



**Township Council**

c/o Township Clerk  
Teaneck, NJ 07666

Meeting: 05/07/24 06:30 PM

Department: Township Clerk

Category: Authorize

DOC ID: 8389

**ORDINANCE (ID # 8389)**

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**Ordinance No. 6-2024 ACCEPTING THE DEDICATION OF A PORTION OF THE PROPERTY LOCATED AT BLOCK 3003, LOTS 2 AND 3 ON THE OFFICIAL TAX MAP, MORE COMMONLY KNOWN AS CHADWICK ROAD FOR THE PURPOSES OF DEVELOPING AND MAINTAINING A PUBLIC RIGHT- OF-WAY CUL-DE-SAC**

**BE IT RESOLVED** by the Township Council of the Township of Teaneck that Ordinance #6-2024 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

ACCEPTING THE DEDICATION OF A PORTION OF THE PROPERTY LOCATED AT BLOCK 3003, LOTS 21 AND 32 ON THE OFFICIAL TAX MAP, MORE COMMONLY KNOWN AS CHADWICK ROAD FOR THE PURPOSES OF DEVELOPING AND MAINTAINING A PUBLIC RIGHT- OF-WAY CUL-DE-SAC

BE IT RESOLVED by the Township Council of the Township of Teaneck that Ordinance #6-2024 pass upon second and final reading and that the Township Clerk is hereby authorized and directed to advertise the same according to law and to provide the appropriate notices in accordance with law.

**HISTORY:**

04/02/24      Township Council      INTRODUCED

<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	Michael S Pagan, Councilman
<b>SECONDER:</b>	Karen Orgen, Councilwoman
<b>AYES:</b>	Schwartz, Orgen, Pagan, Belcher, Gee, Goldberg
<b>ABSENT:</b>	Elie Y. Katz

TOWNSHIP OF TEANECK  
BERGEN COUNTY, NJ

**ORDINANCE NO. 6-2024 ACCEPTING THE DEDICATION OF A PORTION OF THE PROPERTY LOCATED AT BLOCK 3003, LOTS 2 AND 3 ON THE OFFICIAL TAX MAP, MORE COMMONLY KNOWN AS CHADWICK ROAD FOR THE PURPOSES OF DEVELOPING AND MAINTAINING A PUBLIC RIGHT- OF-WAY CUL-DE-SAC BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF TEANECK THAT ORDINANCE #6-2024 PASS UPON SECOND AND FINAL READING AND THAT THE TOWNSHIP CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ADVERTISE THE SAME ACCORDING TO LAW AND TO PROVIDE THE APPROPRIATE NOTICES IN ACCORDANCE WITH LAW.**

WHEREAS, the Township of Teaneck (the “Township”) is authorized pursuant to N.J.S.A. 40:67-1 et seq. to accept any street, highway, lane, alley, square or other place, or any part thereof, dedicated to public use, and thereafter, improve and maintain the same; and

WHEREAS, Holy Name Real Estate Corp., a New Jersey non-profit corporation (“Holy Name”), with an address of c/o Holy Name Medical Center, 718 Teaneck Road, Teaneck, New Jersey 07666, is the fee owner of the property located at Block 3003, Lots 2 and 3 on the Official Tax Map of the Township of Teaneck (the “Holy Name Property”); and

WHEREAS, the Township and Holy Name have determined that a portion of the Holy Name Property will be used and maintained for public purposes; and

WHEREAS, Holy Name has agreed to vacate a portion of the Holy Name Property as determined in conjunction with the Township and as described on Exhibit A and depicted on Exhibit B (the “Township Property”) and dedicate it to the Township for the purposes of developing and maintaining a public right-of-way cul-de-sac on a section of Chadwick Road.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Teaneck, New Jersey, that:

SECTION I. All that portion and part of the Holy Name Property, as described on Exhibit A and depicted on Exhibit B, shall, once Chadwick Road is vacated by the Township and the cul-de-sac is created by Holy Name, be dedicated to the Township for public use and/or right-of-way reserving and excepting any and all rights and privileges possessed by any public utilities as defined in N.J.S.A. 48:2-13, and by any cable television company, as defined in the “Cable Television Act,” P.L. 1972, c. 186, to maintain, repair and replace their existing facilities in, adjacent to, over or under the street, highway, lane, alley or square thereof, to be vacated. Holy Name has the right to connect into and install utility and drainage lines, pipes, and structures, within Chadwick Road and the cul-de-sac as same may be vacated and dedicated.

SECTION II. A map prepared in support of the dedication of the Township Property, set forth in Exhibit B, a copy of which is attached hereto and made a part hereof, is on file in the office of the Director of the Department of Engineering.

SECTION III. The Township Property, as indicated in Exhibit A attached hereto, is hereby agreed to be accepted and dedicated for public use once the cul-de-sac is created on Chadwick Road in accordance with N.J.S.A. 40:67-1 et seq.

SECTION IV. By vacating and dedicating the Township Property as a public street or right-of-way, Holy Name waives any and all rights (with the exception of the rights stipulated in Section I above), title and interest in the Township Property.

SECTION V. Within sixty (60) days after the adoption of this Ordinance the Township Clerk shall cause this Ordinance, together with a copy of the proof of publication thereof and the Deed of Dedication, to be filed with the Bergen County Register of Deeds and Mortgages for recordation.

SECTION VI. All publication and notice requirements of this Ordinance are subject to N.J.S.A. 40:49-6.

SECTION VII. This Ordinance is adopted under and by virtue of the provisions of N.J.S.A. 40:67-1 et seq.

SECTION VIII. This Ordinance shall take effect after passage and publication in the manner provided by law.

ATTEST:

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Doug Ruccione  
Township Clerk

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Michael Pagan, Mayor

EXHIBIT "A"

LEGAL DESCRIPTION

**LAPATKA ASSOCIATES, INC.**

12 Route 17 North, Suite 230

Paramus, NJ 07652

Telephone: (201) 587-1600

January 12, 2022

Project # 01-160

Page 1 of 2

RE: DESCRIPTION OF A PORTION OF CHADWICK ROAD TO BE VACATED, SITUATED  
IN THE TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY.

**DEED DESCRIPTION**

Beginning at a point in the southerly sideline of Cedar Lane (70' wide), said point being formed by the intersection of said southerly sideline of Cedar Lane with the southeasterly sideline of Chadwick Road (50' wide), and from said point proceeding, thence;

- 1). South 40 degrees and 00 minutes and 46 seconds west, along said southeasterly sideline of Chadwick Road, for a distance of 258.39 feet to a point of curvature, thence;
- 2). Still along said southeasterly sideline of Chadwick Road, along the arc of a curve bearing to the right, having a radius of 100.00 feet, and an interior angle of 63 degrees and 45 minutes and 05 seconds, and an arc length of 111.27 feet, the chord of which bears south 71 degrees and 53 minutes and 19 seconds west, for a distance of 105.62 feet to a point of compound curvature, thence;
- 3). Still along said southeasterly sideline of Chadwick Road, along the arc of a curve bearing to the right, having a radius of 1,050.00 feet, and an interior angle of 26 degrees and 47 minutes and 01 seconds, and an arch length of 490.84 feet, the chord of which bears north 62 degrees and 50 minutes and 39 seconds west, for a distance of 486.38 feet to a point on a curve, thence;
- 4). Still along said southeasterly sideline of Chadwick Road, along the arc of a curve bearing to the left, having a radius of 35.50 feet, and an interior angle of 23 degrees and 17 minutes and 47 seconds, and an arch length of 14.43 feet, the chord of which bears north 49 degrees and 48 minutes and 48 seconds west, for a distance of 14.34 feet to a point, thence;
- 5). North 38 degrees and 10 minutes and 02 seconds east, departing from said southeasterly sideline of Chadwick Road, for a distance of 35.88 feet to a point in the northwesterly sideline of said Chadwick Road, thence;
- 6). Along said northwesterly sideline of Chadwick Road, along the arc of a curve bearing to the left, having a radius of 1,000.00 feet, and an interior angle of 26 degrees and 44 minutes and 13 seconds, and an arc length of 466.65 feet, the chord of which bears south 62 degrees and 52 minutes and 04 seconds east, for a distance of 462.42 feet to a point of compound curvature, thence;
- 7). Still along said northwesterly sideline of Chadwick Road, along the arc of a curve bearing to the left, having a radius of 50.00 feet, and an interior angle of 63 degrees and 45 minutes of 05 seconds, and an arc length of 55.63 feet, the chord of which bears north 71 degrees and 53 minutes and 19 seconds east, for a distance of 52.81 feet to a point of tangency, thence;

**LAPATKA ASSOCIATES, INC.**

12 Route 17 North, Suite 230

Paramus, NJ 07652

Telephone: (201) 587-1600

January 12, 2022

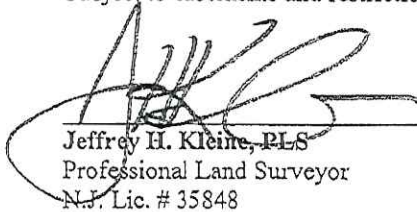
Project # 01-160

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- 8). North 40 degrees and 00 minutes and 46 seconds east, still along said northwesterly sideline of Chadwick Road, for a distance of 252.55 feet to a point, in the aforementioned southerly sideline of Cedar Lane, thence;
- 9). South 56 degrees and 38 minutes and 40 seconds east, for a distance of 50.34 feet to a point, said point also being the point or place of beginning.

Containing: 40,824 square feet (or) 0.937 acres more or less.

Subject to easements and restrictions of record.



Jeffrey H. Klein, PLS  
Professional Land Surveyor  
N.J. Lic. # 35848

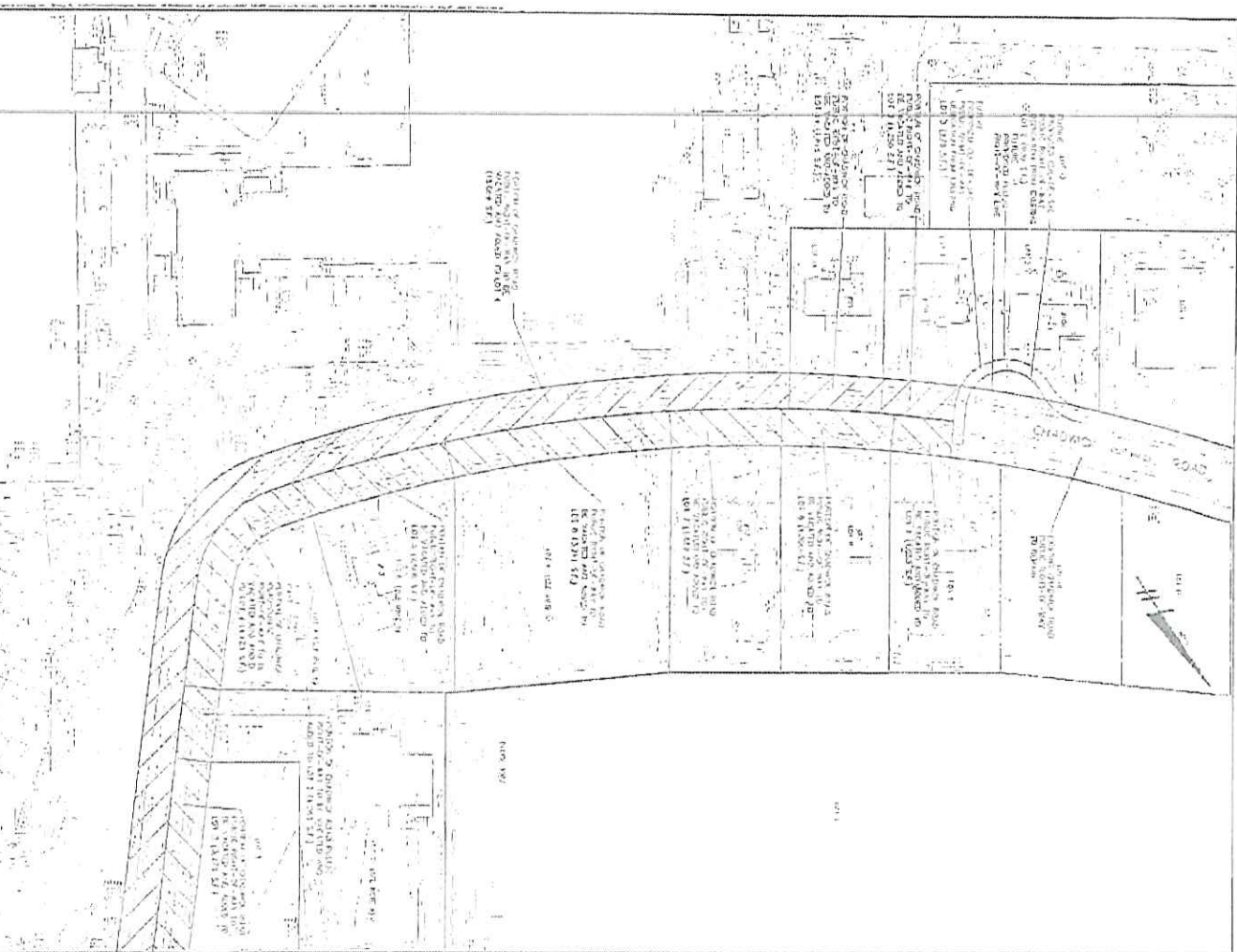
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Consulting Engineering – Landscape Architecture – Land Surveying

EXHIBIT "B"

PLAN

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**ZONING**  
The following zoning regulations apply to the subject property:  
1. The subject property is zoned R-1 Single-Family Residential.  
2. The subject property is subject to the following zoning requirements:  
- Minimum lot area: 12,000 square feet  
- Minimum lot width: 40 feet  
- Minimum front setback: 10 feet  
- Minimum rear setback: 10 feet  
- Maximum height: 35 feet  
- Maximum area of impervious surface: 40% of lot area

**REAR ROAD**

**PRINCE STREET**

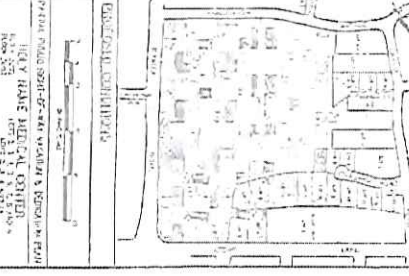


**TABLE 1**  
Area and Perimeter of Lots

Lot No.	Area (sq. ft.)	Perimeter (ft.)
1	12,000	400
2	12,000	400
3	12,000	400
4	12,000	400
5	12,000	400
6	12,000	400
7	12,000	400
8	12,000	400
9	12,000	400
10	12,000	400
11	12,000	400
12	12,000	400
13	12,000	400
14	12,000	400
15	12,000	400
16	12,000	400
17	12,000	400
18	12,000	400
19	12,000	400
20	12,000	400



**LEGEND**  
- Solid lines: Building Footprint  
- Dashed lines: Property Line  
- Stippled areas: Parking Areas  
- Hatched areas: Setback Areas



**GENERAL NOTES**  
1. The subject property is zoned R-1 Single-Family Residential.  
2. The subject property is subject to the following zoning requirements:  
- Minimum lot area: 12,000 square feet  
- Minimum lot width: 40 feet  
- Minimum front setback: 10 feet  
- Minimum rear setback: 10 feet  
- Maximum height: 35 feet  
- Maximum area of impervious surface: 40% of lot area  
3. The proposed building footprint is shown in solid lines.  
4. The proposed parking areas are shown in stippled areas.  
5. The proposed setbacks are shown in hatched areas.

**PROPERTY INFORMATION**  
- Owner: [Name]  
- Address: [Address]  
- City: [City]  
- State: [State]  
- Zip: [Zip]

**DATE**  
[Date]



BROOK STREET  
CEDAR LANE (100' WIDE)  
PRINCE STREET  
RED ROAD

CEDAR LANE (100' WIDE)

