



**Township Council**

c/o Township Clerk  
Teaneck, NJ 07666

Meeting: 05/23/17 07:00 PM

Department: Township Clerk

Category: Amend

DOC ID: 4026

**ORDINANCE (ID # 4026)**

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**ORDINANCE NO. 16-2017 AN ORDINANCE AMENDING ARTICLE V, ZONING ORDINANCE, OF CHAPTER 33, DEVELOPMENT REGULATIONS, OF THE CODE OF THE TOWNSHIP OF TEANECK TO ESTABLISH THE SSO – SELF STORAGE OFFICE DISTRICT BE IT RESOLVED by the Township of Teaneck that Ordinance #16-2017, pass on first reading and that said Ordinance will be further considered for final passage and a public hearing held thereon at a meeting of the Township Council to be held on July 11, 2017 at 8 PM in the Council Chambers of the Municipal Building, 818 Teaneck Road, Teaneck, New Jersey, at which time and place all persons interested therein will be given an opportunity to be heard concerning the same, and that the Township Clerk is hereby authorized to advertise same according to law and to provide the appropriate notices in accordance with law.**

AN ORDINANCE AMENDING ARTICLE V, ZONING ORDINANCE, OF CHAPTER 33, DEVELOPMENT REGULATIONS, OF THE CODE OF THE TOWNSHIP OF TEANECK TO ESTABLISH THE SSO - SELF STORAGE OFFICE DISTRICT

BE IT RESOLVED by the Township of Teaneck that Ordinance #16-2017, pass on first reading and that said Ordinance will be further considered for final passage and a public hearing held thereon at a meeting of the Township Council to be held on July 11, 2017 at 8 PM in the Council Chambers of the Municipal Building, 818 Teaneck Road, Teaneck, New Jersey, at which time and place all persons interested therein will be given an opportunity to be heard concerning the same, and that the Township Clerk is hereby authorized to advertise same according to law and to provide the appropriate notices in accordance with law.

TOWNSHIP OF TEANECK  
BERGEN COUNTY, NJ

**ORDINANCE NO. 16-2017 AN ORDINANCE AMENDING ARTICLE V, ZONING ORDINANCE, OF CHAPTER 33, DEVELOPMENT REGULATIONS, OF THE CODE OF THE TOWNSHIP OF TEANECK TO ESTABLISH THE SSO – SELF STORAGE OFFICE DISTRICT BE IT RESOLVED BY THE TOWNSHIP OF TEANECK THAT ORDINANCE #16-2017, PASS ON FIRST READING AND THAT SAID ORDINANCE WILL BE FURTHER CONSIDERED FOR FINAL PASSAGE AND A PUBLIC HEARING HELD THEREON AT A MEETING OF THE TOWNSHIP COUNCIL TO BE HELD ON JULY 11, 2017 AT 8 PM IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, 818 TEANECK ROAD, TEANECK, NEW JERSEY, AT WHICH TIME AND PLACE ALL PERSONS INTERESTED THEREIN WILL BE GIVEN AN OPPORTUNITY TO BE HEARD CONCERNING THE SAME, AND THAT THE TOWNSHIP CLERK IS HEREBY AUTHORIZED TO ADVERTISE SAME ACCORDING TO LAW AND TO PROVIDE THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.**

**WHEREAS**, the Township Council, by Resolution 257-2016, adopted November 14, 2016, had requested the Planning Board of the Township of Teaneck to undertake a reexamination of the Master Plan with respect to Lots 26.01 and 27 in Block 4102 on the south side of Route 4 east of Farragut Drive; and

**WHEREAS**, the Planning Board, following a public hearing held on April 27, 2017, approved the 2017 Master Plan reexamination Report for the Township of Teaneck; and

**WHEREAS**, the aforesaid Master Plan Reexamination recommended the rezoning of East Lots 26.01 and 27 in Block 4102 for self-storage /office development;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Teaneck, Bergen County, New Jersey, as follows:

**SECTION 1.** Section 33-22 Establishment of Zoning Districts; Interpretation, of Article V, Zoning Ordinance, of Chapter 33, Development Regulations, of the Code of the Township of Teaneck is hereby amended to add the following zoning district to paragraph (a) thereof:

“SSO - Self Storage Office District”

**SECTION 2.** The Table of Zoning Map Amendments, as contained in Attachment 1 to Chapter 33, “Development Regulations,” of the Code of the Township of Teaneck, is hereby amended to add thereto the following:

<u>“Ordinance No.</u>	<u>Adoption Date</u>	<u>Change</u>
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The following Blocks and Lots are hereby deleted from the R-S District and included within the SSO District

<u>Block</u>	<u>Lots</u>
4102	26.01 and 27

**SECTION 3.** Section 33-3 Definitions, Rules of Construction, of Article I, General Provisions, of Chapter 33, Development Regulations, of the Code of the Township of Teaneck is hereby amended to  
add the following definition:

**SELF-STORAGE FACILITY**

A building containing separate, individual and private storage spaces of varying sizes with access from within the inside of the building only and available for lease or rent for varying periods of time.

**SECTION 4.** Section 33-24, Zone District Requirements, of Article V, Zoning Ordinance, of Chapter 33, Development Regulations, of the Code of the Township of Teaneck is hereby amended to add paragraph (cc) to read in full as follows:

**(cc) Self-Storage Office District (SSO)**

(1) Permitted principal uses

- a. Professional, administrative and general offices
- b. Self-storage facility

(2) Permitted accessory uses

- a. Off street parking and loading facilities.
- b. Other customary and accessory uses associated with the permitted principal uses provided that such uses are subordinate to the principal use, do not change the characteristics of the principal use and serve only the principal use.

(3) Conditional uses

- a. None.

(4) Dimensional, density and other bulk restrictions

a. Minimums

- |                                               |            |
|-----------------------------------------------|------------|
| 1. Lot area:                                  | 2 acres    |
| 2. Lot width:                                 | 200 feet   |
| 3. Front yard setback for buildings:          | 50 feet    |
| 4. Side yard setbacks for buildings:          |            |
| - Adjacent to residential uses                | 30 feet    |
| - Other                                       | 20 feet    |
| 5. Rear yard setback for buildings:           | 30 feet    |
| 6. Front yard setback to parking:             | 10 feet    |
| 7. Front yard setback to loading:             | 30 feet    |
| 8. Side yard setback for parking and loading: |            |
| - Adjacent to a residential use               | 40 feet    |
| - Other                                       | 30 feet    |
| 9. Rear yard setback for parking and loading: | Prohibited |

b. Maximums

1. Maximum Floor Area Ratio: 1.0
2. Building coverage: 35%
3. Lot coverage: 65%
4. Building height: 3 stories or 35 feet whichever is greater,  
measured as the average vertical distance from existing grade at the corners of  
the building to the highest point of the building.

(5) Other provisions and requirements

- a. Off-street parking:
  1. Office: One (1) off-street parking space for each two hundred and fifty (250) square feet of gross floor area.
  2. Self-storage facility: One (1) off-street parking space for each ten thousand (10,000) square feet of storage space, with a minimum of eight (8) parking spaces.
- b. Off-street loading. At least one (1) and no more than two (2) vehicular accessible loading docks shall be provided. Loading spaces may be provided in front of such docks and shall be at least twelve (12) feet wide by twenty (20) feet long. No dock doors or loading space shall be provided in the rear yard nor shall such a dock door or loading space directly face a residential use. Loading docks or spaces shall have a projecting flat canopy or roof that extends and partially or fully covers the loading space.
- c. Signage. One (1) one- or two-sided monument sign shall be permitted within the front yard, with a sign face not to exceed four (4) feet high by eight (8) feet in length with the top of the sign no higher than six (6) feet above grade, and set back from the right-of-way by at least three (3) feet. In addition, one (1) wall sign of the same dimensions may be permitted on the front wall facing Route 4, but located no higher than fifteen (15) feet above grade to the top of the sign. In each case, the sign face shall be limited to one project tenant and the street number. Such signs shall not be internally illuminated and such illumination shall be switched off when the facility is closed.
- d. Rooftop equipment and appurtenances. Rooftop mechanical, HVAC or other rooftop equipment or appurtenances shall not exceed the maximum permitted height by more than 5 feet, shall be located a minimum distance of fifteen (15) feet from the edge of the building, and shall be screened.
- e. Storage restrictions. All storage shall be provided in fully enclosed spaces with no doors or access to the exterior of the building. No outdoor storage of any kind shall be permitted, inclusive of vehicles, boats, or equipment of any kind. Other than parking and loading, no indoor or outdoor activity of any kind, such as the washing or servicing of vehicles, or the conduct of auctions or sales or any business of any kind, shall be permitted. No hazardous chemicals, flammable or explosive materials or ammunition or any material that is noxious or offensive because of odors, dust, noise, fumes or vibrations shall be permitted to be stored in the facility.
- f. Access to all storage units by law enforcement officials shall be permitted at all times.

- g. In addition, development in the SSO District shall comply with all other applicable requirements of Chapter 33 Development Regulations of the Township of Teaneck; except that where such standards conflict with those enumerated herein, the standards of the SSO District shall apply. All development in the SSO District shall also comply with the site and building design guidelines set forth in 33-18 (h).

**SECTION 5.** Section 33-18, Standards and Specifications, of Article III, Site Plan Design, of Chapter 33, Development Regulations, of the Code of the Township of Teaneck is hereby amended to add thereto paragraph (h) to read in full as follows:

(h) Site and building design requirements for self-storage facilities in the SSO District.

In reviewing applications for Site Plan Review within the SSO District, the approving authority shall consider the criteria set forth in the following provisions. In reviewing such applications, the approving authority shall have the power to grant waivers from the following provisions as may be reasonable and within the general purposes and intent of this chapter, if the literal enforcement of one or more provisions of this subsection is impractical or will enact undue hardship because of peculiar condition pertaining to the land in question.

(1) Vehicular access and parking location

- a. Vehicular access shall be provided only from Route 4.
- b. Parking is prohibited in the rear yard. Parking is not permitted within a side yard within forty (40) feet of a residential use. Parking may be apportioned into two areas: one with unrestricted access for first-time users, and the second, behind a locked gate to be used by staff and those renting space within the building.

(2) Fencing, buffers, lighting and landscaping

- a. A six (6) feet high board-on-board fence of wood, simulated wood or PVC shall be provided along any property line adjacent to a residential use.
- b. A buffer of a minimum width of ten (10) feet comprised of a double row of staggered trees with at least two (2) varieties of evergreen and deciduous trees (four (4) varieties in total) with an initial planting height of at least ten (10) feet in height for deciduous trees and twelve (12) feet in height for evergreen trees shall be provided along the entire length of the rear and side property lines adjacent to residential uses.
- c. Exterior lighting shall be limited to vehicle entrances, parking and loading areas and at the front lobby pedestrian entry area only. No lighting shall be permitted in the rear yard. No light fixture shall exceed a height of eighteen (18) feet and shall have shields to prevent light spillage on to any adjacent property. Such lighting shall be dimmed to minimal levels for security purposes when the facility is closed.
- d. Areas of the site which are not covered by buildings or paving, including the area between Route 4 and Farragut Drive and parking or driveway areas, shall be landscaped with lawn, shrubs and trees.

(3) Refuse and recycling

Refuse and recycling storage containers are encouraged to be provided within the building. If such areas are provided outdoors, they shall only be permitted in the front or side yards and shall meet the same setbacks as that required for buildings. Such areas shall be shielded on all sides by wood, simulated wood or steel fencing, or walls comprised of the same exterior material and color of that of the principal building, and sufficient in height to screen all such storage containers.

(4) Building Design

a. Massing and articulation

1. The base of the building shall be highlighted or distinguished from the upper levels by a change in materials, different window patterns, and/or a horizontal projecting canopy, awning, sunshade, or dimensional band of contrasting trim.
2. The length of the building along all facades shall be broken into a series of bays, each not to exceed 100 feet in width. Each bay shall be distinguished from its adjoining bays through at least one (1) of the following means: a change in plane of at least two (2) feet deep, extending through all levels; separation by columns or pilasters of at least two (2) feet wide and projecting from the façade by at least one (1) foot; or projecting vertical “fins” that extend from the ground plane to the roofline, and which are architecturally integrated into the overall building composition.
3. Flat roofs are required. No gabled, sloping or mansard roofs shall be permitted.

b. Architectural detailing

1. The architectural detailing on the upper levels of the buildings directly above the glazed lobby/office area should follow the lobby/office façade massing cues, for example by: being similarly glazed (giving views into the elevator/lobby area of each floor); having a differentiated and/or projecting façade mass, such as a tower shape; and/or having different materials than that of the remainder of the building.
2. Windows are encouraged at all levels of the façade. Organizing the storage units within the buildings so that circulation hallways and stairways adjoin the building facades allowing them to be day-lit with large windows, is encouraged.
3. Rather than being flat punched openings, building doors and windows should have dimensional trim and/or be recessed into the building’s façade so that shadow lines form around the openings. The exception is a large expanse of glazed façade that incorporates the entry door; this may form a separate architectural volume that is largely flat in plane.

c. Entry and lobby

The entry lobby and office for a self-storage building shall be located in the front of the building facing Route 4. The lobby and office shall have a glazed, transparent façade that allows views into this portion of the building.

d. Materials

1. Façade materials shall be compatible with the residences to rear. Brick, masonry or stucco cladding is encouraged. Metal is prohibited as a façade cladding except as a minor accent material.
2. All facades of the building shall be designed with a similar level of detailing and the same materials. Windows are encouraged at the ends of hallways and along stairwells, to break up the façade.

**SECTION 6.** Inconsistency. All ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION 7.** Severability. If any sentence, section, clause, or other portion of this ordinance, or the application thereof to any person or circumstance, shall for any reason be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or repeal the remainder of this ordinance.

**SECTION 8.** Effective Date. This ordinance shall take effect twenty (20) days following passage and publication, or as otherwise required by law, and upon filing with the Planning Board of the County of Bergen.

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Mohammed Hameeduddin, Mayor

ATTEST:

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Issa Abbasi, Township Clerk

Introduced: \_\_\_\_\_

Adopted: \_\_\_\_\_