REPORT ON SALE OF 275 FARRANT TERRACE BLOCK 2305, LOT 11 TOWNSHIP OF TEANECK PURUANT TO N.J.S.A. 40A:12-13.5

MAY 28, 2025

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PREPARED FOR:
BERGEN COUNTY PROSECUTORS OFFICE

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Introduction

This report pertains to the property identified as **275 Farrant Terrace** in the **Township of Teaneck**, **Bergen County, New Jersey**. The property has been owned by the **Bergen County Prosecutors Office** since February 2023, through confiscation as result of a criminal case. The Bergen County Prosecutors Office intends to sell this property.

This document is prepared to satisfy the requirements for sale of county-owned real property as per **N.J.S.A. 40A:12-13.5**. It provides an analysis of the reasons for the sale, as well as an assessment of its **advantages, disadvantages, benefits, and detriments**. Additionally, the report evaluates the **environmental and recreational impacts** of the sale, including potential effects on **endangered species, nongame species, and endangered plant species**. It also examines the **economic and environmental value** of the land under both its current and proposed uses..

Property Description

The subject property is located in the **southwest quadrant of the Township of Teaneck**. Its street address is **275 Farrant Terrace**, approximately 350 feet from **Queen Anne Road**. **Farrant Terrace is a one-way street connecting Queen Anne Road to Degraw Avenue**.

- **Tax Map Identification:** Block **2305**, Lot **11**
- **Lot Size:** 0.094 acres (4,080 sq. ft.)
- **Zoning:** R-S (Residential Single-Family)
- **Existing Structures:**
    - **Single-family dwelling** with a **921 sq. ft. footprint**
    - **Detached garage** (360 sq. ft.) located in the rear yard
- **Zoning Compliance:** The property is in full compliance with zoning regulations.

Local Lands and Buildings Law

Under the Local Lands and Buildings Law (**N.J.S.A. 40A:12-13**), counties may sell real property, capital improvements, or personal property through public auction or private sale.

The law permits a private sale when the sale is to a person, political subdivision, agency, department, commission, board, or corporate body of the State of New Jersey, provided the sale is authorized by a County resolution. Accordingly, the Bergen County Prosecutor's Office may undertake the sale of this property as a private sale.

Reason for sale of the Property

The property is not in use by the Bergen County Prosecutor's Office. However, maintaining the property requires County resources, including upkeep and security. Additionally, the vacancy of the property increases its risk of vandalism and theft.

Selling the property will:

- Allow a buyer to occupy and maintain the residence
- Reduce the County's maintenance burden
- Enhance neighborhood value by ensuring the property is utilized

Advantages and Benefits of Sale

The sale of this property provides several key advantages:

1. **Proper Utilization of the Property:** The primary benefit is that the property will be used for residential purposes, ensuring its proper maintenance and occupation.
2. **Elimination of Maintenance Costs:** The Bergen County Prosecutor's Office will no longer be responsible for maintenance expenses associated with the vacant property.
3. **Financial Benefit to the County:** Proceeds from the sale can be used to offset other financial obligations of the Bergen County Prosecutor's Office.

Disadvantages and Detriments of Sale

No significant disadvantages or detriments associated with this sale have been identified.

Environmental Impact of Proposed Sale

An environmental assessment of 275 Farrant Terrace has been conducted, with the following findings:

- The property contains **common trees, turf, and broad-leaf weeds**, but no significant plant life.

- There are **no water bodies or wetlands** on the site.
- The sale will **not impact ecologically sensitive lands**, including:
    - Floodplains
    - Steep slopes
    - Wetlands
    - Preserved farmland
- A review of **New Jersey Department of Environmental Protection (NJDEP)** records indicates that the site has **no known contamination**.
- **No historic, archaeological, or cultural resources** have been identified on the property.
- The property is in a highly urbanized area and does **not serve as a habitat for endangered or threatened species**.
- A review of the **NJ-GeoWeb** mapping system confirms that the site is **not within a designated area for endangered or federally listed species**.

Economic Impact of Proposed Sale

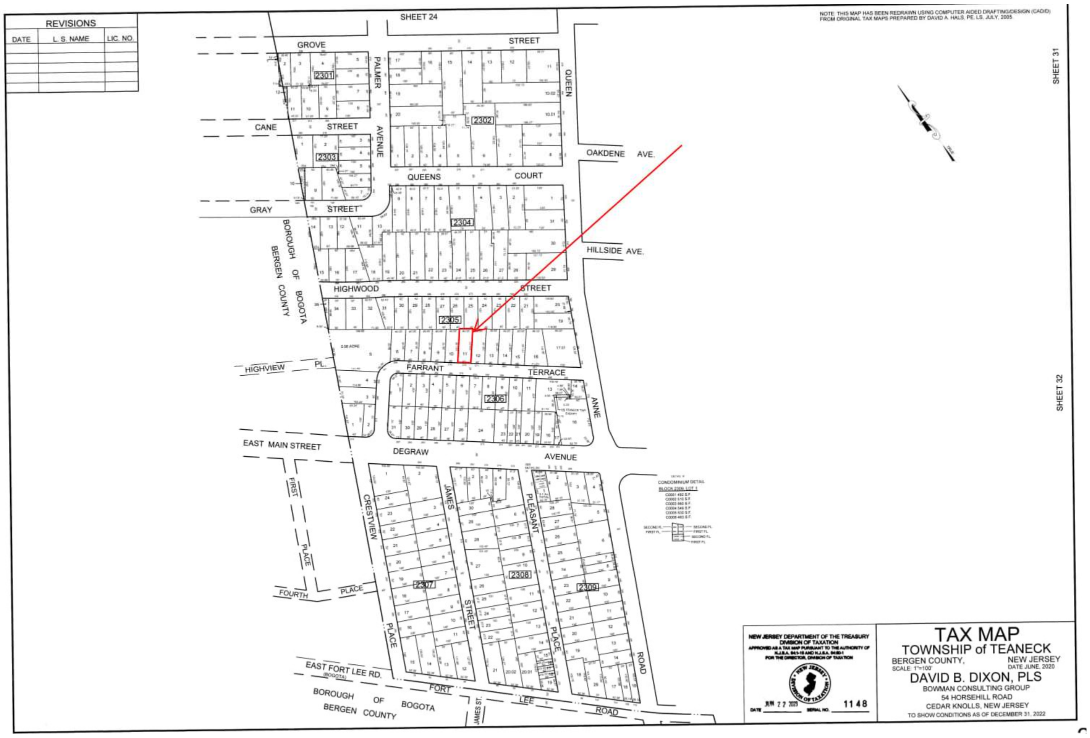
The sale of 275 Farrant Terrace (Block 2305, Lot 11) will provide economic benefits to the Bergen County Prosecutor's Office:

- **Currently**, the property provides **no financial benefit** to the County.
- Maintenance expenses for the vacant property are **an unnecessary cost**.
- Selling the property **eliminates ongoing expenses** and **generates revenue** from the sale, which can be used for other County needs.

Fastech Consulting Engineers

APPENDIX A

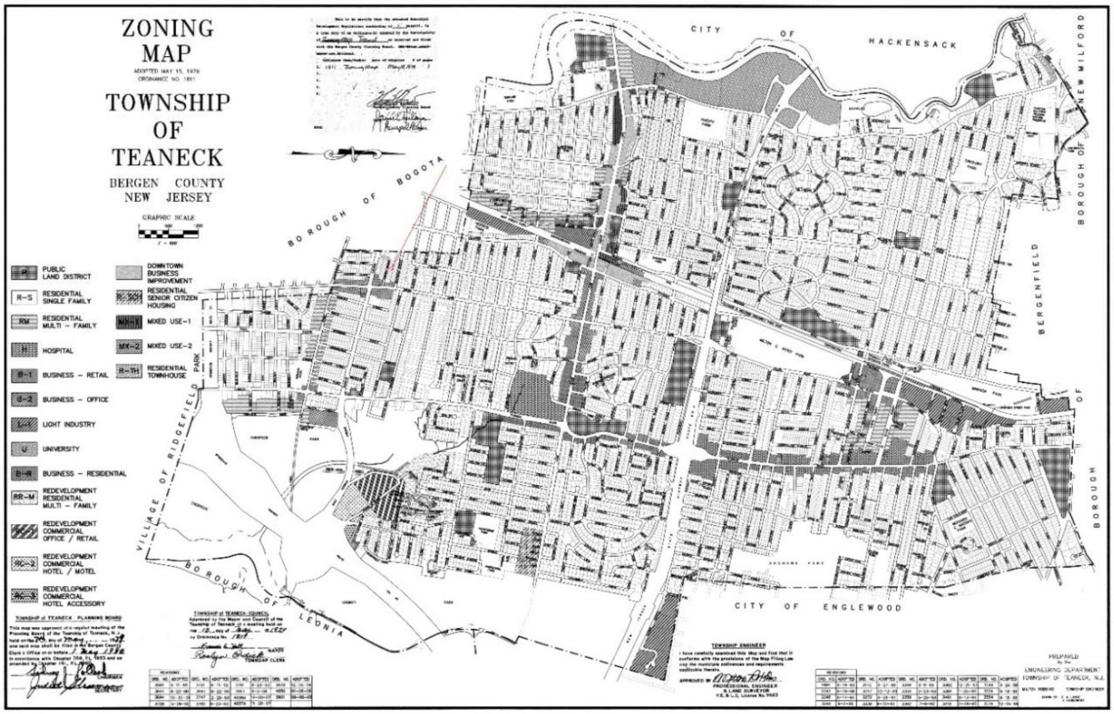
Tax Map:



Tax Map: Sheet 23

Tax Map: Zoomed In

Zoning Map:



Zoning Map: Bergen County, Township of Teaneck

Zoning Map: Zoomed In

Property Card

Block	2305	Land Desc	40X102	Owners Name		Land	269,200	Exemption	Net Taxable Value Deductions
Lot	11	Bldg Desc	2S-AL-0-2UG	Street Address	Bank 00000	Impr	270,400	Code	Cd No-Ow
Qual		Addl Lots		City & State	Zip 07601	Total	539,600	Value 0	
Acct#	021111	Acreage	0.094 Class 2	Property Location 275 FARRANT TERR	Zone R01				

DESCRIPTION

SITE INFORMATION

Sewer:	YES
Water:	YES
Gas:	YES
Topography:	LEVEL
Road:	PAVED

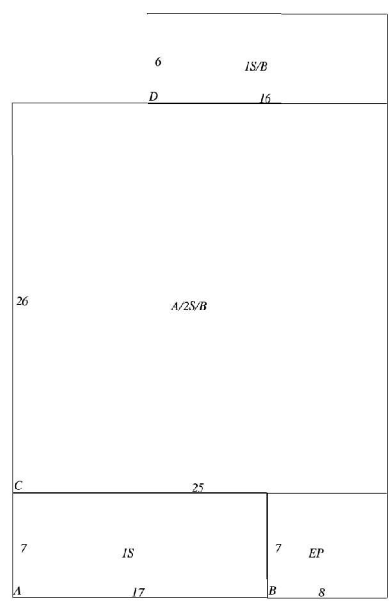
BUILDING INFORMATION

Type and Use:	ONE FAMILY
Story Height:	TWO STORY W/ATT
Style:	SMALL COLONIAL
Exterior Fin:	VINYL SIDING
Roof Type:	GABLE
Roof Material:	ASPHALT SHINGLE
Foundation:	CONCRETE BLOCK
Condition:	TYPICAL
Quality:	17
Source:	CALL BACKS
Bath:	Mod:1 Avg:2 Old:
Kitchen:	Mod:31 Avg: Old:
Room Count:	Tot: 7 Bed: 4 Bth: 3
Year Built:	1926
Eff Age (Years):	97
Livable Area:	1775

BASEMENT	746 SF
BASEMENT FIN	723 SF
FIRST STORY	865 SF
UPPER STORY	650 SF
HOT WATER OR ST	2498 SF
3 FIXTURE BATH	3
DORMER	5
UNFIN ATTIC	650 SF
	650 SF
ENCLOSED PORCH	56
BRICK PATIO	270 SF
DETACHED GARAGE	360 SF

SALE DATE 00/00/00
SALE PRICE 0

SKETCH



02/07/25 Scale: 10

APPENDIX B

Property Photos

Exterior:

Front Façade.

Front and Right-Side View.

Front and Left-Side View.

Rear Façade.

First Floor:

Foyer.

Front Door/Foyer.

Livingroom: First View

Livingroom: Second View

Dining Room: Extending from the Livingroom, adjacent to the Kitchen.

Kitchen: First View

Kitchen: Second View

First Floor Restroom: First View. Adjacent to Dining and the Kitchen.

First Floor Restroom: Second View

Second Floor:

Hallway: Linking two Bedrooms, Restroom and Staircase to the Attic.

Bedroom 1: First View

Bedroom 1: Second View

Bedroom 2: First View

Bedroom 2: Second View

Restroom

Attic:

Attic: First View

Attic: Second View

Attic: Alcove.

Basement:

Utilities: Water & Gas Meters and Electrical Panel

Utilities: Heating System & Washer.

Basement Storage: First View

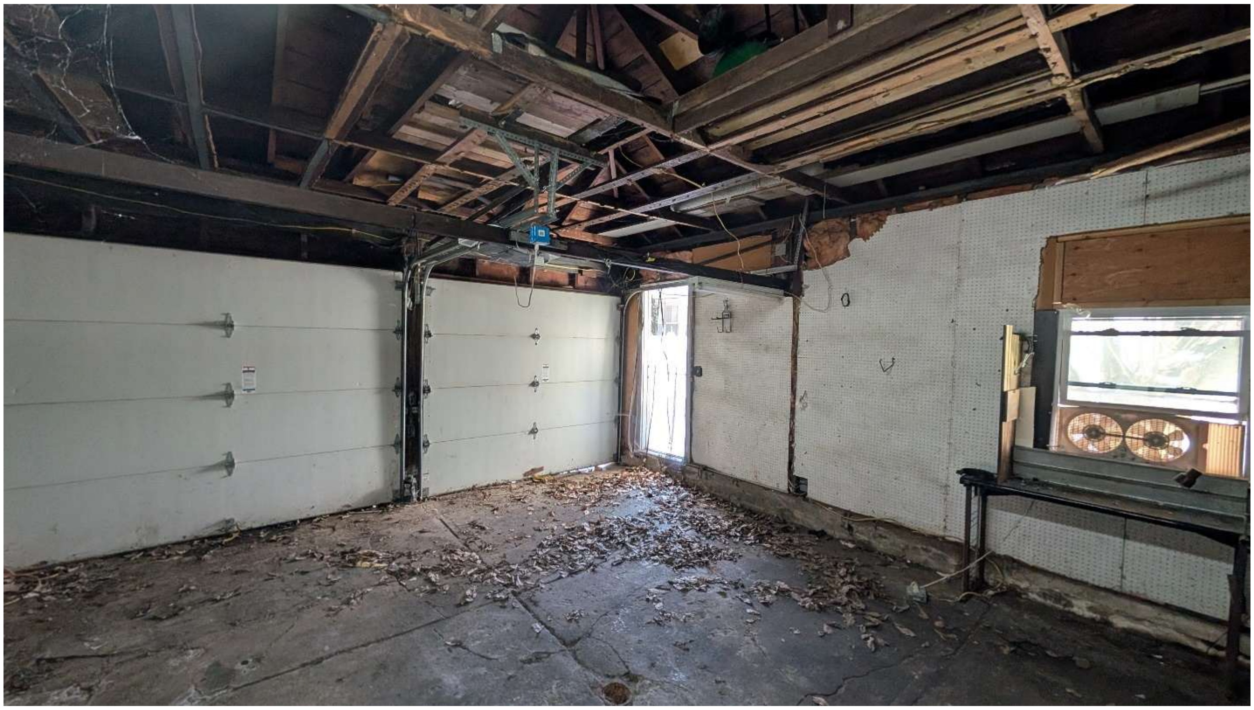
Basement Storage: Second View

Driveway and Garage:

Driveway.

Garage.


Garage Interior: First View


Garage Interior: Second View

Backyard: