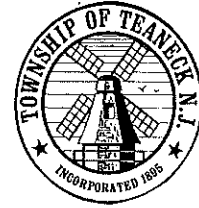




# Teaneck Police Department



## Inter-Office Communication

To: Chief Glenn O'Reilly

Date: July 22, 2019

Subject: 189 The Plaza

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**FILE**

I have reviewed the zoning board application received from 189 The Plaza LLC, proposing to construct a fifteen-story building on the property located at 189 State Street on Block 5005, Lot 2, 1 and 11, which is zoned B-1.

The plans prepared by Nastasi Architects on behalf of the applicant propose a fifteen-story 147-unit building with 3 parking and 12 residential stories and commercial space on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Access will be via a right-in/right-out only driveway along The Plaza.

RSIS requires a minimum parking allotment of 177 spaces (45 1-bedroom x .08 spaces per dwelling unit, 90 2-bedroom x 1.3 spaces per dwelling unit and 22 3-bedroom x 1.9 per dwelling unit). The plans submitted by the applicant show 3 parking stories with 176 parking spaces, of which 6 spaces are ADA compliant van accessible handicapped spaces. The plans include 25 parking spaces with less than the RSIS required minimums of 9' wide by 18' deep (21 parking spaces 8'4" wide and 4 tandem spaces 8'4" wide).

Provided that the applicant demonstrates the required number of on-site parking spaces prior to site plan approval, the Teaneck Police Department Traffic Bureau has no objection to this application.

If any further information is required, please advise.

Respectfully submitted,

Lieutenant Tanya Balser

Lieutenant Tanya Balser  
Traffic Bureau Commander