

MINUTES OF THE OPEN SESSION MEETING OF  
THE TEANECK TOWNSHIP COUNCIL  
HELD IN THE MUNICIPAL BUILDING COUNCIL CHAMBERS ON  
TUESDAY, NOVEMBER 30, 2010

Mayor Hameeduddin called the open Session meeting of the Teaneck Township Council to order at 8:02 p.m., and asked all those present to rise for the Pledge of Allegiance.

ROLL CALL

Present: C. Parker (8:23 PM), DM. Gussen, C. Honis, C. Katz, C. Toffler, Mayor Hameeduddin.

Absent: C. Stern.

Also Present: S. Turitz/W. Rupp - Ferrara, Turitz, Harraka, & Goldberg, Esqs.; W. Broughton, Township Manager/Acting Clerk; J. Evelina, Senior Clerk; I. Abbasi, Executive Assistant.

MAYOR'S ANNOUNCEMENT

Adequate notice of this meeting has been provided by Resolution 170-10, setting the 2010 meeting dates, sending a copy to THE RECORD, THE SUBURBANITE, THE BERGEN NEWS/SUN BULLETIN, THE JEWISH STANDARD, and THE COUNTY SEAT, filing a copy in the Township Clerk's Office and posting it on the Municipal Building bulletin board, and the Mayor hereby directs that this statement be included in the minutes.

ROLL CALL

MOTION TO GO INTO CLOSED SESSION

CLOSED SESSION DISCUSSION

MOTION TO RETURN TO OPEN SESSION

PLEDGE OF ALLEGIANCE

MAYOR'S ANNOUNCEMENT

Adequate notice of this meeting has been provided by Resolution 170-10, setting the 2010 meeting dates, sending a copy to THE RECORD, THE SUBURBANITE, THE BERGEN NEWS/SUN BULLETIN, THE JEWISH STANDARD, and THE COUNTY SEAT, filing a copy in the Township Clerk's Office and posting it on the Municipal Building bulletin board, and the Mayor hereby directs that this statement be included in the minutes.

## PRESENTATIONS

1. Teaneck Food Pantry Volunteers  
Reverend Daniel Meys & Councilman Elie Y. Katz - Founders  
Janice Preschel, Director  
Jacqueline Zivkovich, Co-Coordinator  
Mindy Goldberg, Associate Director of Development  
Joshua Batista, Field Manager  
Ronald Mayes, Associate Field Manager  
Edgar Perez, Treasurer  
Rene Rodriguez  
Katya Rodriguez  
Justin Rodriguez  
Carole Strotbek  
Naomi Strotbek  
Sally Meys  
Hermonza J. Ortiz  
Margarita Selpa  
Ingri Perez  
Steve Polter  
Miles Diggs  
Noah Preschel  
Derrick Neville  
Victoria Wilkerson  
Angela Wilkerson  
Tom Anzevino  
Zack Preschel  
Harrison Preschel

C. Katz discussed the creation of the Helping Hands Food Pantry. Reverend Mays and Mayor Hameeduddin thanked the volunteers for their efforts and presented certificates of appreciation to all of the volunteers. K. Feit presented a check in the form of a donation from Teaneck Shuls to the Helping Hands Food Pantry for their efforts. J. Preschel thanked the Council, general public and sponsors for their efforts.

## COUNCIL-LISTED ITEMS

1. Police Officer John Abraham Jr. Way Resolution #324-10

Deputy Mayor Gussen and C. Honis presented a proclamation to the Abraham family to add the name Police John Abraham Jr. Way to Esther Avenue and read the resolution into the record.

## COMMUNICATIONS

1. Request for Endorsing Resolution - New Concepts for Living.

James DeCola (sic) and David Camerrada (sic) spoke about their grant application from the Community Development Board to assist the developmentally disabled on Ogden Avenue. They requested a municipal endorsing resolution per the Federal Government's HUD program for the Community Block grant. D. Camerrada spoke about the background of New Concepts living and Council agreed to list this item on the December 14, 2010 agenda.

### PRESENTATIONS (CONTINUED)

3. Anthony Gianforcaro - Votee Park Drainage Study.

Township Engineer Charles McKearnin introduced Consulting Engineer Anthony Gianforcaro, who presented his firm's study regarding the drainage at Votee Park.

DM. Gussen inquired about the sloping of pipes in Votee Park and asked for a scenario of unimproved drainage over the next twenty years. He also asked Township Engineer about the CSX track lines round the park and about soil remediation in the Park.

A. Gianforcaro and Township Engineer C. McKearnin responded to DM. Gussen's questions.

### PUBLIC HEARING AND ADOPTION OF ORDINANCE

Ms. Evelina read the Ordinance by title only.

ORDINANCE #4207 - AN ORDINANCE REPEALING ORDINANCE NO. 4200 ENTITLED "AN ORDINANCE ADDING A NEW ARTICLE XXXIV TO CHAPTER 2 OF THE CODE OF THE TOWNSHIP OF TEANECK TO ESTABLISH THE DEPARTMENT OF PUBLIC SAFETY AND THE POSITION OF DIRECTOR OF PUBLIC SAFETY IN THE UNCLASSIFIED SERVICE OF THE TOWNSHIP OF TEANECK, ESTABLISHING A SALARY FOR SAID POSITION, CREATING THE DIVISION OF POLICE AND THE DIVISION OF FIRE WITHIN SAID DEPARTMENT, ABOLISHING THE DEPARTMENT OF POLICE AND THE DEPARTMENT OF FIRE PROTECTION, ABOLISHING THE POSITIONS OF POLICE CHIEF AND FIRE CHIEF AND AMENDING VARIOUS PROVISIONS OF THE CODE OF THE TOWNSHIP OF TEANECK TO REFLECT SUCH CHANGES AND ESTABLISHING THE POSITION OF DEPUTY MANAGER AND SALARY THEREFOR".

Mayor Hameeduddin inquired whether any member of the Council had any comments respecting these ordinances prior to opening the public hearing.

None.

Mayor Hameeduddin declared that the public hearings on the above ordinances were now open. Any members of the public wishing to be heard on any of said ordinances or to ask questions concerning said ordinances may come forward and state their name for the record. Comments or questions shall be limited to five minutes per person.

Art Vatsky, Teaneck, inquired about future plans of modernizing the Township government.

Dr. Alex Rashin, Teaneck, spoke about the construction of the new Police Building; lawsuits; the future delays of ordinances if asked for by the public and requested that Council create a resolution to regulate spontaneous lawsuits.

Emil Lebovich, Teaneck, inquired about C. Toffler's response to Resolution #258-10.

Howard Rose, Teaneck, congratulated Council regarding Ordinance #4207.

There being no further persons wishing to speak concerning said ordinances, Mayor Hameeduddin declared that the public hearing on this ordinance was now closed.

C.Parker expressed support for Ordinance #4207 and disapproval of Ordinance #4200 and also agreed with Dr. Rashin's comments regarding the New Police Building. urged Council to take its time in the future for any decision.

DM. Gussen commented that the decision regarding Ordinance #4200 was not made quickly and had been discussed for years and discussed reasons for his support of Ordinance #4207.

C. Parker commented that the study for a Department of Public Safety was discussed in the past, but never studied.

Councilmember C. Parker moved to pass Ordinances #4207 on second and final reading and adopt. The Township Acting Clerk is hereby authorized and directed to advertise same according to law.

Seconded by Deputy Mayor Gussen.

Mayor Hameeduddin inquired whether any member of the Council had any comments respecting these ordinances.

None.

There being no further comments, Mayor Hameeduddin called on Ms. Evelina for a roll-call vote.

#### ROLL CALL

In Favor: C. Parker, DM. Gussen, C. Honis, C. Katz, C. Toffler, Mayor Hameeduddin.

Opposed: None.

Absent: C. Stern.

Abstained: None.

Mayor Hameeduddin declared that said ordinance was duly adopted.

MEETING OPEN TO THE PUBLIC FOR GOOD AND WELFARE OR PUBLIC INPUT ON ANY MATTERS ON THIS AGENDA

Mayor to inquire whether any member of the Council has any comments prior to opening the meeting to any comments from the public.

None.

Mayor to declare that any members of the public wishing to be heard at this time shall come forward and state their names and addresses for the record. Comments shall be limited to five minutes per person.

Arnold Lit, Hurt & Berstein, spoke about Rent Ordinance #4199 and asked for a new ordinance to be considered with feedback from tenants and landlords.

Judy Distler, Teaneck, thanked those organizations who helped sponsor the Teaneck Film Festival; spoke about the discourse between Councilmembers; and asked the Township Council not allow a perfume factory to expand last year.

Simone Tsigounis, Cresskill, asked the Council the re-consider Ordinance #4199 and asked for the consideration of reinforcing the buffer ordinance on her commercial property.

Kevie Feit, Teaneck, thanked the Council for supporting Resolution #323-10 regarding State proposed regulations against Volunteer Ambulance Corps.

Elizabeth Davis, Teaneck, discussed the history of Bright Side Manor, the need for affordable Senior Housing and possible re-zoning of Brightside Manor to a multi-family use.

Howard Rose, Teaneck, discussed the grant for Pedestrian Safety; donations to the Teaneck Road Business Community Alliance (TRBCA) for holidays lights on Teaneck Road; and the field at Votee Park.

T.J. Quinn, Teaneck, discussed the conditions of the Votee Park field and supported the prospect of a new field.

Art Vatsky, Teaneck, agreed with the feelings of a prior speaker; discussed the drainage of the grass at Votee Park field; and take home cars for Township officials.

Mildred Tucker, Teaneck, appealed to the Council to consider assisting the Senior Housing project; and inquired about State and Federal grant requirements for such housing projects.

Yoni (sic) Greenstein, Teaneck, spoke about playing soccer on the Votee Park field and asked the Council to assist with improving the conditions at Votee Field.

Bill Berg, Teaneck, discussed the ongoing conversation about the Votee Park drainage study and inquired about the Green Acres grant received from the State. He asked that the Council move to have the field remediated for the September 2011 season.

Dr. Alex Rashin, Teaneck, spoke about the cost to fix Votee Park soccer field, Ordinance #4200 and the residents' request for a two-week delay to further discuss the ordinance.

Dr. Ken Hoffman, Teaneck, wished a happy holiday season to the Council and thanked the Department of Public Works and Recreation Department for their efforts in assisting the Teaneck Soccer league and their teams. He hoped that the Council will continue to consider the work to evaluate percolation studies, discussed the other organizations who use the Votee Park fields; and inquired about the status of the ROSI grant.

Kindra Guard (sic), Teaneck, discussed the urgency of fixing the Votee Park field as soon as possible and the volume of soccer players visiting the Votee Park field on a daily basis.

Robin Robinson, Teaneck, spoke about the necessity of affordable housing around town; and the level of discourse at Council meetings. He also asked that the topic of the Manager's car be dropped from future discussions and if grant money could be found to remedy the Votee Park soccer fields.

There being no further persons wishing to speak at this time, the Mayor declared that the public comment portion of the meeting was now closed.

Mayor to inquire whether any member of the Council or the Manager wishes to respond to the public comments or whether a member of the Council wishes to remove any item from the Consent Agenda and have a separate discussion thereon.

C. Katz encouraged the Council and administration to move as quickly as possible to help remedy the Votee Park soccer fields. He also discussed affordable housing concerns from residents and asked Mr. Turitz to discuss the consideration of rezoning an affordable housing project.

S. Turitz responded that this item would have to be referred to the Planning Board to consider a change to the Master Plan, and this must be done by the consideration of the Council.

DM. Gussen discussed the nature of the membership on the Planning Board and Board of Adjustment and recommended that Council not involve itself in this process given the applicant must appeal this decision in front of the Planning Board first.

C. Toffler discussed her position against spot zoning and asked Mr. Turitz to discuss precedence with Mr. Ritvo regarding past spot zoning decisions.

C. Katz re-emphasized his support for affordable housing and agreed with DM Gussen's comments about awaiting for the results of an appeal in front of the Planning Board.

C. Toffler discussed the story about the Jibadan (sic) property regarding a perfume factory not being allowed to expand.

S. Turitz clarified that the property was approved by either the Planning Board or Board of Adjustment to expand and remove trees in the early 1990s and was not aware of any subsequent applications after this request.

C. Parker inquired about the new buyer of this property.

W. Broughton discussed the process of improving the Votee Park field and problems with Green Acres and the ROSI grant that have been resolved.

S. Turitz confirmed the Manager's remarks and discussed the properties that had to be approved by Council as Open Space.

C. Toffler elaborated about her support to improve the Votee Park soccer fields and requested that the work be done correctly and to cost. She thanked Lillian Lewis and Levonne Turner for their efforts with the Teaneck Road Business Community Alliance on the holiday light project; reported a recent meeting with the Township Manager; and her commitment to raise the level of discourse at Council meetings.

Manager Broughton discussed the Township's cost of the Township's car he utilizes.

C. Parker supported the improvement of the Votee Park soccer field.

DM. Gussen addressed the cost of the Township Manager's car and the duties of the Manager during an emergency.

Mayor Hameeduddin discussed the Council's commitment and the Manager's commitment to the Votee Park soccer field improvements.

### CONSENT AGENDA

All matters listed below are considered to be routine in nature by Council and will be enacted by one motion. There will be no separate discussion of these items. If any discussion is desired by Council, that particular item will be removed from the Consent Agenda and will be considered separately.

### RESOLUTIONS

- 316-10. Award Professional Services Contract - Appraisal Systems, Inc. - Tax Appraiser Services - 2010.
- 317-10. Ratify Payments - Chief Financial Officer - October, 2010.

- 318-10. Refund 2010 Tax Overpayments - Chief Financial Officer - Various.  
325-10. Refund 2009 and 2010 Taxes Pursuant to State Tax Court Decisions - Chief Financial Officer - Various.  
319-10. Cancel and Record Checks as Miscellaneous Revenue Not Anticipated in 2010 Budget - Chief Financial Officer.  
320-10. Cancel Ordinances - Chief Financial Officer - Various.  
321-10. Amend 2010 Budget - Emergency Management Agency Assistance Grant.  
326-10. Approve 2010 Transfers - Chief Financial Officer - Various.  
322-10. Authorize Online Auction and Publication of Notice - Propertyroom.com.  
323-10. Oppose Senate Bills-818 and Assembly Bill A-2095.  
324-10. Authorizing inclusion of signage "Police Officer John Abraham Jr. Way" to Ester Avenue.

### BILL LIST

Ms. Evelina read the amount of the Bill List into the record. (\$1,358,093.71)

Deputy Mayor Gussen moved to approve the Consent Agenda, including Minutes, Resolutions, and Bill List, and to dispense with the reading of same inasmuch as it has been posted on the bulletin board all day. Seconded by Councilmember Honis.

C. Toffler requested Resolution D and H be pulled for discussion.

Motion Amended to pull Resolution #325-10 and #326-10 by DM. Gussen. Mayor Seconded.

### ROLL CALL

In Favor: C. Parker, DM. Gussen, C. Honis, C. Katz, C. Toffler, Mayor Hameeduddin.

Opposed: None.

Absent: C. Stern.

Abstained: DM. Gussen (Bill List Item #160213), C. Katz (entire Bill List), Mayor Hameeduddin (Bill List item #160337).

Resolution D and H moved by C. Toffler. Seconded by C. Honis.

C. Toffler commented that the public should know about the nature of Resolutions #325-10 and #326-10 and explained same.

Manager Broughton discussed the nature of budget transfers in November for certain line items that need additional funding to be covered from line items that will not be fully expended.

Mayor to call on Ms. Evelina for a roll-call vote.

## ROLL CALL

In Favor: C. Parker, DM. Gussen, C. Honis, C. Katz, C. Toffler, Mayor Hameeduddin.

Opposed: None.

Absent: C. Stern.

Abstained: None.

Mayor declared said items passed.

## INTRODUCTION OF ORDINANCES

Councilmember Deputy Mayor Gussen moved that the following Ordinances be introduced and passed on first reading and that the Acting Clerk is hereby authorized and directed to publish the required legal notice of the introduction thereof, together with a notice of the place, time, and date on which a public hearing will be held on said ordinances, and on which said ordinances will be considered for final adoption.

Ms. Evelina read the title of the following Ordinance into the record:

ORDINANCE #4208 - AN ORDINANCE AMENDING CHAPTER 33, "DEVELOPMENT REGULATIONS", OF THE TOWNSHIP CODE.

Seconded by Councilmember Parker.

Mayor to inquire as to whether any Councilmember wishes to comment upon the motion to introduce.

There being no further comments, Mayor to call on Ms. Evelina for a roll-call vote.

In Favor: C. Parker, DM. Gussen, C. Honis, C. Katz, C. Toffler, Mayor Hameeduddin.

Opposed: None.

Absent: C. Stern.

Abstained: None.

Council decided to cancel the December 7th meeting.

Mayor declared that said ordinances were duly introduced and passed on first reading.

## MISCELLANEOUS

None.

## OLD BUSINESS

### 1. 2011 Council Meeting Schedule.

Council discussed conflicts with the 2011 meeting schedule. The Council must pass a resolution at the next meeting to finalize the 2011 meeting schedule.

### 2. Rent Control.

C. Katz recused himself from the discussion. Mayor Hameeduddin reported that the Council discussed rent control in closed session but took no action. He requested that C. Parker and DM. Gussen discuss the ordinance and come to a middle ground prior to submitting a revised ordinance to the Council. DM. Gussen noted that the Council will support whatever middle ground C. Parker and he come to.

## NEW BUSINESS

None.

## COMMUNICATIONS (CONTINUED)

### 2. Request for Proposed Cable casting Improvements - Ron Goodman.

R. Goodman inquired if the Council could strategically create a pause at the meetings for more segmented DVD and website stream. He also spoke about the status of Verizon FIOS coming to the Township and the status of Cablevision funding. Manager Broughton added that the Board of Education has agreed to purchase equipment requested by R. Goodman for the use of cable casting.

### 3. November 19, 2010 Memo From Environmental Commission - The Gianforcaro Report on Votee Park.

No member of the Environmental Commission was present to discuss this memorandum and no action was taken.

## COMMITTEE REPORTS - COUNCIL LIAISONS

C. Parker discussed the Youth Advisory Board tour of the Bergen County Jail. She thanked Lt. Gales and the Sherriff for helping create an education experience for the youth. She requested a thank you letter sent from the Manager's Office.

C. Parker also asked if students can be mentored by different Youth Advisory Board students for a day with various Department Heads.

#### COUNCIL-LISTED ITEMS (CONTINUED)

2. Brightside/Senior Housing (C. Katz).

This matter was not discussed and Council was not in favor of re-listing.

3. Presentation Request - Town Organizational Chart & Faulkner Act Council-Manager Government - (C. Toffler).

This matter was not discussed and Council was not in favor of re-listing.

C. Parker noted that this item will be discussed under Leadership Teaneck. This will be on the 14th agenda under old business.

4. Resumption of Workshop Meetings (C. Toffler).

This matter will not be relisted under the next agenda.

C. Parker asked if a segment of each meeting can be dedicated to discussions. DM. Gussen commented about the meeting agenda being regulated by ordinance. Mayor asked if Council could agree to schedule workshop meetings as necessary. C. Toffler asked for a memo regarding scheduling workshop meetings.

S. Turitz explained the areas on the agenda where Councilmembers can speak about items they wish to discuss.

5. Bus Shelters

C. Toffler asked if there was an issue regarding bus shelters. Manager Broughton confirmed that the Township can receive funding for bus shelters from NJ Transit, but an agency to advertise on said shelters was not found at this time.

5. Leadership Teaneck (C. Parker). - This item was discussed under the item number four of Council-listed items.

#### TOWNSHIP MANAGER'S REPORT

1. I have provisionally appointed Mr. Scott Sullivan to the position of Mechanic in the Teaneck Public Works Department, effective November 22, 2010.

2. I have provisionally appointed Mr. Walter J. Riker to the position of Mechanic in the Teaneck Public Works Department, effective November 22, 2010.

### 3. Street Sweeping.

Manager Broughton discussed the street sweeping system which the Public Works department utilizes; advised that currently only one sweeper is being utilized while the other two are being repaired. He also added that the Township will be mailing out a recycling calendar featuring the new recycling program schedule and street sweeping schedule. He also mentioned that residences will be receiving a free recycling can in the near future.

DM. Gussen requested an update for the hiring of new police officers. Manager Broughton reported that the Police Department is in the process of conducting background investigations and the police academy class start date has been moved up to December from January. He also reported that the hirings were pending budgetary review due to the imposed 2 % tax levy cap by the Governor for the 2011 budget.

C. Parker thanked Manager and I. Abbasi for assisting a resident in need.

Manager Broughton also reported the creation of a Supervising Telecommunicator Dispatcher position at the Police Department due to attrition. He will be working with the Township Attorney to discuss a salary ordinance and will have more information at the next meeting.

### TOWNSHIP ATTORNEY'S REPORT

None.

### ADJOURNMENT

Mayor Hameeduddin moved to adjourn at 11:03 pm. Seconded by Deputy Mayor Gussen.

In Favor: C. Parker, C. Stern, DM. Gussen, C. Honis, C. Katz, C. Toffler, Mayor Hameeduddin.

Opposed: None.

Absent: C. Stern.

Abstained: None.