RESOLUTION REINSTATING BLOCK 201, LOT 1 (POMANDER WALK) TO THE RECREATION & OPEN SPACE INVENTORY (ROSI), CONFIRMING ITS STATUS AS PERMANENTLY ENCUMBERED MUNICIPAL OPEN SPACE

WHEREAS, the Township of Teaneck has long recognized the importance of preserving open space for recreation, conservation, and environmental protection, as evidenced by its Open Space and Recreation Plans (OSRP), Master Plans, and municipal land use policies dating back to 1962; and

WHEREAS, Block 201, Lot 1, commonly known as 700 Pomander Walk, was acquired by the Township of Teaneck in 1954 through a quitclaim deed from the Estate of William Walter Phelps, following the Township's prior condemnation and use of the land for municipal purposes as early as 1920; and

WHEREAS, the land was utilized as a municipal sewage disposal plant until 1960, after which it was converted into a landfill site that remained active until 1980, but was never formally closed under NJDEP regulations, resulting in ongoing environmental oversight; and

WHEREAS, 700 Pomander Walk has been subject to multiple NJDEP environmental restrictions, including:

- Flood Hazard Area Control Act (N.J.A.C. 7:13), which limits development in flood-prone and riparian areas along the Hackensack River; and
- Solid Waste Management Regulations, as the site was classified as an unclosed landfill (NJDEP Solid Waste ID: 0260B) and remains listed as environmentally restricted; and
- Watershed Protection Rules, as it is designated within NJDEP's Hackensack River Watershed Management Area 5, further restricting potential redevelopment; and

WHEREAS, in 1976, NJDEP issued a Stream Encroachment Permit, (see attached) for the construction of the Teaneck Swim Club at 700 Pomander Walk, which was recorded as a deed restriction with the Bergen County Clerk on November 12, 1976, ensuring that any land use changes would require NJDEP approval and binding the property under flood hazard protections; and

WHEREAS, the Township of Teaneck leased the land to the Teaneck Swim Club under a Lease Agreement dated July 7, 1976, which was subsequently amended on multiple occasions, including May 2, 1978; January 19, 1988; June 7, 1988; June 21, 1988; August 14, 1997; and February 7, 2007, confirming its continued public recreational use and reinforcing the Township's commitment to maintaining the site for recreational purposes; and

WHEREAS, Block 201, Lot 1, located at 700 Pomander Walk, was formally listed in the Township's Recreation & Open Space Inventory (ROSI) dated October 1991, passed by the Township Council of Teaneck, and adopted in in the 1992 Master Plan, adopted by the Teaneck Township Planning Board on December 10, 1992, as well as in the 1994 Master Plan, adopted on January 13, 1994 by the Teaneck Township Planning Board, and filed with the Bergen County Clerk's Office on April 25, 1994, (see attached), affirming its status as legally protected open space; and

WHEREAS, after 1994, 700 Pomander Walk remained designated as"15A" under Public Land in the 2007 Open Space and Recreation Plan (OSRP), reaffirming its classification as Township-owned municipal open space; and

WHEREAS, Green Acres and NJDEP continue to classify Lot 201, Block 1, located at 700 Pomander Walk, as "Encumbered" and designated as "Recreational Land," as seen on Land Use Land Cover filings of 2002, 2007, 2012, 2015, March 27, 2023, and November 1, 2024 (See attached), reinforcing its protected status under state environmental and open space regulations; and

WHEREAS, its omission from the ROSI undermines transparency and public accountability in municipal open space management, and reinstating it ensures that it receives the full legal protections intended for permanently preserved municipal parkland; and

WHEREAS, under N.J.A.C. 7:36-6.5, (attached) the ROSI must accurately list all municipally owned land held for open space and recreation purposes, including land that is legally encumbered; and

WHEREAS, under N.J.A.C. 7:36-26.1 (attached), a municipality cannot remove land from the ROSI without completing a formal diversion process, which requires public hearings, NJDEP approval, State House Commission approval, and replacement with land of equal or greater recreational and environmental value; and

WHEREAS, reinstating 700 Pomander Walk to the ROSI is not a policy choice but a legal and procedural necessity to ensure compliance with NJDEP regulations, prevent misclassification of municipal open space, and protect the Township's ability to preserve its public lands from unauthorized development or diversion; and

WHEREAS, Jim Veach was a long-time Teaneck resident and a dedicated advocate for the protection of open space; and

WHEREAS, in his final email dated December 4, 2023 (attached), to the Township Clerk, he wrote, "Promote and celebrate your open space successes," reminding us all of the importance of preserving and protecting our public lands for future generations; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, Pomander Walk (Block 201, Lot 1) is hereby reinstated in the Recreation & Open Space Inventory (ROSI) to reflect its legally encumbered status as municipal open space; and

BE IT FURTHER RESOLVED that the Township of Teaneck formally designates 700 Pomander Walk as permanently protected open space, ensuring it remains preserved for public recreational and conservation purposes; and

BE IT FURTHER RESOLVED that the Township of Teaneck, that the Township Manager is directed to submit official notification to NJDEP and Green Acres, confirming the correction and reinstatement of 700 Pomander Walk to the ROSI; and

BE IT FURTHER RESOLVED that the Township of Teaneck affirms that 700 Pomander Walk remains subject to NJDEP flood hazard area restrictions, riparian buffer protections, and landfill closure requirements, preventing any unauthorized development; and

BE IT FURTHER RESOLVED that the Township of Teaneck directs that this resolution shall be recorded with the Bergen County Clerk, NJDEP, and incorporated into the 2024 Open Space and Recreation Plan to ensure 700 Pomander Walk's official reinstatement in all municipal and state open space records; and

BE IT FURTHER RESOLVED that the Township of Teaneck directs copy of this resolution shall also be sent to the Teaneck Planning Board for inclusion in the 2024 OSRP and to the Teaneck Environmental Commission for reference and enforcement; and

BE IT FURTHER RESOLVED that the Township of Teaneck formally acknowledges its responsibility to protect and preserve 700 Pomander Walk as municipal open space, ensuring compliance with state environmental regulations and preventing any future misclassification or unauthorized development of the site.

P.R G.J. CANEY, ARCHITECT
639 TEANECK RD
TEANECK N.J. 07666

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATER RESOURCES
P.O. BOX 2809
TRENTON, N.J. 08625

RECORDING FEE $ 10.25 PAID
59.580 10.25
NOV 12 76 DEED

RECEIVED
1976 NOV 12 PM 3:48
BERGEN COUNTY CLERK

STREAM ENCROACHMENT PERMIT NO. 7205

Pursuant to the provisions of NJSA 58:1-26, this permit, consisting of 3 pages, is issued for the project indicated, to the below named applicant, subject to such terms and conditions as provided herein.

Teaneck Swim Club, Inc.
841 Perry Lane (P.O. Box 148)
Teaneck, New Jersey 07666

PROJECT: The establishment of an encroachment line and the construction of a swimming pool and recreation facility within a portion of Lot No. 1, Block No. 201, located along the easterly bank of Hackensack River immediately downstream of Cedar Lane Bridge in Teaneck Township, Bergen County, New Jersey.

APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

11/10/76
DATE

John Wilford, P.E., Assistant Director,
Division of Water Resources

11-10-76
DATE

John H. O'Dowd, P.E., Acting Chief, Bureau of Flood Plain Management of the Division of Water Resources

NOV 10 1976
DATE ISSUED

PERMIT NOT VALID UNTIL NOV 26 1976

THE APPLICANT (S) AND ALL HEIRS, ASSIGNS OR SUCCESSORS MUST ABIDE BY AND FULFILL THE TERMS AND CONDITIONS OF THIS PERMIT AS HEREIN AUTHORIZED AND IMPOSED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. All property encompassed within this stream encroachment permit must be owned by the applicant and/or proper consents, rights-of-way or other agreements shall have been obtained for the work outside of property owned by the applicant.

Permit prepared by William F. Rogers
William F. Rogers

Certified Mail No. _____

BOOK 6182 PAGE 221

TERMS AND CONDITIONS

1. Recording of Permit

This permit shall be RECORDED in the office of the COUNTY CLERK (the REGISTRAR OF DEEDS AND MORTGAGES in the applicable counties) in the county wherein the lands included in the permit are located within ten (10) days after receipt of the permit by the applicant and verified notice shall be forwarded to the Division of Water Resources immediately thereafter.

2. Department Responsibility

The action of the Department in approving this application and issuing this permit shall not relieve the party constructing the works hereby approved from the responsibility for damage caused by such works; nor does the Department accept responsibility for the structural design.

3. Time Limit for Work

a. General - The work shall be COMPLETED WITHIN TWO YEARS of the ISSUANCE DATE of this permit; OTHERWISE, this permit, if not previously revoked or specifically extended upon written application, shall automatically become null and void, and none of the works herein shall be commenced or continued until such time as this permit has been reinstated or until a new application has been submitted to and approved by the Department.

b. Pipelines, Cables and Similar Work - The time limit for backfilling and/or stabilizing all earth work and the removal of all temporary fill and other construction, in connection with pipelines, cables and other similar projects shall be 30 days after starting excavation or construction for each individual stream crossing and/or section of the project along any stream channel.

4. Supervision and Inspection, Change in Plans, Completion Report

a. Supervision and Inspection - All work shall be done under the supervision and direction of a professional engineer licensed in New Jersey. The work shall be subject to inspection at any time by representatives of the Department.

b. Change in Plans - No changes in plans and specifications as approved shall be made except with the written consent of the Department or its designee.

c. Completion Report - A completion report on a prescribed form shall be prepared by a professional engineer licensed in New Jersey and submitted to the Division of Water Resources within 30 days after completion of the work.

5. Maintenance of Land Within Stream Encroachment Permit

The applicant and its agents shall not cause or permit any unreasonable interference with the free discharge of the stream nor with navigation during construction, by the placing and/or dumping of any materials, equipment, debris or structure, or in any way, in or about the stream or channel in any manner which may cause interference. Upon completion or abandonment of the work, the applicant and its agents shall cause to be removed from lands within the flood plain, all excess materials, equipment, debris and structures, and dispose of same in a lawful manner.

6. Erosion Control

ALL FILL and OTHER EARTH WORK on the lands encompassed within this stream encroachment permit shall be STABILIZED in accordance with "Standards for Soil Erosion and Sediment Control in New Jersey" (obtainable from local Soil Conservation District Offices), or equal engineering specifications, so as to prevent eroded soil therefrom from entering the waterway at any time during and after construction.

7. Channel and Bank Stabilization

Where the stream channel and/or banks are altered in the course of the work approved herein, the channel and/or banks shall be stabilized in such a manner as to prevent erosion and the subsequent silting of the channel. The applicant hereby agrees to maintain the channel and/or banks as shown on the approved drawing(s) for either such time as is required for the channel and/or banks to become reasonably stabilized or for one year after completion of the project (as evidenced by Certificate of Completion); whichever period of time is longer.

8. Requirements for Other Permits

This permit DOES NOT GIVE ANY PROPERTY RIGHTS, in either real or personal property, nor any exclusive privileges; neither does it authorize any injury to private property; nor invasion of private rights; nor any infringement of Federal, State or local laws or regulations; nor does it waive the obtaining of Federal or other State or local government consent when necessary. THIS PERMIT IS NOT VALID AND NO WORK SHALL BE UNDERTAKEN UNTIL SUCH TIME AS ALL OTHER REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED INCLUDING BUT NOT LIMITED TO PERMITS AND APPROVALS FROM THE FOLLOWING:

9. Reservation of Lands within Stream Encroachment Lines

A strip of land along the waterway and described as follows shall be reserved for the passage of flood waters and no fill or structure, except as shown on the approved drawing(s) shall be placed within the land without prior approval of the Department. The area to be reserved lies between the U.S. pierhead and bulkhead line and the line designated as "Stream Encroachment Line" shown and described by metes and bounds on the approved drawing.

10. Future Modification Required

a. All Projects - At any time, if and when indicated in the public interest and after due process, this permit may be reviewed for possible modification thereof.

b. Pipes and Cables - Any pipeline or cable approved under this permit shall be removed or modified as required by future channel improvements or for other valid reasons upon order of the Department.

11. The drawings hereby approved are two (2) sheets prepared by Gerard Joseph Oakley - A.R.A., entitled:

"SWIMMING POOL RECREATION FACILITY RESPONSIBLE TEANECK TAXPAYERS FOR RECREATION, INC. POMANDER WALK, TEANECK, NEW JERSEY MR. MURRAY FIRESTONE, CHAIRMAN 841 PERRY LANE, TEANECK, NEW JERSEY",

"SITE PLAN AREA MAP SITE & PARKING DATA", sheet P-2, dated November 20, 1975, last revised November 3, 1976,

and

"SECTIONS THROUGH SITE", sheet P-4, dated August 10, 1976.

Rev. 7-16-74

Application No. 7205

Approved NOV 10 1976

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATER RESOURCES
P. O. BOX 2809
TRENTON, N. J. 08625

COMPLETION REPORT

I (We) hereby certify that the following has been built and was completed in accordance with the plans approved and that all unauthorized encroachments have been removed:

Applicant _____

Name of Stream _____

Project _____

Municipality _____

County _____

Completion Date _____

_____
Engineer

_____
New Jersey License No.

_____
Date

BOOK 6182 PAGE 224

—— EXIST. TREE — — — 10 EXIST. GRADES

NEW TREE 10.0 NEW GRADES

CONTRACT LIMIT.

SITE DATA

BLOCK No 201

LOT No PART OF 13, 14, 15 & 16

AREA OF SITE 9.4± ACRES

AREA OF STRUCTURES:—

BATH HOUSE = 4,250.00 SQ. FT.

MAIN POOL = 7600.00 " "

TRAINING POOL = 4767.00 " "

KIDDIE POOL = 1,414.00 " "

TOTAL = 18,032. " "

OR = 18032.00 SQ. FT.

SITE COVERAGE = $\frac{18032}{9.4 \times 43560} \times 100$

= 4.4%

PARKING

MAIN LOT 164 CARS

ADD'L PARKING 32 CARS

TOTAL 196 CARS

TOWN. REQUIREMENT FOR PARKING

1 CAR PER 4 MEMBERSHIP.

ULTIMATELY ANTICIPATED.

MAX 550 ÷ 4 = 138 CARS REQ'D.

NOTE: THIS PLAN HAS BEEN APPROVED BY ADV. BD., PLANNING BD.; BD OF ADJ. TWSP. OF TEANECK

SURVEY DATA USED WAS OBTAINED FROM TEANECK ENGINEERING DEPARTMENT & WAS PREPARED BY WILLIAM H. SCHWANEWEDE ASSOCIATES - PROFESSIONAL ENGINEERS & SURVEYORS, 201 THE PLAZA, TEANECK, N.J.

TEST BORING DATA (THIS DATA WAS OBTAINED FROM TEANECK ENGINEERING DEPARTMENT)

- B-1 THRU B-6 BY WARREN GEORGE INC. DATED 4-24 TO 4-30-75
- 1 THRU 14 BY W.M. WALSH CO. DATED 7-6-70
- 1-A THRU 4-A BY W.M. WALSH CO DATED 1-13-70

NOTE:- FINISH GRADES, CUTS & FILLS & ALL DETAIL PLAN DEVELOPMENT TO BE SUBMITTED FOR TOWNSHIP APPROVAL AFTER DETAIL ENGINEERING REVIEW

RIGHT-OF-WAY

PROPERTY LINE & LEASE LIMIT

Wood Lane Garden Storage Planting Plan to be submitted separately

SWIMMING POOL RECREATION FACILITY
RESPONSIBLE TEANECK TAXPAYERS FOR RECREATION, INC.
POMANDER WALK, TEANECK, NEW JERSEY
MR. MURRAY FIRESTONE, CHAIRMAN
841 PERRY LANE, TEANECK, NEW JERSEY

DATE 11/20/75	GERARD JOSEPH OAKLEY - A.R.A.	JOB NO. 75-19
REVISED 4-26-76	ARCHITECT - PLANNER	DRAWN A.T. KULDIP
CHECKED	928 TEANECK ROAD TEANECK, NEW JERSEY	SCALE 1" = 50
	N.J. CERTIFICATE NO. C-3522	
	ARNO TAMM-AIA ASSOCIATE ARCHITECT C-4938	
SITE PLAN	Encr. Appn. No. 7205 APPROVED NOV 10 1976 Dept. of Environmental Protection Div. Water Resources	DWG. NO. P-2
SITE & PARKING DATA		

Encr. Appn. No. 7205
Approved
NOV 10 1976
Dept. Environmental Protection
Div. Water Resources
Dir. Flood Plain Mgt.

SWIMMING POOL RECREATION FACILITY
RESPONSIBLE TEANECK TAXPAYERS FOR RECREATION, INC.
POMANDER WALK, TEANECK, NEW JERSEY
MR. MURRAY FIRESTONE, CHAIRMAN
841 PERRY LANE, TEANECK, NEW JERSEY

DATE	GERARD JOSEPH OAKLEY - A.R.A.	JOB NO.
9/10/76	ARCHITECT - PLANNER	
REVISED	839 TEANECK ROAD	DRAWN
CHECKED	TEANECK NEW JERSEY	
	N.J. CERTIFICATE NO. C-3522	SCALE 1" = 30'
	ARNO TAMM AIA ASSOCIATE ARCHITECT C-4938	
	• SECTIONS THROUGH SITE	DWG. NO. P-4

Town 17

7205

STANDARD PRODUCTS INC. PORT WASHINGTON, N.Y.

BOOK 6182 PAGE 226

END OF DOCUMENT

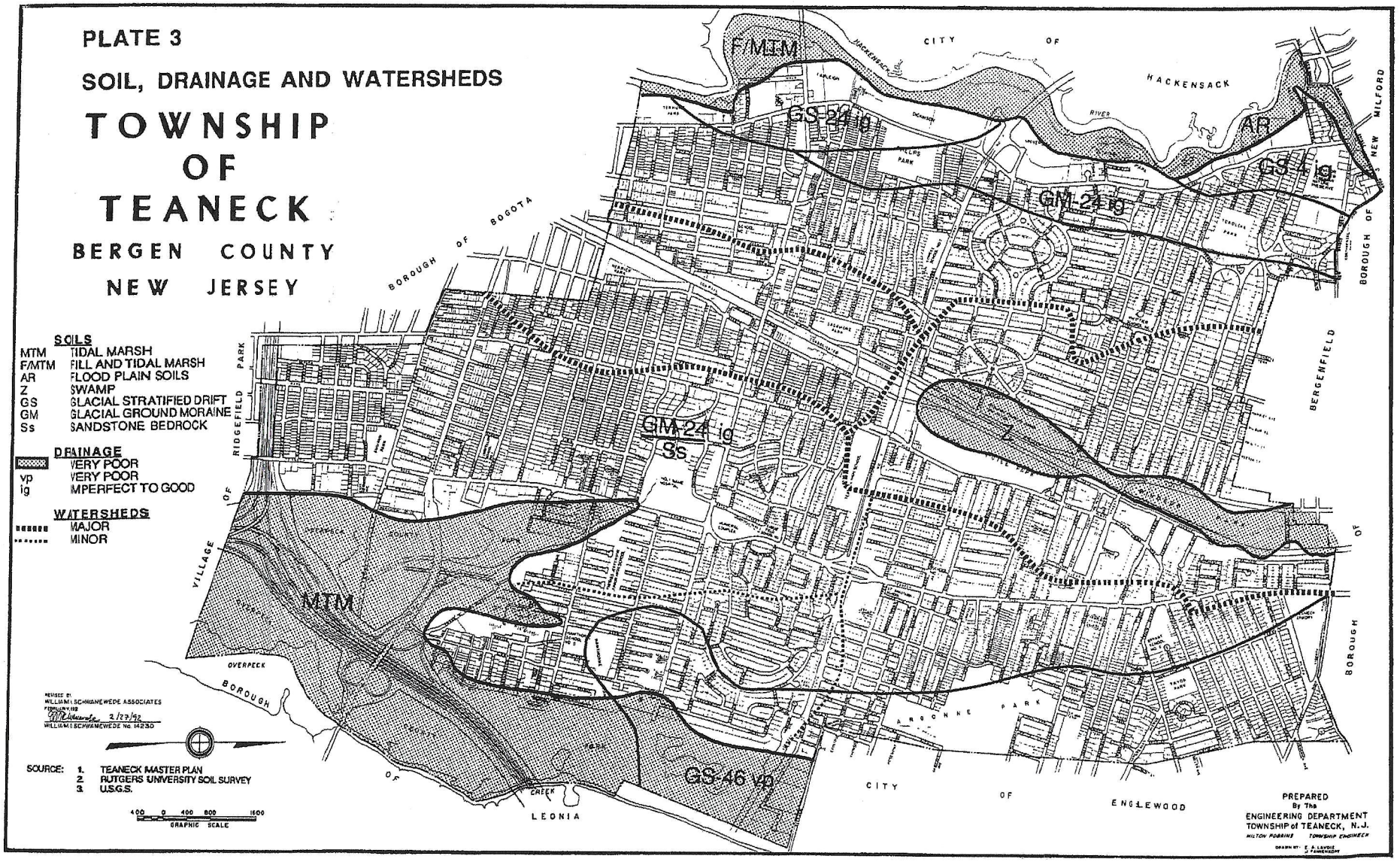
PLATE 3

SOIL, DRAINAGE AND WATERSHEDS

TOWNSHIP OF TEANECK

BERGEN COUNTY

NEW JERSEY



SOILS

MTM	TIDAL MARSH
F/MTM	FILL AND TIDAL MARSH
AR	FLOOD PLAIN SOILS
Z	SWAMP
GS	GLACIAL STRATIFIED DRIFT
GM	GLACIAL GROUND MORAINE
Ss	SANDSTONE BEDROCK

DRAINAGE

	VERY POOR
vp	VERY POOR
ig	IMPERFECT TO GOOD

WATERSHEDS

------	MAJOR
.....	MINOR

REVISED BY
WILLIAM L SCHWANEWEDE ASSOCIATES
FORMERLY KNOWN AS
WILLIAM L SCHWANEWEDE 3/23/92
WILLIAM L SCHWANEWEDE No. 14230

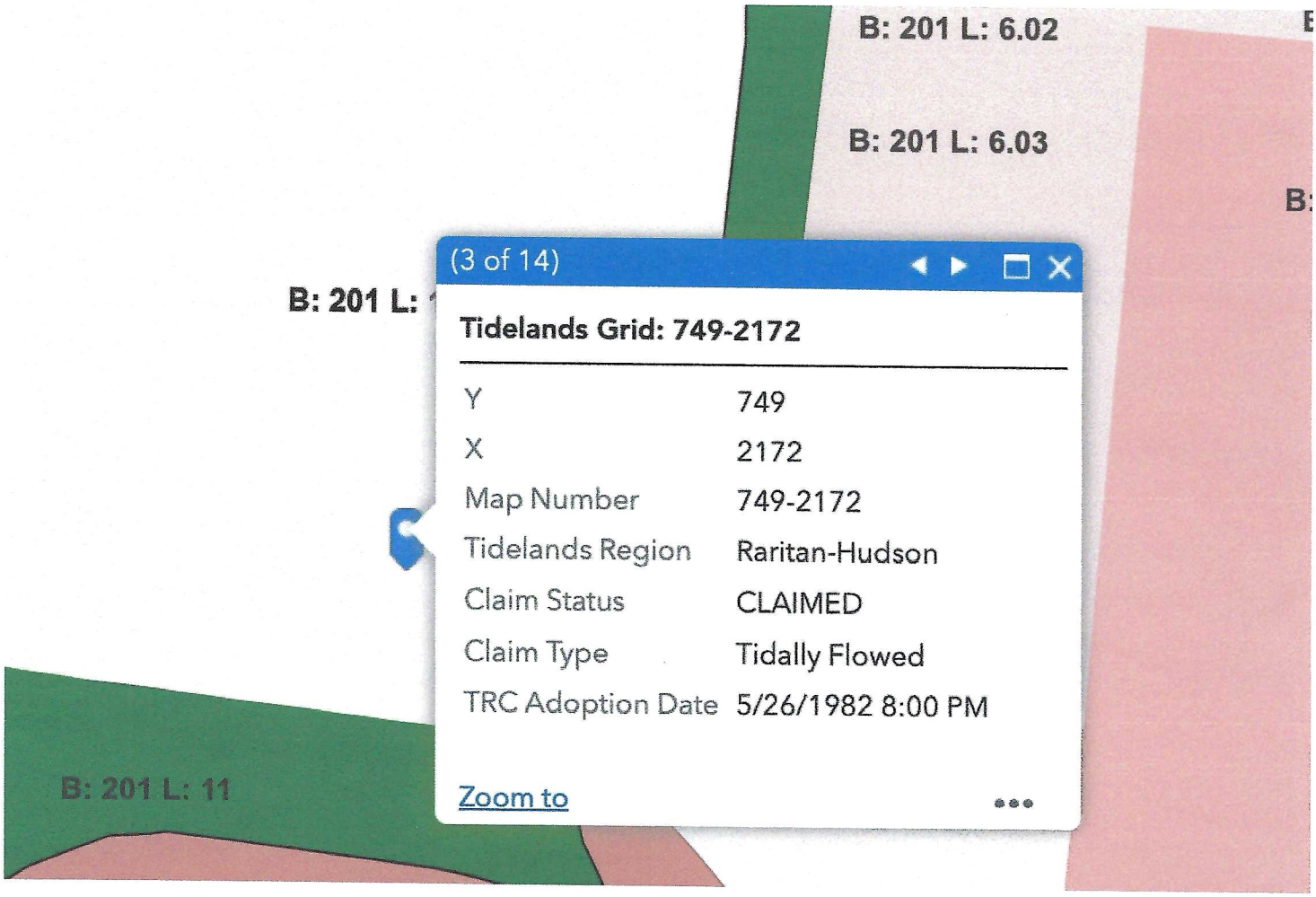
SOURCE:
1. TEANECK MASTER PLAN
2. RUTGERS UNIVERSITY SOIL SURVEY
3. U.S.G.S.

400 0 400 800 1600
GRAPHIC SCALE

PREPARED
By The
ENGINEERING DEPARTMENT
TOWNSHIP of TEANECK, N.J.
MILTON POBBINS TOWNSHIP ENGINEER

DRAWN BY: E. A. LAVOIE
J. FARNSWORTH


B: 201 L: 6.01
B: 201 L: 6.02
B: 201 L: 6.03
B: 201 L: 7
B: 201 L: 1
B: 201 L: 11
(6 of 14)
LULC Urban 2015 with Future Flooding: 340030544004
Block Group identifier 340030544004
Acres 24.84
Zoom to


B: 201 L: 6.02
B: 201 L: 6.03
B: 201 L:
B: 201 L: 11
(3 of 14)
Tidelands Grid: 749-2172
Y 749
X 2172
Map Number 749-2172
Tidelands Region Raritan-Hudson
Claim Status CLAIMED
Claim Type Tidally Flowed
TRC Adoption Date 5/26/1982 8:00 PM
Zoom to

MASTER PLAN
and
SUMMARY OF BACKGROUND STUDIES

Township of Teaneck
Bergen County, New Jersey

Adopted November 1992
Revision Adopted January 13, 1994

Prepared by:

QUEALE & LYNCH, INC.
2210 Yardley Road
Yardley, PA 19067

John J. Lynch P.P.#19, AICP

Plate 39

TRACT 544
Township of Teaneck

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

Total Land Area	555	acres
1990 Population	6,851	

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

Recreation and Open Space Inventory (Excluding County Facilities)		Acres
a.	Route 4 Buffers (aggregate for Tract)	.78
b.	Bookstaver Park	1.48
c.	Phelps Park	16.00
d.	Sagamore Park	4.48
e.	South Gaylord Park	1.47
f.	Swim Club, Pomander Walk	9.40
g.	Terhune Park	10.30
h.	Windsor Park	2.08
	Total Recreation and Open Space	45.99

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

		Acres
a.	Pomander Walk Green Acres	6.94
b.	Kipp and Front Streets mini-park	.16

Prepared by: Queale & Lynch, Inc.

filed 11-02-92
adopted 12-10-92

MASTER PLAN
and
SUMMARY OF BACKGROUND STUDIES

Township of Teaneck
Bergen County, New Jersey

Adopted June 1985
Draft Revision September 1992

This document has been prepared for consideration and adoption by the Planning Board of the Township of Teaneck. It will be the subject of a public hearing prior to its adoption.

Prepared by:

QUEALE & LYNCH, INC.
2210 Yardley Road
Yardley, PA 19067

John J. Lynch P.P.#19, AICP

Plate 39

TRACT 544
Township of Teaneck

Recreation and Open Space Inventory & Needs Assessment
October, 1991

Total Land Area	555	acres
1990 Population	6,851	

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

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		Acres
a.	Pomander Walk Green Acres	6.94
b.	Kipp and Front Streets mini-park	.16

Prepared by: Queale & Lynch, Inc.

PLATE 33

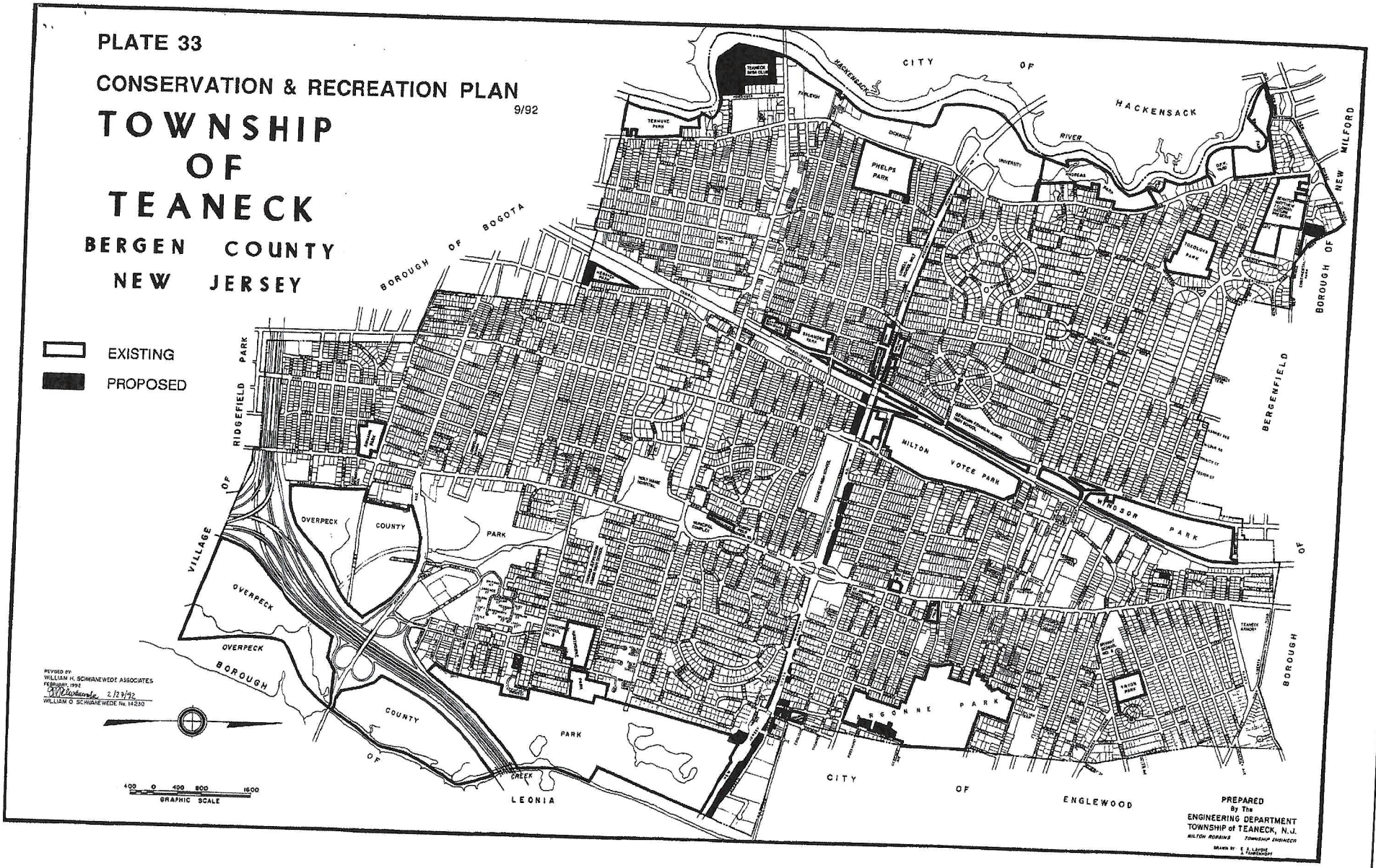
CONSERVATION & RECREATION PLAN

9/92

TOWNSHIP OF TEANECK

BERGEN COUNTY

NEW JERSEY



OPEN SPACE AND RECREATION PLAN

for

Township of Teaneck
County of Bergen



Compiled by

Morris Land Conservancy
a nonprofit land trust

with the

Township of Teaneck
Project Team and
Environmental Commission

OCTOBER 2007

Township of Teaneck - Public Lands - Federal, State, County and Municipal (Class 15A, 15C, and 15F)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Sort	Name	Acreage	Build Desc	Property Location	Epl Facility Name
901	1	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		3.75	2S-B-O	1035 LINCOLN PL	SCHOOL #7,LOWELL
1813	1	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		3.26	2S-B-A	500 RUTLAND AVE	SCHOOL #4
2105	7	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		12.77	2S-B-L	1300 WINDSOR RD	B.FRANKLIN JUNIOR HS
2801	1	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		13.15	3S-B-O	1009 QUEEN ANNE RD	HIGH SCHOOL
2904	10	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		2.39	2S-B-O	1 MERRISON ST	SCHOOLS
3820	1	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		13.46	2S-B-O	659 TEANECK RD	JEFFERSON JUNIOR HS
4208	12	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		3.96	2S-B-O	225 FYCKE LANE	HAWTHORNE SCHOOL
4811	11	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		0.46	VACANT LAND	1061 MARGARET ST	VACANT LAND
4812	14	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		0.69	VACANT LAND	1060 MARGARET ST	VACANT LAND
5512	15	BOARD OF EDUCATION	1 MERRISON ST	TEANECK NJ 07666	15A	15A		5.50	1S-B-O	1 TRYON AVE	BRYANT SCHOOL
							BOARD OF EDUCATION:	59.49			
302	4	COUNTY OF BERGEN, BOARD OF FREEHOLDERS	ADMINISTRATION BLDG.	HACKENSACK NJ 07601	15C	15C County		0.29		827 CEDAR LANE	VACANT LAND
3104	17	COUNTY OF BERGEN	ADMINISTRATIVE BUILDING	HACKENSACK, NEW JERSEY 07601	15F	15F County		0.14	1.5S-AL-S	26 PARKER LANE	DORMATORY
4913	16	COUNTY OF BERGEN, COMMUNITY SCHOOL	1136 TEANECK ROAD	TEANECK NJ 07666	15A	15A		0.60	2S-B-O	1208 TEANECK RD	COMMUNITY SCHOOL
							COUNTY OF BERGEN:	1.02			
3501	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	35.65	VACANT LAND	FORT LEE RD	PARK
3602	10	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	0.77	VACANT LAND	379 TEANECK RD	PARK
3608	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK, N.J. 07601	15C	15C County Park	Overpeck County Park	39.68	VACANT LAND	FORT LEE RD	OVERPECK COUNTY PARK
3609	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK, N.J. 07601	15C	15C County Park	Overpeck County Park	0.18	VACANT LAND	FORT LEE RD	VACANT
3712	17	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK, N.J. 07601	15C	15C County Park	Overpeck County Park	0.40	VACANT LAND	DEGRAW AVE	VACANT LAND
3719	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	45.62	VACANT LAND	80 FYCKE LANE	OVERPECK COUNTY PAR
4101	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C Twp ROSI	Overpeck B.C. Golf Course	140.00	2S-B-O	COLUMBUS DR	OVERPECK COUNTY PAR
4306	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	50.55	VACANT LAND	ROUTE NO.95	OVERPECK MARINE PARK
4501	1	COUNTY OF BERGEN	ADMINISTRATION BUILDING	HACKENSACK NJ 07601	15C	15C County Park	Overpeck County Park	66.67	VACANT LAND	ROUTE NO.95	OVERPECK MARINE PARK
							COUNTY OF BERGEN PARK:	369.53			
1504	12	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, N.J. 08625	15C	15C State		0.04		DARTMOUTH ST	FOOT BRIDGE
5301	1	STATE OF N.J./GENERAL SERVICES	CN 229, CN 039	TRENTON NJ 08625	15C	15C State		13.66	2S-B-O	1799 TEANECK RD	ARMORY
5921	12	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, N.J. 08625	15C	15C State		0.03	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
5922	9	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, NJ 08625	15C	15C State		0.01	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
6002	11	STATE OF NEW JERSEY	1035 PARKWAY AVE.	TRENTON, N.J. 08625	15C	15C State		0.01	VACANT LAND	ROUTE 4 BUFFER	
							STATE OF NEW JERSEY:	13.76			
101	7	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Terhune Park	10.30		550 RIVER RD	TERHUNE PARK
510	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Phelps Park	0.10	VACANT LAND	681 MARTENSE AVE	VACANT LAND
511	22	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Phelps Park	16.31	PARK BATHROOM B	1005 RIVER RD	PHELPS PARK
803	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Sagamore Park	4.48		900 WINDSOR RD	SAGAMORE PARK
810	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Bookstaver Park	1.49	VACANT	860 WINDSOR RD	PARK
902	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	South Gaylord Park	1.16	PARK	399 WOODS RD	SOUTH GAYLORD PARK
903	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	South Gaylord Park	1.31	PARK	401 WOODS RD	SOUTH GAYLORD PARK
1002	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Brett Park	10.54	VACANT	1660 RIVER RD	BRETT PARK
1102	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Continental Park	1.20	VACANT	ROEMER AVE	CONTINENTAL PARK
1103	1 01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Feldman Park	15.10	VACANT	1725 RIVER RD	FELDMAN NATURE PRES
1204	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Tokoloka Park	10.58	PARK	589 MAITLAND AVE	TOKOLOKA PARK
1301	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Andreas Park	23.38	1S-F-O	1400 RIVER RD	ANDREAS MEM. PARK
2210	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	North Gaylord Park	1.25	1S-F-A	434 BILLINGTON RD	E.KIELISZEK PARK
2211	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	North Gaylord Park	1.00	VACANT LAND	374 BILLINGTON RD	E.KIELISZEK PARK
2402	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Herrick Park	2.74	VACANT LAND	PALISADE AVE	HERRICK PARK
2601	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	0.77	VACANT LAND	949 WINDSOR RD	PARK
2701	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	1.31	VACANT	1001 WINDSOR RD	PARK
2904	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Town Hall Park	1.35		873 BROAD ST	MARTIN LUTHER KING
3303	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Ammann Park	5.29	VACANT LAND	200 TEANECK RD	AMMANN PARK

Township of Teaneck - Public Lands - Federal, State, County and Municipal (Class 15A, 15C, and 15F)

Block	Lot	Owner's Name	Owner's Mailing Address	City/State/Zip	Class	Sort	Name	Acreage	Build Desc	Property Location	Epl Facility Name
4201	21	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Hawthorne Park	6.89	1S-B-O	665 GLENWOOD AVE	HAWTHORNE PARK
4208	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp ROSI	Hawthorne Park	7.52	VACANT LAND	LUCY AVE	HAWTHORNE PARK
4302	3	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Harte Park	0.38	VACANT LAND	565 GLENWOOD AVE	HARTE MEMORIAL PARK
4701	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	2.75	VACANT LAND	1701 WINDSOR RD	WINDSOR PARK
4702	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Milton Votee Park	39.00	1S-B-O-2AG	1104 QUEEN ANNE RD	MILTON VOTEE PARK
4703	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp ROSI	Milton Votee Park	0.08	VACANT LAND	1086 QUEEN ANNE RD	MILTON VOTEE PARK
4704	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Milton Votee Park	1.35	VACANT LAND	1086 PALISADE AVE	MILTON VOTEE PARK
4901	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	2.33	VACANT LAND	1355 WINDSOR RD	WINDSOR PARK
5006	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	1.02	VACANT LAND	1471 WINDSOR RD	WINDSOR PARK
5007	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp ROSI	Windsor Park	3.00	VACANT LAND	1421 WINDSOR RD	WINDSOR PARK
5101	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Windsor Park	30.00	VACANT LAND	1601 WINDSOR RD	WINDSOR PARK
5511	28	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Tryon Park	4.73	VACANT LAND	150 INTERVALE RD	TRYON PARK
5708	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Argonne Park	0.06	VACANT LAND	1415 BALSAM ST	ARGONNE PARK
5714	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp ROSI	Argonne Park	54.00	VACANT LAND	200 ENGLEWOOD AVE	ARGONNE PARK
5801	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Mackel Field Park	1.24	VACANT LAND	38 GENESEE AVE	MACKEL FIELD
5802	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Argonne Park	0.18	VACANT LAND	1295 LORAINE AVE	ARGONNE PARK
5926	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp ROSI	Coolidge Park	0.57	VACANT LAND	1125 LORAINE AVE	COOLIDGE PARK
							TOWNSHIP PARKLAND:	264.75			
105	21	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp					
107	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.03		440 KIPP ST	VACANT LAND
201	1	TOWNSHIP OF TEANECK/TEANECK SWIM CLUB INC	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.16		370 KIPP ST	VACANT LAND
201	11	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp/4A		9.40	1S-CB-O	700 POMANDER WALK	VACANT LAND
212	2	TOWNSHIP OF TEANECK, FORMERLY GARCES, GUSTAVO	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		6.94		672 POMANDER WALK	VACANT LAND
502	18	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.35		662 POMANDER WALK	
502	19	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.58	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
503	10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.06	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
504	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.06	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
604	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.08	VACANT LAND	ROUTE 4 BUFFER	VACANT LAND
605	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.09	VACANT LAND	668 TILDEN AVE	VACANT LAND
608	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.01	VACANT LAND	668 MAPLE AVE	VACANT LAND
610	29	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.33	PARKING LOT	682 BEVERLY RD	PARKING AREAS
705.04	01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.15	2S-B	619 CEDAR LANE	FIRE HOUSE
705.01	01	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, NJ 07666	15C	15C Twp		1.47	PARKING LOT	AMERICAN LEGION DRIVE	PARKING AREAS
706	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.15	PARKING LOT	ALMA TERRACE	PARKING AREA
706	9	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.03	VACANT LAND	404 CEDAR LANE	VACANT LAND
817	8	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.17	VACANT LAND	380 CEDAR LANE	VACANT LAND
818	6	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.33	PARKING LOT	539 CEDAR LANE	PARKING AREAS
819	1	TOWNSHIP OF TEANECK	MUN.BLDG.	TEANECK, N.J. 07666	15C	15C Twp		0.29	PARKING LOT	BEVERLY RD	PARKING AREAS
819	14	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.24	MUN. PARKING LT	408 BEVERLY RD	PARKING LOT
819	16	TOWNSHIP OF TEANECK	818 TEANECK ROAD	TEANECK, N.J. 07666	15C	15C Twp		0.36	PARKING LOT	824 WINDSOR RD	PARKING AREAS
819	17	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.07	VACANT	BEVERLY RD	PARKING AREA
1001	8	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		2.03	PARKING LOT	821 GARRISON AVE	PARKING AREAS
1002	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		0.91	VACANT LAND	764 NEW BRIDGE RD	VACANT LAND
1101	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		7.58	1S-CB-O	1600 RIVER RD	D.P.W. COMPLEX
1102	10	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.04	VACANT	739 ROEMER AVE	VACANT LAND
1107	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.39	VACANT	661 ROEMER AVE	VACANT LAND
1107	5	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		1.10	VACANT	440 NEW BRIDGE RD	VACANT LAND
1112	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK, N.J. 07666	15C	15C Twp		0.04	VACANT	416 NEW BRIDGE RD	VACANT LAND
1401	2	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.43	VACANT	751 ROEMER AVE	VACANT LAND
1501	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.34	VACANT	1262 RIVER RD	RIGHT OF WAY
1501	7	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.04	VACANT	ROUTE 4 BUFFER	VACANT LAND
1502	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.14	VACANT	ROUTE 4 BUFFER	VACANT LAND
1503	1	TOWNSHIP OF TEANECK	MUNICIPAL BUILDING	TEANECK NJ 07666	15C	15C Twp		0.13	VACANT	ROUTE 4 BUFFER	VACANT LAND
								0.07	VACANT	ROUTE 4 BUFFER	VACANT LAND

1/6/2011 TEANECK'S 2011 ROSI Declaration

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

A Local Unit which receives a loan or grant from the State of New Jersey, Office of Green Acres shall not dispose of, or divert to a use for other than recreation and conservation purposes, any lands (1) acquired or developed with Green Acres or Federal Land and Water Conservation Fund assistance or (2) held by the Local Unit for recreation and conservation purposes at the "time of receipt of Green Acres funds" (the restricted lands) N.J.S.A. 13:8A-47. The primary purposes of this recreation and open space inventory (ROSI) are to document all restricted lands and to provide notice of the restrictions to title searchers.

Instructions

All restricted lands must be described on the completed ROSI by their block and lot identification numbers as shown on the current, official tax map and specify whether or not each parcel is funded or unfunded parkland. The Local Unit shall submit a tax map current as of the date of Green Acres application showing each parcel of parkland listed on the ROSI, with the approximate boundaries of each such parcel clearly marked in colored ink. Staff knowledgeable of the Local Unit's land use regulations and the uses of its land holdings must complete this ROSI. If only a portion of a current tax lot is to be restricted, the phrase *part of* or *portion of* shall be used on the ROSI. Deletion or omission of lands listed on previously submitted ROSI's is prohibited without prior written approval of the Office of Green Acres (See N.J.A.C. 7:36-20.3).

The completed ROSI must be duly executed and certified by the Local Unit's Chief Executive Officer and planning board chairperson (or equivalent). The page number and the total number of pages in the completed ROSI must be entered at the top right corner of each page.

All pages, including this Page 1 and the following Page 2, of the ROSI must be submitted.

Special Notes

Lands held by school boards, parking authorities, housing authorities, and similar public agencies without primary recreation or conservation responsibilities should not be inventoried unless they are also held for recreation and conservation purposes by the Local Unit.

If lands held by the Local Unit for recreation and conservation purposes are omitted from this ROSI by mistake, inadvertence, or otherwise, such lands shall be subject to the same terms and conditions, covenants, and restrictions as they would be if they were included. This ROSI, as completed and duly executed, shall be incorporated into, and be a part of, both (1) the Green Acres Project Agreement and (2) the Declaration of Encumbrance.

Recommendations

The Local Unit's planning board, and other boards or commissions, are encouraged to participate in the preparation and review of this ROSI. When preparing the ROSI, the listed parcels of parkland should be confirmed by reference to the tax maps that are required to be submitted as part of the Green Acres application (See N.J.A.C. 7:36-6.4(a)3ii or 12.4(a)4ii).

The Local Unit's governing body and planning board should designate, with appropriate descriptive labels, all lands listed on this ROSI in any revision or update of the following master plan elements: recreation plan, conservation plan, and land use plan.

The Local Unit's governing body should officially and permanently dedicate all lands held for recreation and conservation purposes. However, failure to do so shall have no effect on the validity of the Declaration.

Rev. 1/29/99

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Definitions

For the purposes of this ROSI, the following definitions shall apply whenever the quoted words, or a form of the word are used:

"Declaration" means the recordable, written instrument executed by the Local Unit which declares that all of the Local Unit's funded and unfunded parklands are subject to Green Acres restrictions.

"Development" means any improvement or physical alteration designed to expand or enhance the use of parkland for recreation and conservation purposes.

"Funded parkland" means parkland that a Local Unit has acquired or that a Local Unit has developed with Green Acres funding.

"Held" means owned, leased, or otherwise controlled (by the Local Unit for recreation and conservation purposes).

"Lands" means real property, including improvements, rights-of-way, riparian and other rights, easements, privileges, and any other rights or interests in, relating to, or connected with real property.

"Local Unit" means a municipality or county, or other local political subdivision of this State, or any agency thereof whose primary purpose is to acquire, administer, protect, develop, and maintain lands for recreation and conservation purposes.

"Parkland" means land acquired, developed, and/or used for recreation and conservation purposes.

"Recreation and conservation purposes" means the use of lands for parks, natural areas, forests, camping, fishing, reservoirs, water reserves, wildlife preserves, hunting, boating, winter sports and similar uses for either public outdoor recreation or conservation of natural resources, or both, pursuant to the Green Acres Bond Acts. This term also includes the use of historic areas pursuant to P.L. 1974, c.102; P.L. 1978, c.118; P.L. 1983, c.354; P.L. 1987, c.265; P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204; and the use of historic buildings and structures pursuant to P.L. 1992, c.88 and P.L. 1995, c.204; and the use of ecological and biological study areas pursuant to P.L. 1989, c.183; P.L. 1992, c.88; and P.L. 1995, c.204.

"ROSI" mean the listing of all parcels of land held by a Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds, including a description sufficient to identify each such parcel.

"Time of receipt of Green Acres funds" means at all times beginning on the date of the letter from the Department under N.J.A.C. 7:36-6.7 or 12.5 notifying the Local Unit of the amount of the Green Acres funding award and ending on the date of receipt of the first transmittal of Green Acres funds.

"Unfunded parkland" means parkland, other than funded parkland, that is held by the Local Unit for recreation and conservation purposes at the time of receipt of Green Acres funds.

Legislative References

N.J.S.A. 13:8A-1 et seq.; N.J.S.A. 13:8A-19 et seq.; N.J.S.A. 8:A-35 et seq. (as amended and supplemented); N.J.A.C. 7:36-1et seq.; 16 U.S.C. 460 s.1 et seq.

EXHIBIT 1 to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Township of Teaneck County: Bergen

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Tax Assessment Map, Township of Teaneck, Bergen County, N.J. and is dated July, 2005, and revised April 12, 2006.

Developed and Partially Developed Lands Held for Recreation and Conservation Purposes
(*If necessary, use the first page following & after Page 4 for additional developed and partially developed lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
1.	see attached list					
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						
18.						

Subtotal of Acres on this page 192.346

Total Acres of developed and partially developed lands from all pages of this ROSI... 192.346

EXHIBIT I to DECLARATION
RECREATION AND OPEN SPACE INVENTORY

Local Unit: Township of Teaneck County: Bergen

NOTE: All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the Local Unit and current tax map of Local Unit. The official map used for this ROSI is named Tax Assessment Map, Township of Teaneck, Bergen County, N.J. and is dated July, 2005, revised April 12, 2006.

Wholly Undeveloped Lands Held for Recreation and Conservation Purposes
(*If necessary, use the second page following & after Page 4 for additional wholly undeveloped lands)

Key	Municipal Location	Name	Block	Lot	Acres	Funded/Unfunded
A.	see attached					
B.						
C.						
D.						
E.						
F.						
G.						
H.						
I.						
J.						
K.						

Subtotal of Acres on this page 81.8993

Total Acres of wholly undeveloped lands from all pages of this ROSI..... 81.8993

CERTIFICATION: I HEREBY CERTIFY that this Exhibit 1 to Declaration, comprising 6 total pages, is a complete and accurate listing of all lands held by the Local Unit, as of this 9 day of November, 2010, for recreation and conservation purposes during the time of receipt of Green Acres funding. This ROSI is being submitted to Green Acres as part of the project entitled Improvements to Votee Park Athletic Fields.

William Broughton, Township Manager
Chief Executive Officer of Local Unit
Date: 1-6-11

Planning Board Chairperson (or equivalent)
Date: 1-6-11

This Certification is to be signed only on this page, Page 4, of EXHIBIT 1 to DECLARATION.

2010 RECREATION AND OPEN SPACE INVENTORY (ROSI) - TOWNSHIP OF TEANECK

Key	Location/Name	Block	Lot	Acres	Funded/ Unfunded	Development Status
A	Dr. Barnette S. Bookstaver Park	810	9	1.48	Unfunded	undeveloped
B	Continental Park	1102	11	1.2	Unfunded	undeveloped
C	Senator Matthew Feldman Nature Preserve	1103	1.01	15.1	Unfunded	undeveloped
D	Francis E. Hall Veterans' Park	5007	1	3.0	Unfunded	undeveloped
E	Eleanor M. Kieliszek Park	2211	1	1.0	Funded	undeveloped
F	Kipp Street Park	107	5	0.157	Unfunded	undeveloped
G	662 Pomander Walk	212	2	0.335	Unfunded	undeveloped
H	640 River Road	101	1	0.91*	Unfunded	undeveloped
I	South Gaylord Park	902	1	1.16	Funded	undeveloped
J	South Gaylord Park	903	1	1.31	Funded	undeveloped
K	Stephens Place Park	5103	7	0.459	Unfunded	undeveloped
L	Tokoloka Park	1204	1	10.58	Unfunded	undeveloped
M	Milton Votee Park	4704	1	1.35	Unfunded	undeveloped
N	Windsor Park	2601	1	0.77	Funded	undeveloped
O	Windsor Park	2701	1	1.45	Funded	undeveloped
P	Windsor Park	4701	1	2.75	Funded	undeveloped
Q	Windsor Park	4901	2	2.33	Funded	undeveloped
R	Windsor Park	5006	1	1.02	Funded	undeveloped
S	Windsor Park	5101	1	30.0	Funded	undeveloped
T	Leaf Composting site - 5 foot wide trail easement adjacent to the mean high water line of the Hackensack River (1885') (subject to pre-existing utility and access easements)	201	portion of 11	0.216±	Unfunded	undeveloped

Key	Location/Name	Block	Lot	Acres	Funded/ Unfunded	Development Status
1	Amman Park	3303	5	5.29	Unfunded	partially
2	Maria W. Andreas Memorial Pk	1301	1	23.38	Unfunded	partially
3	Argonne Park	5708	1	0.057	Unfunded	partially
4	Argonne Park	5714	1	54.0	Funded	partially
5	Argonne Park	5802	1	0.15	Unfunded	partially
6	Clarence W. Brett Park	1002	1	10.54	Funded	partially
7	Bernard E. Brooks Park	5511	28	4.73	Unfunded	partially
8	Coolidge Park	5926	1	0.92	Unfunded	partially
9	Harte Park	4302	3	0.5	Funded	partially
10	Hawthorne Park	4204	5	6.892	Funded	partially
11	Hawthorne Park	4208	11	7.708	Funded	partially
12	Herrick Park	2402	2	2.74	Unfunded	partially
13	Eleanor M. Kieliszek Park	2210	5	1.25	Funded	partially
14	Dr. Martin Luther King Jr. Park	2904	11	1.23	Unfunded	partially
15	Mackel Field Park	5801	9	1.24	Unfunded	partially
16	Phelps Park	511	22	16.31	Unfunded	partially
17	Sagamore Park	803	6	4.48	Unfunded	partially
18	Terhune Park	101	7	10.3	Unfunded	partially
19	Milton Votee Park	4702	1	39.48	Unfunded	partially
20	Milton Votee Park	4703	2	0.079	Unfunded	partially
21	Paul A. Volcker Municipal Green	2904	portion of 12**	1.07	Unfunded	partially
	SUB TOTAL THIS PAGE			192.346		
	TOTAL			274.2453		

** Paul A. Volcker Municipal Green includes the portion designated as area A as per the attached Recreation and Open Space Inventory Map (ROSI) for the Municipal Complex, Block 2904, Lot 12 prepared by David A. Hals, P.E., L.S., P.P.

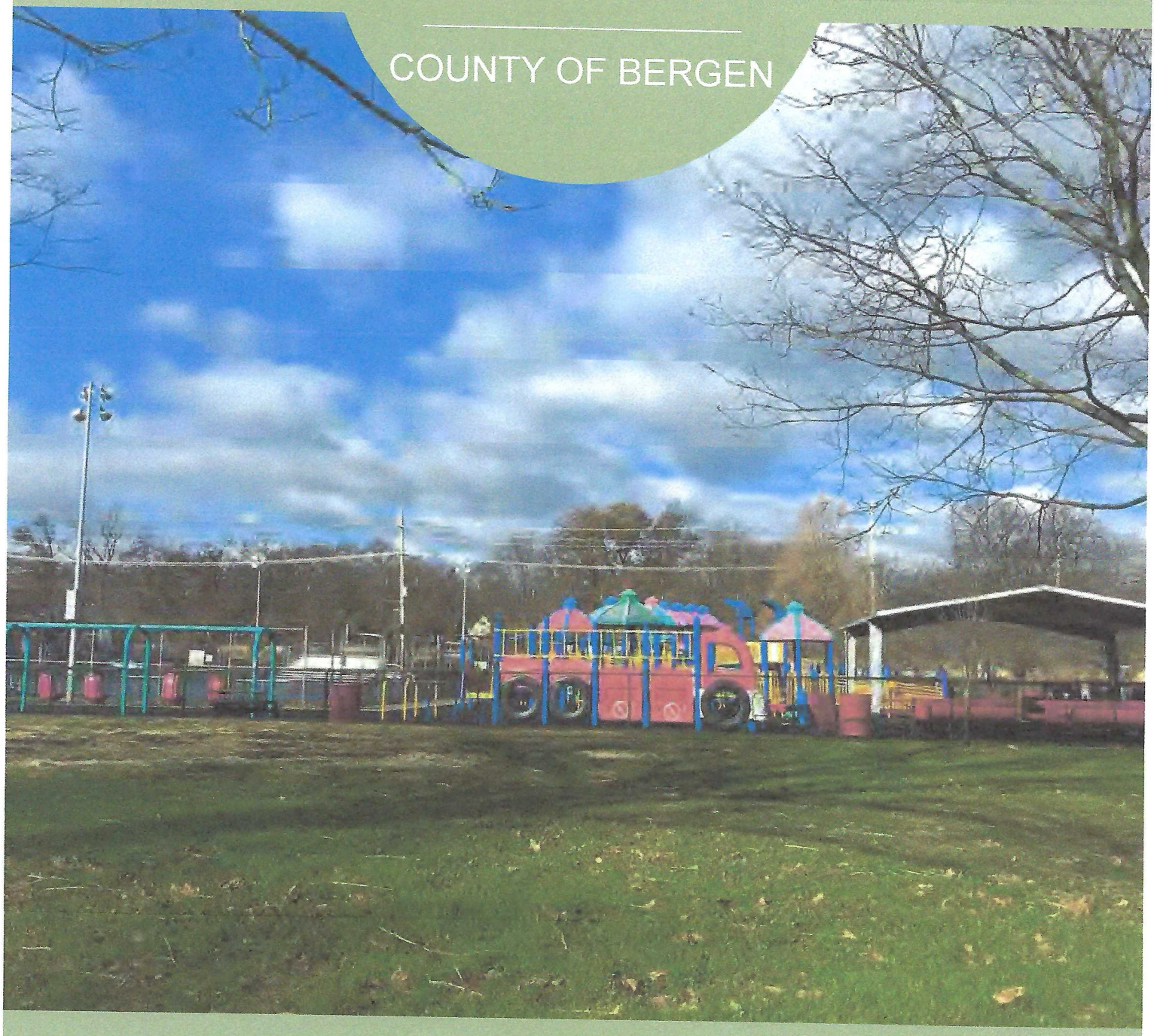
U	1282 River Road (subject to drainage way and pre-existing outfall)	1401	2	0.348±	Unfunded	Undeveloped
V	D.P.W.Facility - future 5 foot wide trail easement adjacent to the mean high water line of the Hackensack River (1210') and access to River Road (250') (No trail currently exists, the entire site up to the mean high water line is currently being utilized by the pre-existing D.P.W. facility. Moreover, security considerations require that access to the D.P.W. facility be restricted to the public. Future trail use is subject to the foregoing reservations.)	1002	portion of 2	0.167±	Unfunded	Undeveloped
W	Fairleigh Dickinson University Hackensack River Greenway (as per recorded Developer's Agreement dated September 24, 2002, by and between the Township of Teaneck, the Planning Board of the Township of Teaneck and Fairleigh Dickinson University, recorded on October 28, 2002 in the Office of the Bergen County Clerk in Deed Book 8522, page 393 (see attached)	301 401 1401	portion of 1 & 2 portion of 1 portion of 1	0.812 0.7084 1.4336 0.2845 1.3168 (metes and bounds description is attached)	Unfunded	Undeveloped
	SUB TOTAL THIS PAGE			81.8993		

* 640 River Road - Excludes tidelands area claimed by the State of New Jersey Deed Book 8992, Page 393 (0.17 ± acres), subject to Drainage easements conveyed to County of Bergen (Deed Book 9153, Pg 065; Deed Book 9126, Pg 641) and road widening easement granted to the County of Bergen (Deed Book 7326, Pg 533)

TOWNSHIP OF TEANECK

OPEN SPACE AND RECREATION PLAN UPDATE

COUNTY OF BERGEN



THE LAND CONSERVANCY OF NEW JERSEY

Amended May 24, 2024

October 31, 2019

TOWNSHIP OF TEANECK N.J.

RECREATION AND OPEN SPACE INVENTORY (2015)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	ACRES (GIS)	PARK NAME	ROSI	ROSI (Acres)
3303	5	5.29 Ac	200 TEANECK RD	TOWNSHIP OF TEANECK	15C	5.30	Amman Park	1	5.29
1301	1	23.38 Ac	1400 RIVER RD	TOWNSHIP OF TEANECK	15C	18.37	Maria W Andreas Memorial Park	2	23.38
5708	1	0.0574 Ac	1415 BALSAM ST	TOWNSHIP OF TEANECK	15C	0.05	Argonne Park	3	0.057
5714	1	54.00 Ac	200 ENGLEWOOD AVE	TOWNSHIP OF TEANECK	15C	53.51	Argonne Park	4	54
5802	1	0.1755 Ac	1295 LORAINE AVE	TOWNSHIP OF TEANECK	15C	0.16	Argonne Park	5	0.15
1002	1	10.54 Ac	1660 RIVER RD	TOWNSHIP OF TEANECK	15C	11.63	Clarence W. Brett Park	6	10.54
5511	28	4.73 Ac	150 INTERVALE RD	TOWNSHIP OF TEANECK	15C	4.68	Bernard E Brooks Park	7	4.73
5926	1	0.57 Ac	1125 LORAINE AVE	TOWNSHIP OF TEANECK	15C	0.91	Collidge Park	8	0.92
4302	3	0.3817 Ac	565 GLENWOOD AVE	TOWNSHIP OF TEANECK	15C	0.49	Harte Park	9	0.5
4204	5	6.89 Ac	665 GLENWOOD AVE	TOWNSHIP OF TEANECK	15C	6.16	Hawthorne Park	10	6.892
4208	11	7.52 Ac	LUCY AVE	TOWNSHIP OF TEANECK	15C	7.53	Hawthorne Park	11	7.708
2402	2	2.74 Ac	PALISADE AVE	TOWNSHIP OF TEANECK	15C	2.92	Herrick Park	12	2.74
2210	5	1.25 Ac	434 BILLINGTON RD	TOWNSHIP OF TEANECK	15C	1.33	Eleanor M Kieliszek Park	13	1.25
2904	11	1.23 Ac	873 BROAD ST	TOWNSHIP OF TEANECK	15C	1.35	MLK Park	14	1.23
5801	9	1.24 Ac	38 GENESEE AVE	TOWNSHIP OF TEANECK	15C	1.17	Mackel Field Park	15	1.24
511	22	16.31 Ac	1005 RIVER RD	TOWNSHIP OF TEANECK	15C	16.17	Phelps Park	16	16.31
803	6	4.48 Ac	900 WINDSOR RD	TOWNSHIP OF TEANECK	15C	4.99	Sagamore Park	17	4.48
101	7	10.30 Ac	550 RIVER RD	TOWNSHIP OF TEANECK	15C	11.22	Terhune Park	18	10.3
4702	1	39.00 Ac	1104 QUEEN ANNE RD	TOWNSHIP OF TEANECK	15C	39.63	Milton Votee Park	19	39.48
4703	2	0.0790 Ac	1086 QUEEN ANNE RD	TOWNSHIP OF TEANECK	15C	0.07	Milton Votee Park	20	0.079
2904	12	6.66 Ac	818 TEANECK RD	TOWNSHIP OF TEANECK	15C	1.11	Paul A Volcker Municipal Green	21	1.07
810	9	1.48 Ac	860 WINDSOR RD	TOWNSHIP OF TEANECK	15C	1.54	Dr. Barnette S Bookstaver Park	A	1.48
1102	11	1.20 Ac	ROEMER AVE	TOWNSHIP OF TEANECK	15C	0.99	Continental Park	B	1.2
1103	1.01	15.10 Ac	1725 RIVER RD	TOWNSHIP OF TEANECK	15C	14.99	Sen.Matthew Feldman Nature Preserve	C	15.1
5007	1	3.00 Ac	1421 WINDSOR RD	TOWNSHIP OF TEANECK	15C	3.28	Francis E. Hall Veterans' Park	D	3
2211	1	1.00 Ac	374 BILLINGTON RD	TOWNSHIP OF TEANECK	15C	0.79	Eleanor M Kieliszek Park	E	1
107	5	0.17 Ac	370 KIPP ST	TOWNSHIP OF TEANECK	15C	0.17	Kipp Street Park	F	0.157
212	2	0.3489 Ac	662 POMANDER WALK	TOWNSHIP OF TEANECK	15C	0.32	662 Pomander Walk	G	0.91
903	1	1.31 Ac	401 WOODS RD	TOWNSHIP OF TEANECK	15C	1.25	South Gaylord Park	G	0.335
101	1	1.01 Ac	640 RIVER ROAD	TOWNSHIP OF TEANECK	15C	1.05	Terhune North: Mary S. Topolsky Garden and Trails, 640 River Road	H	1.16
902	1	1.16 Ac	399 WOODS RD	TOWNSHIP OF TEANECK	15C	1.13	South Gaylord Park	I	1.31
5103	7	0.4591 Ac	1665 STEPHENS PL	TOWNSHIP OF TEANECK	15C	0.47	Stephens Place Park	K	0.459
1204	1	10.58 Ac	589 MAITLAND AVE	TOWNSHIP OF TEANECK	15C	10.55	Tokoloka Park	L	10.58
4704	1	1.35 Ac	1086 PALISADE AVE	TOWNSHIP OF TEANECK	15C	1.28	Milton Votee Park	M	1.35
2601	1	0.77 Ac	949 WINDSOR RD	TOWNSHIP OF TEANECK	15C	0.66	Windsor Park	N	0.77
2701	1	1.31 Ac	1001 WINDSOR RD	TOWNSHIP OF TEANECK	15C	1.54	Windsor Park	O	1.45

RECREATION AND OPEN SPACE INVENTORY (2015)

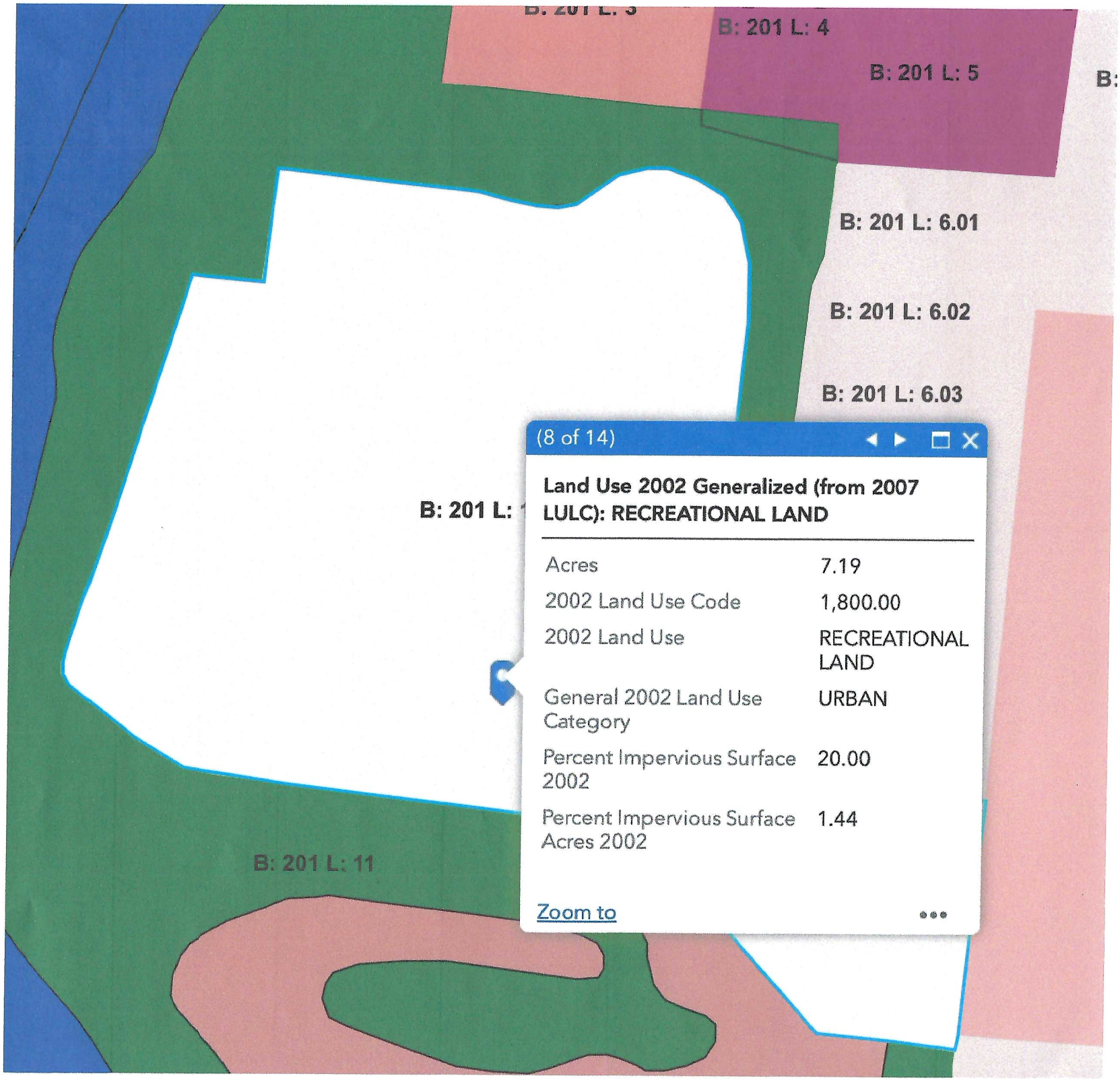
BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	ACRES (GIS)	PARK NAME	ROSI	ROSI (Acres)
4701	1	2.75 Ac	1101 WINDSOR RD	TOWNSHIP OF TEANECK	15C	3.13	Windsor Park	P	2.75
4901	2	2.33 Ac	1355 WINDSOR RD	TOWNSHIP OF TEANECK	15C	2.18	Windsor Park	Q	2.33
5006	1	1.02 Ac	1471 WINDSOR RD	TOWNSHIP OF TEANECK	15C	0.95	Windsor Park	R	1.02
5101	1	30.00 Ac	1601 WINDSOR RD	TOWNSHIP OF TEANECK	15C	28.96	Windsor Park	S	30
201	11	6.94 Ac	672 POMANDER WALK	TOWNSHIP OF TEANECK	15C	8.54	Hackensack River Gway Leaf Composting Site (*ROSI portion*)	T	0.216
1401	2	0.3419 Ac	1262 RIVER RD	TOWNSHIP OF TEANECK	15C	0.36	Hackensack River Greenway 1282 River Road	U	0.348
1002	2	7.58 Ac	1600 RIVER RD	TOWNSHIP OF TEANECK	15C	0.72	Hackensack River Greenway DPW Facility (*ROSI portion of lot*)	V	0.167
				Total (Teaneck):		**273.59**			**269.44**
212	**1**	**0.80 Ac**	**671 POMANDER WALK**	**TOWNSHIP OF TEANECK**	**15C**	**0.54**	**TO BE ADDED TO ROSI**		
301	2	0.2603 Ac	2 LONE PINE LANE	FAIRLEIGH DICKINSON UNIV	15B	0.28	FDU	W	0.812
301	1	11.89 Ac	1000 RIVER RD	FAIRLEIGH DICKINSON UNIV	15B	0.15	FDU *(ROSI portion of lot)*	W	
301	1	11.89 Ac	1000 RIVER RD	FAIRLEIGH DICKINSON UNIV	15B	0.65	FDU *(ROSI portion of lot)*	W	
401	1	28.00 Ac	1020 RIVER RD	FAIRLEIGH DICKINSON UNIV	15B	2.62	FDU *(ROSI portion of lot)*	W	2.4985
1401	1	12.22 Ac	1200 RIVER RD (REAR)	FAIRLEIGH DICKINSON UNIV	15C	1.30	FDU *(ROSI portion of lot)*	W	1.3168
				Total (Fairleigh Dickinson):		**5.00**			**4.6273**

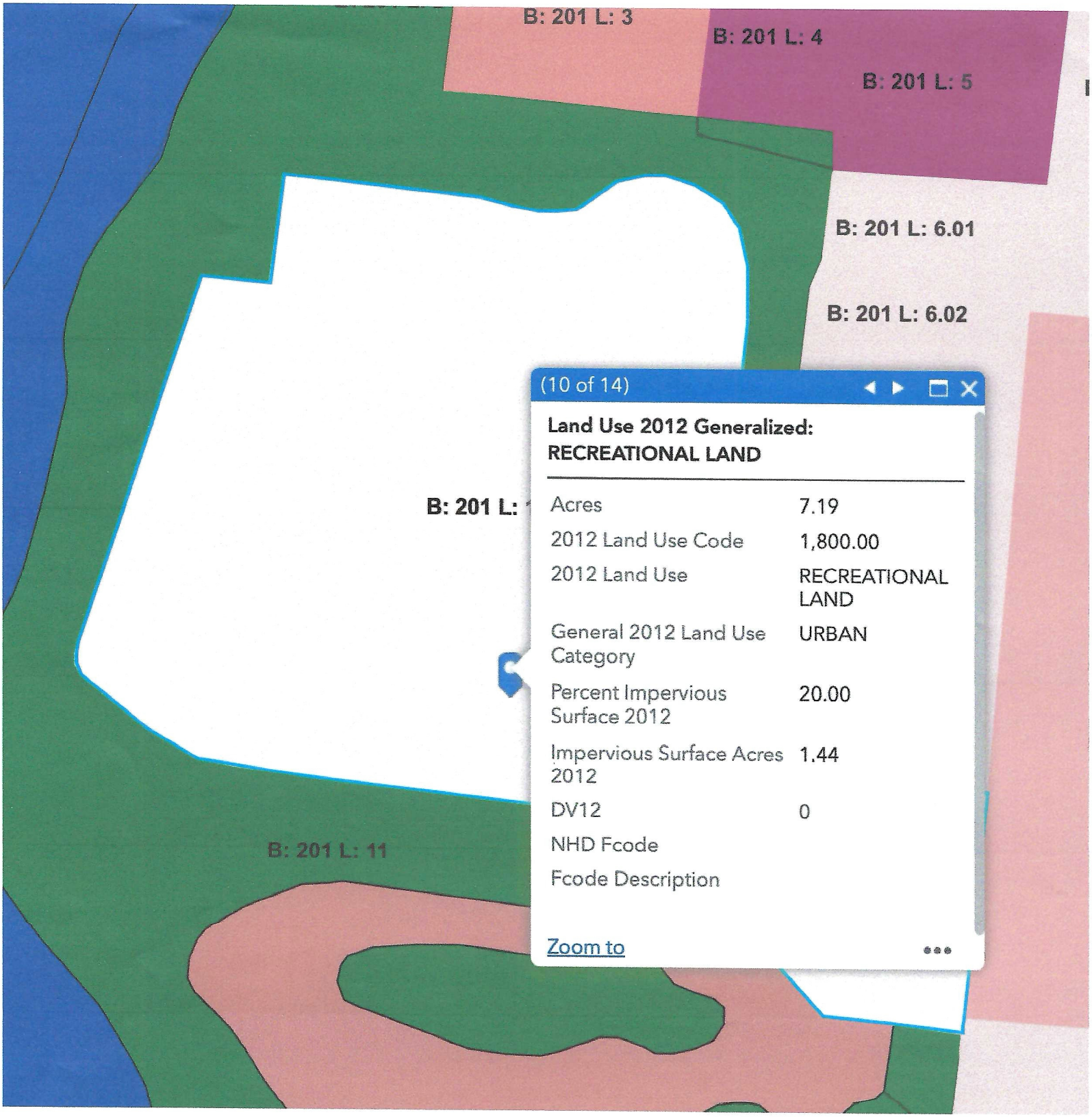
BERGEN COUNTY - PARKS AND OPEN SPACE

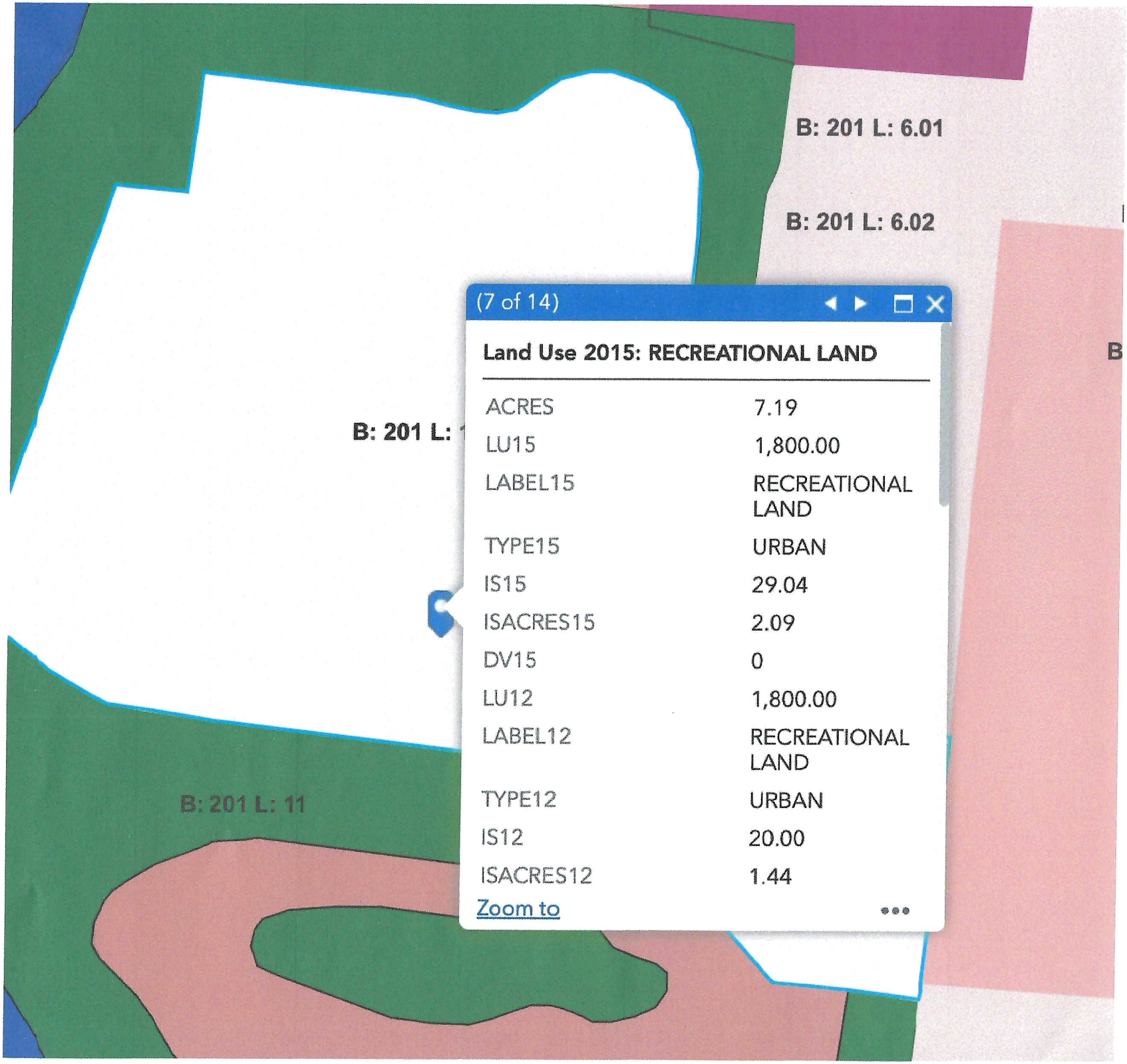
BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	GIS (Acres)	PARK NAME
302	4	0.2862 Ac	827 CEDAR LANE	BOARD OF FREEHOLDERS	15C	0.27	Near FDU Campus
3501	1	35.65 Ac	FORT LEE RD	COUNTY OF BERGEN	15C	34.96	Overpeck Park
3602	10	0.77 Ac	379 TEANECK RD	COUNTY OF BERGEN	15C	0.77	Overpeck Park
3603	1	0.4037 Ac	DEGRAW AVE	COUNTY OF BERGEN	15C	0.41	Overpeck Park
3608	1	39.68 Ac	FORT LEE RD	COUNTY OF BERGEN	15C	39.55	Overpeck Park
3609	1	0.1834 Ac	FORT LEE RD	COUNTY OF BERGEN	15C	0.19	Overpeck Park
3703	11	45.618 Ac	80 FYCKE LANE	COUNTY OF BERGEN	15C	47.29	Teaneck Creek Conservancy
4101	1	140.00 Ac	COLUMBUS DR	COUNTY OF BERGEN	15C	132.52	Golf Course
4306	1	50.55 Ac	ROUTE NO.95	COUNTY OF BERGEN	15C	43.74	Overpeck Park
4501	1	56.67 Ac	ROUTE NO.95	COUNTY OF BERGEN	15C	77.11	Overpeck Park
				Total (County Parks):		**376.79**	

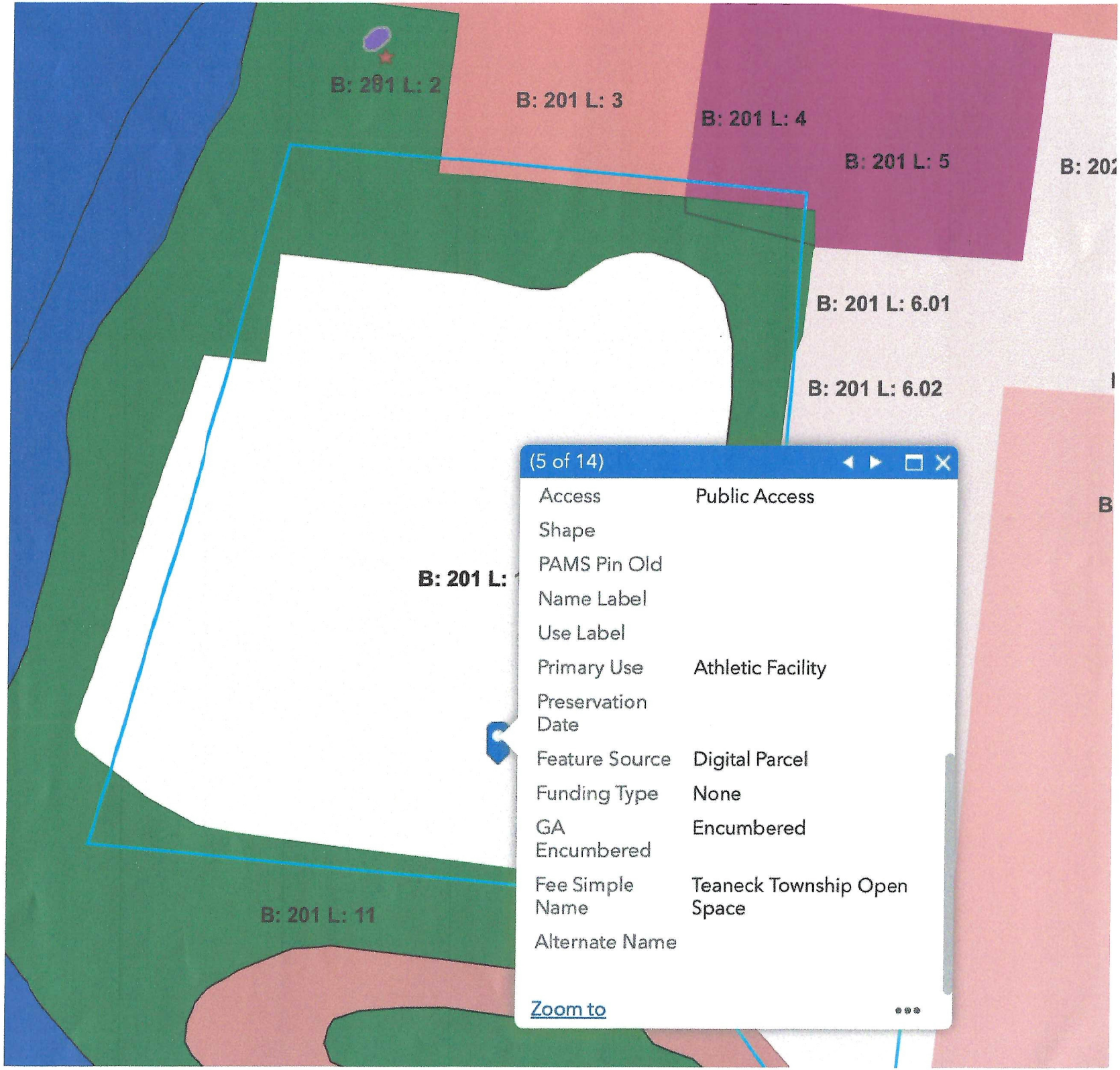
RESIDENTIAL (CLASS 2), COMMERCIAL (CLASS 4A), INDUSTRIAL (CLASS 4B)

BLOCK	LOT	ACRES (Tax Assessor)	LOCATION	OWNER	CLASS	DESCRIPTION	GIS (Acres)
4912	4	0.52 Ac	148 CHURCH ST	BREVETTI, V.& WANNAMAKER, H.	2	2S-S-L-2AG	0.52
4912	5	0.52 Ac	166 CHURCH ST	GRAHAM,JOHN C. & JANET L.	2	2S-S-O-2AG	0.52
5106	12	0.76 Ac	87 TRYON AVE WEST	BULDO,AMBROSE & LORETTA	2	2S-B-S-	0.76
5302	2	0.51 Ac	250 IVY LANE	ERICHSEN, STEPHEN J & CARRIE	2	2S-F-L-2UG	0.52
5302	8	0.51 Ac	1830 IVY COURT	WANNAMAKER, CHRIS.&JACKSON, JUDY	2	1S-AL-F-1AG	0.51
5302	9	0.52 Ac	1834 IVY COURT	NOVA,TOMAS RAUL&CORDERO-NOVA,M.	2	1S-AL-F-1AG	0.52
5302	15	0.55 Ac	192 IVY LANE	LEWIE, RALPH S	2	1S-F-F-2UG	0.55
5302	30	1.22 Ac	333 LIBERTY RD	WHITE III, HORACE	2	2S-F-2	1.22
5604.01	13	0.5165 Ac	216 MANHATTAN AVE	BEG,ZARRAR A.	2	2S-L-2AG	0.51
5604.01	21	0.2790 Ac	247 WASHINGTON PL	ABRAHAM, ABBEY & SUSAN	2	2S-F-L-	0.52
5611	38	0.91 Ac	47 ENGLEWOOD AVE	DALY,CLIFFORD R & LILLIAN	2	2S-F-L-2UG	0.91
						Total (Residential, Class 2):	**60.85**
201	1	8.98 Ac	700 POMANDER WALK	TEANECK SWIM CLUB INC	4A	1S-CB-O	8.94
201	5	0.6198 Ac	780 CEDAR LANE	VAS,J.A	4A	1SCB	0.59
203	4	0.77 Ac	646 CEDAR LANE	SUPER EXCELSIOR	4A	1S-B-A	0.79
204	3	0.68 Ac	560-570 CEDAR LANE	ORITANI SAVGS&LOAN ASN	4A	1.5S-F-A	0.68
610	8.01	2.393 Ac	647-659 CEDAR LANE	AMAZING CEDAR,C/O CORNERSTONE GROUP	4A		2.54
610	27	0.61 Ac	587 CEDAR LANE	GROSSMAN, SOLOMON ETALS	4A	1S-B-A	0.61
701	1	1.0445 Ac	536-556 CEDAR LANE	Z.B.S. REALTY LLC	4A	1S-B-A	1.03
702	1.01	0.5769 Ac	520 CEDAR LANE	WIN- TEANECK LLC	4A	1S	0.66
707	5	3.78 Ac	665 AMERICAN LEGION DRIVE	SS TEANECK LP C/O HR REIT	4A	SUPERMARKET	3.90
818	10	1.41 Ac	473-507 CEDAR LANE	CEDAR LANE TEANECK CORP.	4A	2S-B-A	1.41
1001	6.01	2.1721 Ac	764 NEW BRIDGE RD	RED REAL EST C/O THE KAMSON CORP	4A		2.35
2502	10	0.67 Ac	790 QUEEN ANNE RD	HUDSON CITY SB C/O M&T BANK	4A	1S-B-A	0.67
2506	2.01	0.7346 Ac	740 PALISADE AVE	NVE BANK	4A	BANK BRANCH	0.73
2507	1	0.78 Ac	730 PALISADE AVE	OWENSLEE, LLC	4A	MED OFF BLDG	0.78
2803	15	0.52 Ac	1002-8 TEANECK RD	FIRST COMM REAL EST HOLDINGS, LLC	4A	1S-B-AFB	0.52
2804	10.01	0.396 Ac	970-980 TEANECK RD	TEANECK ROAD GROUP, LLC	4A	1S-B-A	0.70
2917	25	0.51 Ac	179 CEDAR LANE	179 CEDAR LANE,LLC	4A	2S-CB-A	0.51
2917	29	0.66 Ac	209 CEDAR LANE	DEVRIES & DONOVAN LLC	4A	1S-S-A	0.66
3001	2	0.78 Ac	220-222 CEDAR LANE	HOLY NAME REAL ESTATE CORP.	4A	3S-B-C	0.78
3001	4	1.69 Ac	188 CEDAR LANE	ESTHER ALISON LLC C/O CVS	4A	1S-B-A	1.69
3112.01	55	1.9745 Ac	544 TEANECK RD	CARE ONE AT TEANECK LLC	4A	SEN ASSTD LVING	1.95
3112.01	66	0.54 Ac	85 COPLEY AVE	BENVENIST,ELI & ESTHER	4A	2S-F-A-2UG	0.54
3209	10	1.21 Ac	371-377 QUEEN ANNE RD	PURCHASE ST RTLY/ C/O CVS	4A	1S-CB-A	1.21
3602	2.01	0.50 Ac	381 TEANECK RD	381 TEANECK LLC	4A	OFFICE BLDG	0.65


B: 201 L: 4
B: 201 L: 5
B: 201 L: 6.01
B: 201 L: 6.02
B: 201 L: 6.03
B: 201 L: 11
(8 of 14)
Land Use 2002 Generalized (from 2007 LULC): RECREATIONAL LAND
Acres 7.19
2002 Land Use Code 1,800.00
2002 Land Use RECREATIONAL LAND
General 2002 Land Use Category URBAN
Percent Impervious Surface 2002 20.00
Percent Impervious Surface Acres 2002 1.44
Zoom to


B: 201 L: 3
B: 201 L: 4
B: 201 L: 5
B: 201 L: 6.01
B: 201 L: 6.02
B: 201 L:
B: 201 L: 11
(10 of 14)
Land Use 2012 Generalized:
RECREATIONAL LAND
Acres 7.19
2012 Land Use Code 1,800.00
2012 Land Use RECREATIONAL LAND
General 2012 Land Use Category URBAN
Percent Impervious Surface 2012 20.00
Impervious Surface Acres 2012 1.44
DV12 0
NHD Fcode
Fcode Description
Zoom to

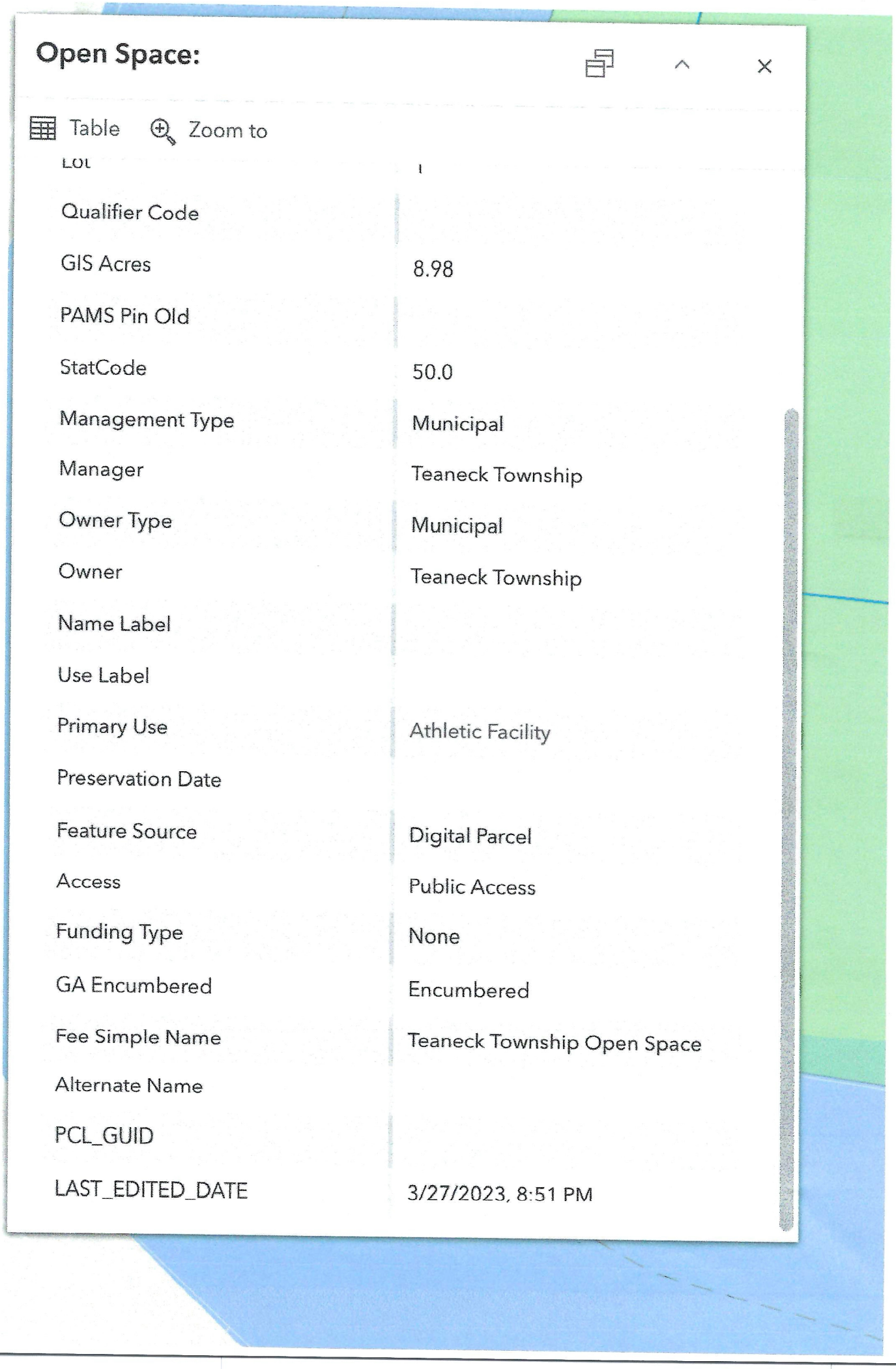

B: 201 L: 6.01
B: 201 L: 6.02
B: 201 L: 11
(7 of 14)
Land Use 2015: RECREATIONAL LAND
ACRES 7.19
LU15 1,800.00
LABEL15 RECREATIONAL LAND
TYPE15 URBAN
IS15 29.04
ISACRES15 2.09
DV15 0
LU12 1,800.00
LABEL12 RECREATIONAL LAND
TYPE12 URBAN
IS12 20.00
ISACRES12 1.44
Zoom to


B: 201 L: 2
B: 201 L: 3
B: 201 L: 4
B: 201 L: 5
B: 201 L: 6.01
B: 201 L: 6.02
B: 201 L: 11
(5 of 14)
Access Public Access
Shape
PAMS Pin Old
Name Label
Use Label
Primary Use Athletic Facility
Preservation Date
Feature Source Digital Parcel
Funding Type None
GA Encumbered Encumbered
Fee Simple Name Teaneck Township Open Space
Alternate Name
Zoom to

Open Space:

Table Zoom to

County	Bergen
Municipality	Teaneck Township
PAMS Pin	0260_201_1
Municipality Code	0260
Block	201
Lot	1
Qualifier Code	
GIS Acres	8.98
PAMS Pin Old	
StatCode	50.0
Management Type	Municipal
Manager	Teaneck Township
Owner Type	Municipal
Owner	Teaneck Township
Name Label	
Use Label	
Primary Use	Athletic Facility
Preservation Date	
Feature Source	Digital Parcel
Access	Public Access
Funding Type	None


Open Space:
Table
Zoom to
Lot
Qualifier Code
GIS Acres
8.98
PAMS Pin Old
StatCode
50.0
Management Type
Municipal
Manager
Teaneck Township
Owner Type
Municipal
Owner
Teaneck Township
Name Label
Use Label
Primary Use
Athletic Facility
Preservation Date
Feature Source
Digital Parcel
Access
Public Access
Funding Type
None
GA Encumbered
Encumbered
Fee Simple Name
Teaneck Township Open Space
Alternate Name
PCL_GUID
LAST_EDITED_DATE
3/27/2023, 8:51 PM

OBJECTID	57250
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TYPE20	URBAN
IS20	0.290126
ISACRES20	2.085339
LU15	1800.000000
LABEL15	RECREATIONALLAND
TYPE15	URBAN
IS15	0.290126
ISACRES15	2.085339
CHANGE20	0
ISCHANGE20	0
HU8	02030103
STATUS	FINAL
APPROVED	11/1/24
NHD FeatureClass	
Permanent Identifier	
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GNIS Name	
ReachCode	
FType	0
FCode	0
FType Description	
FCode Description	
FType Display Label	
Waterbody Name	
GNIS Feature ID	
GNIS Feature Name	
GNIS Feature Class	
Tidal Water	
Tidal Coastline	
IS15 Source	NJDEP 2015
IS20 Source	NJDEP 2015
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Subject: Jim Veach's final most email
Date: Monday, December 4, 2023 at 12:58:33 PM Eastern Standard Time
From: Hillary Goldberg
To: Avi Berliner, Ken Hoffman, Michael Norris, Reshma Khan

I wanted to send this out

Mr. Clerk:

Thank you for this belated notice.

Because I've come to love this Township and it' drive to preserve open space, I offer a few final unsolicited suggestions.

1. OSRP (revised) a table at the rear of this beautiful report identifies open space owned by residents, businesses, schools, churches, and more in the TWP.

I don't have these breakout sections before me now, but the are easy to find or the author can walk you through them.

Mr. Sanzari has about thirty acres of space around the Glennpointe. Would he willing to sell 3 or 4 acres located around a walking trial or entrance the restored wetlands?

The BOE owns strips of land along Route 4 . I understand that much of it is ROSI protected, but it my still be worth preserving.

St. Anastia has w/o large blocks of open space and then about .36 acres behind the north side of the church. Perfect small washing path or contemplation garden.

Reach out to the church and try and publicize your efforts.

2. The MOST fund does not three Township employees as members, some of of whom do not live in the TWP and don't pay Teaneck taxes..

All employees can have input but not vote on recommending how to spend Teaneck open space tax money.

3 Spread sheet of open space money in and out over the years.? Beautiful. Thank you.

Keep at this and add detail? KUDOs🎯💯!!!!

4. ZOOM. Tape and immediately post video of every meeting.

5. Liaison reports at every council Meeting.

6. Solicit resident input at every meeting or opportunity.

7. Meet with Greenbelt Vommittee.(Warnke).

8. Promote and celebrate your open space successes.

This is my last MOST fund email.

Good luck and goodby.

Regards, Jim

Ps please circulate to any TWP employee members.not included on the final email,

Thanks,

Hillary
845-545-2582

user groups, or other organizations.

(c) Green Acres shall send a letter to the local government unit acknowledging receipt of the application; providing the identification number assigned to the application; and requesting any corrections or clarifications to, or submission of any items missing from, the application, if applicable.

(d) All materials submitted under (a) or (b) above shall become the property of the Department.

(e) Green Acres staff shall conduct one or more project site inspections to verify the statements in the application. A project site inspection may also include an examination of the maintenance of other parkland held by the local government unit and an evaluation of the areas to be served by the acquisition project.

(f) A local government unit that has submitted an application shall monitor and immediately notify Green Acres of any pending or proposed actions or events affecting the proposed project site such as, but not limited to, any applications made for Coastal Area Facility Review Act (CAFRA) permits or for other Department permits, including, but not limited to, permits for stream encroachment, waterfront development, and sanitary landfill construction or operation; any application made to the Pinelands Commission under the Pinelands Comprehensive Management Plan for projects in the Pinelands; any application made to the New Jersey Meadowlands Commission under the New Jersey Meadowlands Master Plan for projects in the Meadowlands District; any application for a local building permit or subdivision approval; or any application made to the County Agricultural Development Board or the State Agricultural Development Committee related to the proposed project site. The local government unit shall also immediately notify Green Acres of any fires, demolitions, floods, natural disasters, donations, easements, leases, or survey discrepancies relevant to or affecting the proposed project site, or changes in ownership of the proposed project site.

7:36-6.5 Recreation and Open Space Inventory submissions

(a) As part of an application for Green Acres funding, a local government unit must prepare and submit a Recreation and Open Space Inventory (ROSI). The ROSI must be prepared by the local government unit on forms obtained from Green Acres, and shall list each parcel of land held by the local government unit for recreation and conservation purposes as of the date of the application. All interests in land held by the local government unit for recreation and conservation purposes shall be listed, including any conservation restriction or historic preservation restriction, regardless of how they were acquired (for example, whether as a condition of a planning or zoning approval issued by a local government unit, as a donation, through negotiation, or in any other manner).

1. The listing shall identify each parcel, specify whether each parcel is funded or unfunded parkland, give its area in acreage or square feet, and provide its lot and block designation as shown on the tax maps submitted under (b) below. If the tax lot or block designations have changed since the submission of a prior ROSI, the local government unit must provide the new lot and block numbers and the corresponding old lot and block numbers on the ROSI.

2. The chief executive officer and the planning board chairperson, if the local government unit is a municipality, or the chief executive officer and the planning board chairperson or either the parks director or director of the open space program, if the local government unit is a county, shall sign and date the ROSI, affirming that it is complete and accurate.

(b) The local government unit shall submit a map of the local government unit and current tax maps, showing each parcel of parkland listed on the ROSI, with the approximate boundaries of each such parcel clearly marked in colored ink. The tax maps required under this subsection need not be submitted if:

1. Green Acres has the tax maps on file because they were previously submitted by the local government unit; and

2. The local government unit certifies that the previously submitted tax maps are complete and accurate as of the date of application submission.

SUBCHAPTER 7. LOCAL GOVERNMENT UNIT ACQUISITION PROJECTS: AWARD CRITERIA; APPLICATION RANKING AND EVALUATION

7:36-7.1 Project award criteria

(a) For a project in the Standard Acquisition, Urban Aid Acquisition, or Site Specific Incentive Acquisition funding award categories, the Department shall assign priority points in accordance with (b) below to each acquisition

New Jersey Department of Environmental Protection
Office of Legal Affairs
ATTENTION: Adjudicatory Hearing Requests
PO Box 402
Trenton, New Jersey 08625-0402

(c) A local government unit or other person with a constitutional right to request a hearing that submits a request for an adjudicatory hearing under (b) above shall also send a copy of the hearing request to:

New Jersey Department of Environmental Protection
Green Acres Program
Bureau of Legal Services and Stewardship
PO Box 412
Trenton, New Jersey 08625-0412

(d) The following information shall be included in a request for an adjudicatory hearing:

1. The name, address, and telephone number of the local government unit or other person with a constitutional right to request a hearing and its authorized representative;

2. A copy of the written notice of the decision provided by the Department to the local government unit that is the subject of the hearing request and, if the local government unit is requesting the hearing, proof of the date the local government unit received the notice;

3. A statement of the appellant's basis for contesting the Department's decision that is the subject of the hearing request;

4. Information supporting the hearing request and specific reference to or copies of other written documents relied on to support the request;

5. An estimate of the time required for the hearing (in days and/or hours);

6. A request, if necessary, for a barrier-free hearing location for physically disabled persons; and

7. An indication of whether the local government unit or other person with a constitutional right to request a hearing is willing to negotiate a settlement with the Department prior to the Department's sending the hearing request to the Office of Administrative Law.

(e) If the local government unit or other person with a constitutional right to request a hearing fails to include all of the information required under (d), the Department may deny the hearing request.

(f) Any adjudicatory hearing held under this section shall be conducted in accordance with the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq. and 52:14F-1 et seq., and the Uniform Administrative Procedure Rules, N.J.A.C. 1:1.

SUBCHAPTER 26. STANDARDS AND PROCEDURES FOR COMMISSIONER AND STATE HOUSE COMMISSION APPROVAL OF THE DISPOSAL OR DIVERSION OF FUNDED OR UNFUNDED PARKLAND

7:36-26.1 Department policy on disposals and diversions; substantive standards

(a) It is the Department's policy to strongly discourage the disposal or diversion of both funded and unfunded parkland. The use of parkland for other than recreation and conservation purposes should be a last resort, and should only be considered by a local government unit or nonprofit when the proposed disposal or diversion is necessary for a project that would satisfy a compelling public need or yield a significant public benefit as defined at (d)1 below.

(b) A local government unit or nonprofit that seeks to dispose of or divert funded or unfunded parkland shall submit an application in accordance with the procedures in this subchapter for approval from the Commissioner and the State House Commission. Any disposal or diversion of parkland without the prior approval of the Commissioner and the State House Commission is void and of no legal effect.

(c) In evaluating applications for the disposal or diversion of parkland, the Department will carefully weigh the competing public interests presented by the project as opposed to the preservation of the parkland in its current condition; the impact of the proposed project on the parkland and other parkland throughout the State; the possible adverse consequences of the project, including the adverse consequences listed in (e) below; the objectives of the GSPT Act; and the proposed compensation in determining whether to approve the application.

(d) No application for the disposal or diversion of parkland under this subchapter shall be approved by the