROUGH OF TETERBORO  
PLANNING BOARD MEMBERS  
2000

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## OVERVIEW

The 2000 Borough of Teterboro Master Plan Reexamination Report is part of a comprehensive planning tradition initiated by the Borough many years ago. The Planning Board has adopted a number of master plan reports and documents over the years, the most recent of which is a 1997 amendment to the master plan. These various master plan documents were designed to guide the future development of the community. This year 2000 effort represents a continuation of the Borough's comprehensive approach to master plan issues.

This reexamination report represents a continuing effort on the part of the municipality to ensure that its planning policies and land use goals and objectives remain current and up-to-date. This document does not radically depart from the policies and land use goals set forth in the previous studies, although it does enumerate a more detailed and definitive set of goals and policy statements regarding the borough's future growth and development, provides for an enhanced residential base, and recommends modifications to the Borough land use plan and zoning ordinance where conditions warrant it. It also provides a wealth of demographic and related background information on the community. It recognizes that the municipality is essentially a developed community. This established developed character necessitates a planning response, which focuses on maintaining the established character of the community, and identifying those areas warranting an upgraded planning and zoning approach to development.

This document is comprised of three principal sections. These include the following:

1. The first section addresses the community's planning and zoning issues within the framework of the statutory requirements of the New Jersey Municipal Land Use Law (MLUL) and its master plan reexamination provisions. The MLUL requires municipalities to periodically reexamine their master plan and development regulations, and the statute mandates that the report must include, at a minimum, five key elements, which identify:
  - a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last Reexamination Report;
  - b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date;
  - c. 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;
  - d. 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;

- e. 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.
2. The second section sets forth the borough's land use plan and associated background information. This section is comprised of four sub-sections; the first subsection is an enumeration of planning goals, objectives, and policy statements; the second subsection is the land use plan which identifies the proposed distribution of land use and intensities-of-use; the third subsection presents zoning amendments to implement the plan's land use recommendation; and the fourth subsection provides the background data regarding the existing land uses in the borough.
3. The third section of the report addresses details concerning the imposition of the Local Redevelopment and Housing Law as it relates to one particular section of the community.

### **THE LEGAL REQUIREMENT FOR PLANNING**

The Municipal Land Use Law 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 the master plan and its reexamination. These documents may be adopted or amended by the board only after a public hearing. The board is required to prepare a review of the plan at least once every six years.

The MLUL identifies the required contents of a master plan and the master plan reexamination. The reexamination provisions are set forth above. The Statute requires that the master plan include a statement of goals, objectives, and policies upon which the proposals for the physical, economic and social development of the municipality are based. The plan must include a land use element which takes into account physical features, identify the existing and proposed location, extent and intensity of development for residential and non-residential purposes, and state the relationship of the plan to any proposed zone plan and zoning ordinance. The MLUL also requires municipalities to prepare a housing plan and recycling plan, and additionally identifies a number of other plan elements such as circulation, recreation, community facilities, historic preservation and similar elements, which may be incorporated into a comprehensive master plan document.

The master plan gives the community the legal basis to control development in the municipality. This is accomplished through the adoption of development ordinances, which are designed to implement the plan's recommendations.

### **RECENT MASTER PLAN EFFORTS UNDERTAKEN BY THE BOROUGH**

The Borough adopted its most recent master plan documents in 1988 and 1994, with an amendment in 1997. The 1994 master plan contains land use, housing, traffic, community facilities, and recycling recommendations. The 1997 amendment refines some of these recommendations, as detailed below.

## RE-EXAMINATION REPORT REQUIREMENTS; ANALYSIS

### Introduction

The New Jersey Municipal Land Use Law (MLUL) requires municipalities to periodically reexamine their master plan and development regulations. The Statute requires that this reexamination take place at least once every six years. The planning board is charged with the responsibility of preparing a report on the findings of the reexamination. The Law sets forth the minimum required contents of the reexamination report, which are enumerated at the beginning of this document and also identified below.

This reexamination of the Borough's 1994 Master Plan is designed to address the statutory requirements of the MLUL and ensure that the Borough's planning efforts remain current and consistent with the applicable statutory criteria. It is also recognized that this reexamination is presented as part of a broader comprehensive master plan effort.

The statutory criteria, and the manner in which the criteria are addressed, is detailed below.

### Statutory Criteria

#### 1. Major problems and objectives relating to development at the time of the adoption of the last master plan reexamination report.

##### a. Major Problems Identified in the 1994 and 1997 Master Plan Documents:

The Borough's recent master plan documents identify a number of problems relating to land development that the Borough faced at the time of the preparation of these reports. The texts enumerate a variety of land use issues that were considered to represent the Borough's most significant planning concerns regarding the community's future development. These include:

- 1) The need to increase the municipality's residential base. The 1997 amendment states that, "from a planning standpoint, every opportunity should be taken to provide more residential balance for the Borough's daytime work population of over 15,000".
- 2) The Borough is in need of more space to accommodate its municipal work force. The plan particularly noted the Court requires much more space than is presently available.
- 3) Some of the development standards in the Land Development Ordinance need to be updated, to reflect changes in HMDC regulations and the State's adoption of the Residential Site Improvement Standards.

##### b. Objectives Identified in the 1994 Plan

The objectives identified in the 1994 Plan include the following:

- 1) Teterboro should continue as the location of a major airport and industrial complex serving the County and the state. Its development pattern is long established, and reflects the physical characteristics of the land and its relation to regional transportation systems.

- 2) The present development controls on industrial and office buildings in the area outside the zoning jurisdiction of the HMDC are similar to those of the Development District. The Borough should continue to review any HMDC zone changes to determine if they should be included in the local code.
- 3) The existing residential area of one and two family homes should continue to be preserved, under the present residential zoning.
- 4) Circulation, transportation, and community facilities serving the Borough are well developed and should be continued.

2. **Extent to which such problems and objectives have since been reduced or have increased.**

A number of the Borough's goals and objectives, as well as the planning problems highlighted in the master plan, have been partially addressed, while other issues remain static.

The static nature of some of the problems is a function of the type of long-range planning concerns that were identified. For example, the Borough's interest in increasing its residential base is an issue that will likely continue to remain an area of concern due to the fact that (a) there are so few residents in the community and (b) the non-residential base of the community, including its day-time work population, is so large. The Borough has attempted to increase the permitted densities in the portion of the community designated for residential use, and considered enlarging the area where residential use may occur. 12 new residential units on Vincent Place were occupied beginning in the summer of 1999 in furtherance of this objective. Plans have also been prepared for another six units on Vincent Place. Five of the 12 units occupied in 1999 are Mt. Laurel units.

Some of the problems mentioned in earlier master plan documents have not yet been resolved. For example, while previous master plan documents have called for an expanded municipal building, the Borough has not yet prepared plans to address this issue. Similarly, while the need to update some zoning regulations to reflect consistency with HMDC regulations was noted to be necessary, no such action has yet been taken.

The Borough's land use objectives are enumerated in the form of broad statements that represent long-range planning philosophies as to how the community should continue to evolve. They highlight the need to emphasize the importance of Teterboro Airport to the local and regional economy, the Borough's position within the regional highway network, and the need to reaffirm the community's residential base. All of these objectives remain applicable.

3. **The extent to which there have been significant changes in assumptions, policies, and objectives forming the basis for the master plan or development regulations, with particular regard to specific planning issues and governmental policy.**

There are no significant changes in the assumptions, policies and objectives of the Borough relative to specific local planning issues. If anything, the Borough's interest in enhancing the residential character of the community and increasing the community's local population has become more pronounced. It is suggested that some of the Borough planning goals and



objectives may be more explicitly defined, and the objectives refined to clearly enunciate the goals and policies of the community. This is detailed in a subsequent section of this report.

There have been a number of demographic changes at the local level that are notable. Additionally, there are a number of significant changes in State land use policy that merit attention. These are identified below.

a. Changes at the Local Level:

1. Population Size: The available data indicates Teterboro had a population of 22 residents in 1990. Historical population figures indicate the number of residents has remained fairly constant over the past four decades. Population trends are shown below.

**Table 1**  
**Historic Population Growth, 1950-1994**  
**Teterboro, New Jersey**

Year	Population
1950	28
1960	22
1970	19
1980	19
1990	22
1994	22*

Source: U.S. Census of Population, 1995 Bergen County Data Book; \* Estimates of Resident Population by Municipality: Bergen County 1950-1994, Prepared by NJ Dept of Labor, Division of Labor Market and Demographic Research, 10/95.

2. Household Size: Teterboro's household size has remained essentially stable over the past three decades, as shown in Table 3.

**Table 2**  
**Average Household Size, 1970-1990**  
**Teterboro, New Jersey**

Year	Population	No. of Dwellings	Household Size
1970	19	10*	1.9
1980	19	10*	1.9
1990	22	9	2.44
1999**	51	21	2.42

Source: 1995 Bergen County Data Book

\* While the US Census reports 10 units, the Borough's position is that there were 9 units in the borough in 1970 and 1980.

\*\* Borough data

3. Age and Sex Characteristics: The available data from the most recent census indicates that 41% of Teterboro's population is male and 59% female. The median age for men is 57 years and for women 37.3 years. Overall, the Borough residents have a median age of

42 years. This is greater than the County median age of 37.6, as well as the State median of 35.5.

4. Income Characteristics. Teterboro's mean household income, from the 1990 census, is \$82,142. This contrasts with the Bergen County, which reported a County-wide mean household income of \$49,249 in 1990.
5. Housing Characteristics. The number of dwellings in Teterboro had remained nearly constant from 1950 until 1999, when it increased from 9 to 21 units. The current housing stock in Teterboro is predominantly renter-occupied.
6. Value of Housing Units. All of the housing units in Teterboro were classified as renter occupied units in both the 1980 and 1990 censuses. The median contract rent for units in Teterboro have risen significantly between the 1980 and 1990 censuses, but remained below the county-wide average of \$661 in 1990.
7. Employment Characteristics. The following table provides employment data for the Borough of Teterboro. It identifies covered employment trends in Teterboro from 1981 – 1997. In this period, Teterboro experienced a significant fluctuation in the number of jobs available. Teterboro experienced a peak in employment in 1984 when 10,590 jobs were reported. Since that time Teterboro has experienced a decline in employment that has been interrupted by sporadic gains. The declines have led the advances overall with a loss of 1,184 jobs over the 12 year period from 1986 - 1997.

Table 3  
**Covered Employment Trends, 1981-1997**  
 Teterboro, New Jersey

Year	Number of Jobs	Change in Number	Percent Change
1981	10,030	-	-
1982	9,833	-197	-2.0
1983	10,105	272	+2.8
1984	10,590	485	+4.8
1985	9,961	-629	-6.3
1986	10,441	480	4.8
1987	10,046	-395	-3.9
1988	9,585	-461	-4.8
1989	9,657	72	0.8
1990	9,701	44	0.5
1991	8,599	-1,102	-12.8
1992	8,241	-358	-4.3
1993	8,157	-84	-1.0
1994	8,002	-155	-1.9
1995	8,308	306	+3.8
1996	8,836	528	+6.4
1997	8,146	-690	-8.5

Source: State of New Jersey, Department of Labor, Office of Demographic and Economic Analysis, New Jersey Covered Employment Trends (1981-1994): "Private Sector Covered Jobs, 3rd Quarter", by municipality.

8. Construction Activity. In 1999, Teterboro issued building permits for two separate multi residential projects. These were the first permits issued in over 20 years for any residential construction. Teterboro has, however issued permits for non-residential development in the past two decades. This is shown below.

**Table 4**  
**Non-Residential Site Plan Approvals (1,000's square feet), 1986-1995**  
**Teterboro, New Jersey**

Year	Commercial	Industrial	Office	Total
1986	-	-	50	50
1987	-	-	-	-
1988	-	49	-	49
1989	-	-	-	-
1990	-	-	31	31
1991	-	-	79	79
1992	-	64	9	73
1993	-	-	-	-
1994	-	30	-	30
1995	-	-	-	-
Total	0	143	169	312

Source: 1988 and 1995 Planner's Data Book, Bergen County Planning Board

b. Changes at the State Level:

1. The State Development and Redevelopment Plan. On June 12, 1992 the New Jersey Planning Commission adopted the State Development and Redevelopment Plan (SDRP). This plan was only briefly mentioned in the Borough's prior planning documents.

The SDRP enumerates a number of goals and objectives regarding future development and redevelopment of the state. The primary objective of the SDRP is to guide development to areas where infrastructure is available or can be readily extended such as along existing transportation corridors, in urban centers and in developed or developing suburban areas. The SDRP actively encourages development be located in "centers", which are "compact forms of development that, compared to 'sprawl' development, consume less land, deplete fewer natural resources and are more efficient in the delivery of public services." The SDRP states that these land use development policies will ensure the most efficient use of the state's existing infrastructure systems and, in so doing, protect the state's environmental, fiscal, and economic resources.

In order to implement its general statewide policies and objectives, the SDRP divides the state into five land use "Planning Areas". The SDRP has adopted a set of policy objectives to guide local planning in each planning area. These policy objectives are designed to implement the statewide goals and objectives of the SDRP in the context of the unique qualities and conditions in each of the five planning areas.

The Borough of Teterboro is located in the Metropolitan Planning Area (PA-1). This Area encompasses large urban centers and developed suburban areas. These areas are fully developed with significant investment in existing, but aging infrastructure systems. There is little vacant land available for development and, as such, much of the development activity is infill development or redevelopment. The SDRP states that public and private investment in PA-1 should be the "principle priority" of state, regional, and local planning agencies, with the intent being to direct development and redevelopment into these portions of the State.

The Borough master plan is consistent with the statewide goals and objectives of the SDRP and the policy objectives of the planning area in which it is located.

2. Wetlands Legislation. The State has enacted wetlands legislation to protect this important resource. The Act requires those proposing to engage in various activities in and around wetlands to apply to DEP for a permit. The Act establishes a presumption that there is a practicable alternative to the proposed activity that would result in a lesser impact on wetlands and requires the applicant to prove there are no alternative locations sites, configurations or designs that would serve the basic project purpose and result in less impact on wetlands. To protect the overall health of the wetlands ecosystem and to reduce the impacts of adjacent upland development on wetlands, the Act establishes criteria to review activities proposed adjacent to most wetlands and provides for transition (buffer) areas. This latter provision, which provides for a 25 to 50 foot buffer adjacent to wetlands classified as an intermediate resource value and a 75 to 150 foot buffer for wetlands classified as an exceptional resource value, is presently being reconsidered to determine if these buffer dimensions should be expanded.

In an effort to ensure protection of the wetland areas, the Borough has required the submission of a Letter of Interpretation (LOI) for development as part of its development application process. It is recommended that the Borough review its LOI requirements and determine whether certain categories of applications may be exempt from the checklist requirements when DEP approvals are not necessary. Additionally, the Borough should keep itself abreast of any possible changes in DEP buffer regulations as they continue to be debated in Trenton.

3. Housing Issues. The State's Council On Affordable Housing (COAH) has granted Teterboro substantive certification of its housing plan in May 1995. This indicates that the certification extends to May of 2001, at which time the Borough will be obligated to refile for a new certification. This timing appears to be consistent with COAH's anticipated publication of new housing-need numbers, which will identify local housing needs for at least the next six year period
4. Residential Site Improvement Standards. The Residential Site Improvement Standards Act created a Site Improvement Advisory Board (SIAB) and provided the SIAB with the authority to recommend to the Commissioner of the Department of Community Affairs mandatory statewide improvement standards that are to be applicable to residential development throughout New Jersey. The SIAB promulgated regulations establishing residential site improvement standards that went into effect on June 3, 1997 (following the adoption of the Borough's most recent, May, 1997, master plan amendment).

The adopted rules establish technical standards for streets and parking, water supply, sanitary sewers and storm water management relating to residential development. The standards are the minimum requirements for site improvements that must be adhered to by all applicants and municipalities for residential subdivisions and site plans. They also represent the maximums that approving boards can require of an applicant.

Pursuant to the Act, the adopted standards supercede any local standards established for these systems. However, they do not supercede local ordinances regulating use, height, bulk, density or design of residential development. The standards also do not include requirements for landscaping, shade trees, transit stops, noise barriers, snow removal guarantees or assessments for off tract improvements. These issues remain the purview of the local reviewing agencies. The regulations also provide for special planning areas where the municipality may adopt standards that recognize unique existing local conditions.

The Borough should be implementing the adopted residential site standards as required by statute. It should also consider amending the local codes to delete any regulations that are inconsistent with the RSIS regulations, and incorporate references to these regulations.

#### **4. Specific changes recommended for the master plan or development regulations.**

This periodic reexamination report finds there are a limited number of changes to the Borough's master plan and zoning policies and regulations that are warranted at this time. These include the following:

1. Goals and Objectives. It is suggested that the Borough's master plan goals and objectives be refined to more clearly identify the Borough's broad land use policies, as follows:

a. Goal No. 1. To have the airport continue to serve as a major impetus for industrial development in the community.

Policy Statement: It is recognized that Teterboro Airport has served as the underlying element that has historically formed the growth the development of the community. The Borough hereby acknowledges that this facility should continue to function as a major regional transportation element that generates a significant amount of industrial and warehouse activity to the Borough.

b. Goal No. 2. To increase the amount of residential development in the community.

Policy Statement: The Borough of Teterboro recognizes the historic imbalance in the community exists between the limited number of residents and extensive amount of industrial development and large daytime work-force population. The Borough also recognizes that, in order to ensure an adequate number of residents to fill the myriad positions in local government that are required to be occupied by local residents, it would be in the Borough's interest to increase its base resident population. An increased population would also serve to enhance the sense of community that presently exists on a small scale in Teterboro.

- c. Goal No. 3. To ensure the regulations affecting the areas outside the area of HMDC jurisdiction are similar to those of the Development District.

Policy Statement: The Borough finds that the HMDC development regulations represent appropriate and reasonable regulatory controls that result in building arrangements and intensities of use that serve the area well. The Borough has historically utilized these regulations as the basis for its own regulations 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.

- d. Goal No. 4. Guide new development and redevelopment in a manner that ensures an efficient use of remaining vacant parcels and existing infrastructure.
  - e. Goal No. 5. Encourage the use of public transit and alternative modes of transportation.
  - f. Goal No. 6. Reclaim environmentally damaged sites and mitigate impacts on remaining environmental and natural resources.
  - g. Goal No. 7. To encourage owner-occupied housing construction in the Borough.
  - h. Goal No. 8. To maintain infrastructure including sanitary, sewer, and pump stations.
3. Land Use Plan. It is recommended that the Borough Land Use Plan be amended so that it clearly incorporates the requirements, and follows the format of, the Municipal Land Use Law. It is recommended that the following language be adopted as a master plan amendment:

The Teterboro Land Use Plan indicates the proposed location, extent, and intensity of development of land to be used in the future for various types of residential and non-residential purposes. The plan is intended to guide future development for the next six-year period in accordance with the provisions of the Municipal Land Use Law, in a manner that protects the public health, safety and general welfare. This plan is designed to serve as the basis for any revisions to the Borough's development ordinances.

The Borough plan is based on four categories of development. They do not substantially alter the community's Plan as depicted in prior master plan efforts, although some modifications are suggested. The categories are described as follows:

- a. Residential-1. This residential land use category encompasses the area along Huyler Street that historically served as the community's residential area. This area is intended to be redeveloped pursuant to the redevelopment plan that was adopted in 1997, and which would permit the area to be redeveloped with multi-family housing at a density of fifteen to forty dwelling units per acre within the framework of a three story design. Any redesign of these lots should be undertaken within the framework of a comprehensive integrated approach to its development. All of the lots should be

incorporated into any such redesign, to ensure the area does not develop in a piecemeal fashion. The following definition of a multifamily dwelling should be incorporated into the Borough's zoning ordinance.

***Multifamily Dwelling: A structure or building occupied or intended for occupancy as separate living quarters for more than two(2) families, with separate cooking, sleeping and sanitary facilities for the exclusive use of the occupants of each unit.***

- b. Residential-2. This residential land use category encompasses the 0.55-acre lot at the southwest corner of Huyler Street and James Hanson Way. A detailed study found that this site could be developed with sixteen attached dwelling units at a maximum building height of forty feet. The accompanying sketch indicates a prospective design of the site with sixteen dwellings.

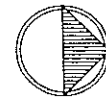
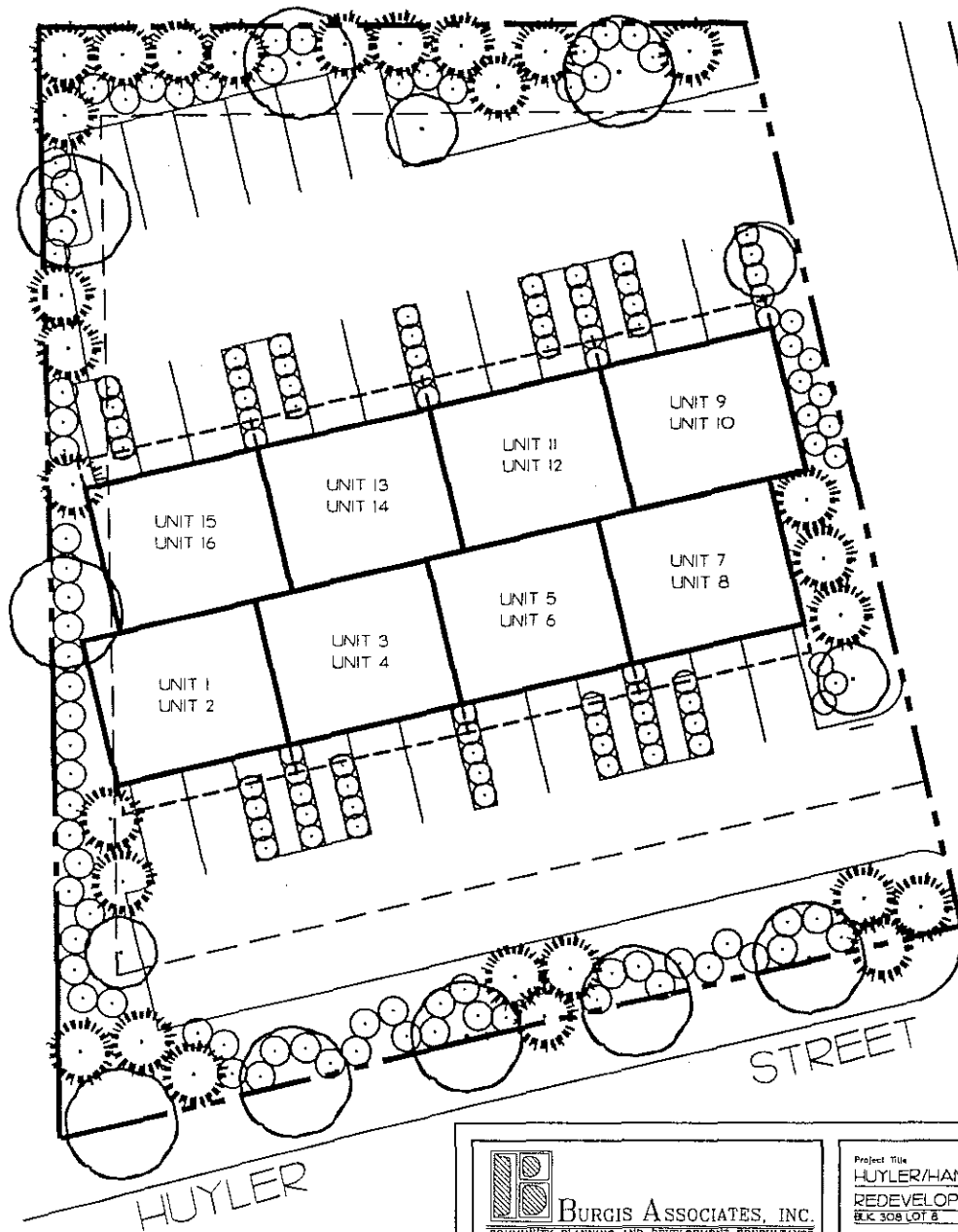
A separate analysis of the FAA building height limitations also is provided, which indicates that the site could accommodate a height of forty feet. The FAA building height regulations are determined by the location of a proposed building in relation to the different "imaginary surfaces" that surround all airports, and the distance of the lot from the end of the nearest runway. The residential area in question lies directly in line with Runway 24, a non-precision instrument runway. Given the characteristics that define this runway and its uses, it has been determined that the residential area is subject to the following building height regulations:

- 1) The distance from the building lot to the end of the nearest runway is approximately 1,600 feet (this distance should be confirmed by an engineer at the time of any site plan approval);
- 2) From the total distance of 1,600 feet, 200 feet must be subtracted to account for the Primary Surface (extends 200 feet from the end of the runway and 1,000 feet in width centering on the centerline of the runway) from which the approach zone begins;
- 3) The Approach Surface extends outward and upward from the end of the Primary Surface at a rate of 34:1 for 10,000 feet;
- 4) The calculation for building height takes into account the established elevation of the airport, which in this case is nine feet above sea level. This figure should be added onto the total building height, however the total building height must be taken from sea level;
- 5) The calculation is as follows:

1,600 – 200	=	1,400
divided by 34	=	41.1
+ 9 ft (above sea level)	=	50.1 ft (above sea level)

This data is depicted in map form on the accompanying sketch.





**SITE PLAN DATA:**

3-STORY BUILDING  
 AT GRADE GARAGES AND  
 2 FLOORS OF APARTMENTS  
 16 2-BEDROOM APARTMENTS 900 SF/EACH  
 38 PARKING SPACES (16 OF WHICH - GARAGES)

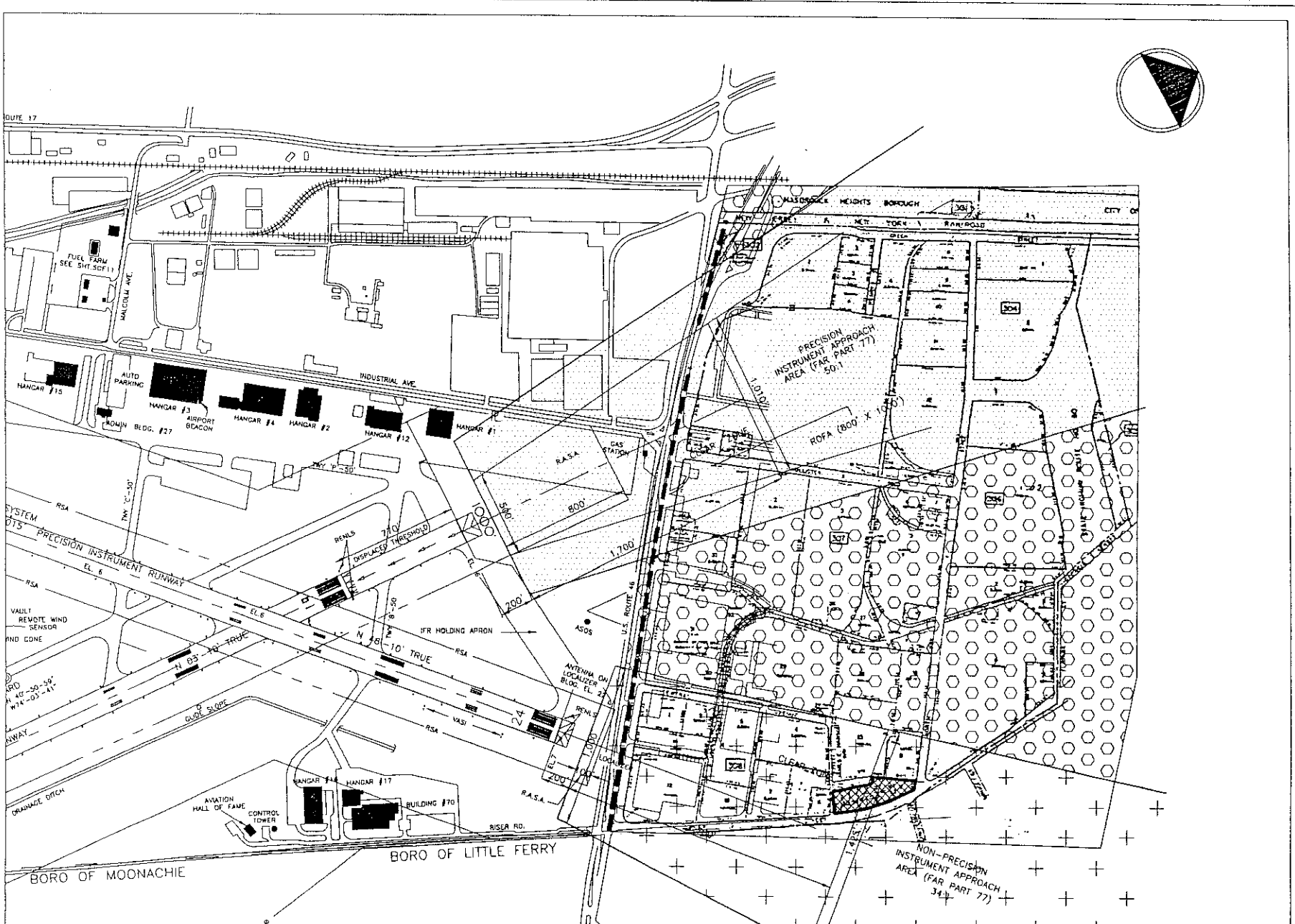
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Project Title  
**HUYLER/HANSONWAY**  
**REDEVELOPMENT**  
 BLK 308 LOT 8  
 BOROUGH OF TETERBORO  
 BERGEN COUNTY, NEW JERSEY  
 Graphic Scale

Dwg. Title  
**SITE PLAN CONCEPT**

JOSEPH H. BURGIS ACP  
 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

Project No.	877-01
Sheet No.	1 of 1
Date	3-30-00
Drawn	SGC
ACAD File	B778A38
Dwg. Scale	1"=30'
Dwg. No.	BS4



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PROJECT TITLE  
**TETERBORO  
 RE-EXAMINATION  
 REPORT**

TETERBORO NEW JERSEY

KEY MAP

DRAW LEGEND

- APPROACH SURFACE 80:1 SLOPE FROM END OF PRIMARY SURFACE
- APPROACH SURFACE 34:1 SLOPE FROM END OF PRIMARY SURFACE
- AREA SUBJECT TO HORIZONTAL AND TRANSITIONAL SURFACE CONTROLS
- RESIDENTIAL AREA

REV.	DESCRIPTION	DATE	APPROVED

DRAWN TITLE

**FAA BUILDING HEIGHT LIMITATIONS**

GRAPHIC SCALE

NOT TO SCALE

JOSEPH H. BURGIS A/CP  
 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

PROJECT NO.	93001
SHEET NO.	1 OF
DATE	04/26/00
DRAWN BY	JL
ACAD FILE	3001
DRAWN SCALE	
DRAWN NO.	

BASE INFORMATION WAS OBTAINED FROM MAPS PREPARED BY AIRPORTS ENGINEERS, ENTITLED TETERBORO ALP99, DATED 06/07/99  
 TAX MAP PREPARED BY BOSWELL, MC CLAVE ENGINEERING FOR THE BOROUGH OF TETERBORO

THIS MAP IS FOR INFORMATION PURPOSES ONLY.  
 CONSULT WITH FAA GUIDELINES FOR CURRENT BUILDING HEIGHT REQUIREMENTS



- c. Light Industrial/Distribution. This land use category is designed to permit light industrial, distribution and warehouse activities. It encompasses most of the municipality. A portion of this area is within the HMDC regulated section of the Borough. For the portion that is not so regulated, the plan recommends that consideration be given to a restriction on intensity of use equivalent to a floor area ratio of 0.30 to 0.50 FAR.
- d. Airport Facilities Land Use. The Teterboro Airport is under the regulations of the FAA and the HMDC. As noted in the 'goals and objectives' of this plan, the intent of this plan is to encourage the continued use of this facility as a regional airport serving Teterboro and the surrounding metropolitan area.
- e. Municipal Use. This land use category is designed to identify the location of the Borough Municipal Building and related activities. This is not meant to detract from the Borough's 1997 Redevelopment Plan recommendations for alternative use of these sites

**5. Recommendations concerning the incorporation of Redevelopment Plans into the Land Use Plan Element, and recommended in local development regulations necessary to effectuate the Redevelopment Plans of the Borough**

In 1992, the Local Redevelopment and Housing Law (LRHL) was enacted into law. The LRHL 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 amended to require, as part of the master plan reexamination process, 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.

The Borough has recently been involved in the redevelopment process, and has adopted a redevelopment plan in 1997. The regulations set forth in that plan remain in force and are hereby incorporated into this plan by reference, including the specific ordinances adopted to implement the plan.

As part of this component of the planning analysis, the issue of an expansion of the redevelopment area was assessed. This is detailed in the accompanying section of this report.

## ANALYSIS OF SITES TO EXPAND HOUSING STOCK IN THE BOROUGH

### Introduction

The Borough of Teterboro directed its planning consultant, Burgis Associates, Inc., to provide technical assistance to determine if there are appropriate sites in the municipality that may be utilized to increase the community's housing stock. The analysis also included a study of the redevelopment designation of the Huyler Street corridor, to determine if that designation could be expanded to broaden the area that may be redeveloped for more intensive housing densities.

This section of this report presents the conclusions of the planning analysis. As detailed in the body of the report, the analysis reveals that the municipality has a limited number of options available to increase its housing stock. This is due to the area's established development pattern and the impact of the extensive amount of industrial uses and vehicular movements in the area, and the location and associated impacts of Teterboro Airport. However, the study finds that there is one industrial property, located at the southwest corner of Huyler Street and James Hanson Way, which presents the best opportunity for conversion to residential use. This conclusion is a function of the site's proximity to other nearby residential uses and the planning supposition that encourages residential development to be concentrated together in an effort to reinforce a sense of community and neighborhood. The conclusions of this study are incorporated into the master plan reexamination report.

The study notes the following:

1. The prospective conversion of the industrial building on Block 308 Lot 8, at the southwesterly corner of Huyler Street and James Hanson Way, to multi-family residential use would enable that building to be adaptively redeveloped with eight apartment units. This is depicted on a concept plan prepared by Mader Smyth Buyyounouski & Associates, Architects, who examined the interior layout of the existing building to determine its suitability for adaptive reuse.
2. Our analysis additionally examined another alternative for consideration. It is appropriate to consider the redevelopment of the site with a new building design and configuration. In order to facilitate improvement and redevelopment resulting in an imminent increase in the Borough's housing stock, the analysis looked at a redevelopment of this property, including the removal of the existing industrial building and dwelling, that would enable the development of a two-story multi-family design containing sixteen dwelling units. The sketch, utilized for illustrative purposes, offered for guidance and not to be considered binding on the borough, depicts sixteen two-bedroom, 900± square foot units in a two-story garden apartment configuration (the imposition of any Mt. Laurel units in this design would alter the size of units, and bedroom count, to account for COAH requirements. Sufficient parking spaces are available to accommodate the needs of the occupants and visitors to this site. It is noted that this design provides limited setbacks to adjoining property lines.
3. This study also takes into account the Borough's efforts to develop six units on Vincent Place, which were referenced in a previous section of this report.
4. The analysis also looked at the Local Housing and Redevelopment Law to determine if the Borough's redevelopment area could be expanded to include the property at the southwest

corner of Huyler Street and James Hanson Way. 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. The linkage of this property, which in and of itself may not qualify for redevelopment area designation, with property already contained in a redevelopment area may provide the sufficient linkage, albeit tenuous, to enable this lot to be incorporated into the Borough's redevelopment area. If so, this must require the adoption of an amended redevelopment plan.

5. There are limited funding sources available to assist in development. One significant option that is often overlooked by municipalities is the use of Regional Contribution Agreement funds from municipalities seeking to 'sell off' their lower income housing obligation. Lists of communities with available RCA funds can be obtained from COAH. These funds can be utilized to assist in the acquisition of sites and construction of Mt. Laurel housing.



## Study Area Description

### Overview

The initial study area included the entirety of the municipality. A land use survey of the community was undertaken to determine the distribution of land uses and quality and character of development.

The land use survey highlighted the fact that Teterboro Airport and industrial development represent the dominant land use patterns in the community. Only 1.6 acres of the 694 acres in the Borough are occupied by residential use. The rest of the community's acreage is devoted to industrial/office uses, the airport, public rights-of-way, and other public and semi-public uses.

The analysis reveals that the extent and distribution of industrial use in the community limits the area's residential development potential. This is a function of a conventional planning supposition that seeks to separate residential and industrial development due to the impacts of industrial development relating to traffic, noise, air pollution, etc.

The analysis quickly focused on the Huyler Street corridor and its potential for additional residential use. This street was chosen due to the fact that it is the one street in the community that is developed with residences, and it is appropriate to concentrate housing in one area to establish a sense of community and residential continuity. It was also recognized that the Borough had recently designated Huyler Street between North Street and James Hanson Way a redevelopment area, with the intent of encouraging more intense residential use in this area.

The Burgis Associates analysis did include additional property that broadened the area covered in the adopted Teterboro Redevelopment Study. The analysis incorporated the property on the south side of the intersection of Huyler Street and James Hanson Way (Block 308 Lot 8). This could serve to increase the amount of residential property in the community by .55 acres. Additionally, consideration was given to the possible vacation of a 25-foot x 130-foot segment of James Hanson Way to increase this residential area by an additional 0.07 acres.

The analysis found that the inclusion of the James Hanson Way right-of-way did affect the development potential of Block 308 Lot 8 by a few units. However, this would necessitate the need for adjustment to the existing circulation serving the area



### Description of Block 308 Lot 8 and James Hanson Way

Block 308 Lot 8 is located at the southwest corner of Huyler Street and James Hanson Way. This property occupies an area of 0.55 acres and is somewhat rectangular in shape. Its dimensions include 153 feet of frontage on Huyler Street and 130 feet on James Hanson Way.

Block 308 Lot 8 is developed with a two-story building occupied by a light industrial use. The masonry building has an approximate 8,000 square foot building footprint. It covers one-third of the property. Building department records do not note any building code violations.

James Hanson Way is comprised of a 25-foot wide right-of-way and extends between Huyler Street and Central Avenue, which links with Route 46.

### Description of Block 307 Lots 15 thru 21

The Borough's Redevelopment Plan provides a description of the single-family and two two-family dwellings located in this portion of the study area. This area encompasses 1.6 acres and is somewhat rectangular in shape. Its dimensions include 572 feet of frontage along Huyler Street and a depth that varies from 58 feet to 205 feet.

There are five single-family dwellings and two two-family dwellings in this area. Photographs of the area are contained in the Borough Redevelopment Report.

The Borough's tax records were reviewed to determine if there have been any significant changes to the buildings since the preparation of the 1997 Borough report. According to the Borough's construction department, the owner of Lot 21 recently performed cosmetic repairs and renovations of the residential property, including painting, installation of new kitchen appliances and cabinets, and floor finishing. This 9,600 square foot rectilinear property contains a 1½ story single-family residence built in 1945. The property has 67 feet of frontage along Huyler Street, and an average depth of 145 feet. The brick-finished building has a floor area of 750 square feet, and includes a 190 square foot one-car garage. The residence includes two bedrooms, a living room, a dining room, and a kitchen. The residence has a half basement, and the attic has been renovated for use as a recreation room. The Borough construction department indicates the residence is in good condition.

### Surrounding Development Pattern

The area surrounding the study area is characterized by industrial and office uses, both in Teterboro and the adjoining borough of South Hackensack. The surrounding land use pattern includes the following:

The land use pattern along Huyler Street to the south and James Hanson Way and Central Avenue to the west is comprised of light industrial uses, primarily warehouse and distribution facilities. From a historic perspective, these types of establishments located in Teterboro to take advantage of the area's central location within the New York metropolitan area and its convenient access to the interstate highway system and Teterboro Airport. The buildings are generally one-story in height, and are used for manufacturing or warehouse/distribution facilities. More recently, a number of sites have been redeveloped or renovated for office use.

The land use pattern along Huyler Avenue to the north of the study area consists of offices and warehouse/distribution facilities.

The area to the east of the site is located in the Township of South Hackensack. This area is also developed for industrial uses, primarily warehouse and distribution facilities.

### **Borough Master Plan**

The Borough of Teterboro adopted its most recent Master Plan Land Use Element in 1994, with an amendment in 1997 and 1999. The 1994 plan enumerates a number of specific goals and objectives that form the basis for the plan's land use recommendations. The master plan essentially seeks to maintain the borough's established development pattern, consisting largely of the airport and surrounding industrial complex. The master plan also seeks to preserve the existing residential area along Huyler Street.

A 1997 amendment to the master plan expressed the desire to increase the municipality's residential base, which consists of nine dwelling units in seven residential structures. This is contrasted to the Borough's daytime work population of approximately 15,000 individuals. The amendment pointed out there is no vacant land in the Borough that is available for additional residential development, consequently suggesting the need to explore potential redevelopment sites that would enable the provision of additional residences within the borough. The report identified the Public Works site on Vincent Place, the existing residential area on Huyler Street and the site of the Borough Hall as sites suitable for this purpose.

Two land use recommendations are shown to encompass different sections of the study area. The developed residential areas (Block 307 Lots 15 thru 21) are incorporated into the 1997 amendment's redevelopment area designation. The industrial property (Block 308 Lot 8) is recommended for medium density residential use in the 1999 master plan amendment.

An analysis of the study area with respect to the intent of the Borough master plan to provide additional opportunity for residential development reveals the site has characteristics that make it an appropriate location for additional residential development in the Borough. This conclusion is based on its proximity to existing residential development in the Borough and the fact that the Borough is otherwise developed for industrial and airport uses. In light of this development pattern, it would be more

appropriate to expand the Borough's existing residential neighborhood rather than to create additional scattered pockets of residential development surrounded by warehouse and industrial uses. An expansion of the existing residential area would serve to reduce the potential extent of incongruous adjoining land use stemming from the borough's desire to provide additional opportunities for residential development.

**Borough Zoning Ordinance**

The zoning of the study area is consistent with the master plan recommendations. The southerly portion of the site is in the Medium Density Residential Zone, while the northerly portion is in the Low Density Residential Zone. Nearby properties are in the Industrial Zone.

The I zone permits manufacturing, scientific research and development, business and commercial establishment providing supplies and/or services to industrial and manufacturing customers, automobile service stations, business offices, restaurants, warehouses, wholesale establishments, and light public utility uses. The R zone permits single-family residences, duplexes, and two-family dwellings.

**Table 5  
Area and Bulk Requirements**

<b>Regulation</b>	<b>I Requirement</b>	<b>R Requirement</b>
Minimum Lot Area (square feet)	43,560	7,500
Minimum Lot Width (feet)	100	50
Minimum Lot Depth (feet)	150	
Minimum Front Yard (feet)	35	25
Minimum Side Yards (feet)	15	6
Minimum Rear Yard (feet)	15	15% of lot depth, but not less than 15 feet
Maximum Lot Coverage (percent)	50	25
Maximum Floor Area Ratio (for offices only)	2.5	Not applicable
Minimum Open Space (percent)	15	Not applicable

Source: Borough of Teterboro Zoning Ordinance

**Applicable Statutory Criteria To Determine If An Area May Be Designated A Redevelopment Area: Compliance With Statutory Criteria**

**Applicable Statutory Provisions**

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:

1. 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;
2. 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;
3. 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;
4. 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;
5. 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 conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare;
6. Areas in excess of five contiguous acres, whereon buildings or improvements have been 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".

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.

#### Compliance With Statutory Criteria

The municipality has already made a determination that the area on Huyler Street between North Street and James Hanson Way meets the criteria for a redevelopment designation. The principal focus of any inquiry on the industrial building on Block 308 Lot 8 is the site's modest size (.55 acres) and small size of the building itself, since the structure is apparently structurally sound. A review of the available data indicates this is one of the single smallest industrial sites in the community, with a modest floor area for industrial occupancy. Its proximity to residential development, in conjunction with (a) the propriety of developing additional housing that has a physical relationship to existing housing (b) the Borough's master plan goal of increasing its housing stock, and (c) an underlying planning premise that encourages housing to be concentrated in a manner which establishes a sense of community, all affirm the propriety of this site for conversion to residential use.

The statute provides that a municipality may designate an area in need of redevelopment where areas with buildings or improvements are characterized by such elements as obsolescence, overcrowding, faulty arrangement or design, excessive land coverage, obsolete layout, or any combination of these or other factors. These conditions must be judged to be detrimental to the safety, health, morals or welfare of the community. The analysis of the area's development characteristics indicates that these features are evident throughout the study area. Additionally, the statute provides that it is appropriate for the Borough to consider in its deliberations the lack of proper use of an area, which results in a stagnant or not fully productive condition of land potentially useful for contributing to and serving the public, health, safety, and welfare. The site analysis reveals that these conditions are also evident within the study area.