

**TEANECK PLANNING BOARD
THURSDAY, APRIL 27, 2017
TEANECK MUNICIPAL CHAMBERS
REGULAR MEETING
8:00 P.M
MINUTES**

CALL TO ORDER

Chair Bodner called the meeting to order at 8:12 PM. The Board and others present stood and recited the Pledge of Allegiance to the Flag.

OPEN PUBLIC MEETINGS ACT STATEMENT:

The following statement was made in accordance with Section 5A of the Open Public Meetings Act: "Adequate notice of this meeting has been provided by adoption of the appropriate resolution listing the 2017 meeting dates, by adoption of supplemental resolutions modifying the starting time, by mailing a copy of said resolutions to **The Record, The Teaneck Suburbanite, The Sun Bulletin, The Jewish Standard & The County Seat**, by filing a copy with the Township Clerk's office, by posting it on the Municipal Building bulletin board and by directing that this statement be included in the minutes."

ROLL CALL:

Present: Joseph Bodner, Chairman
Keith Kaplan-Vice Chairman
Howard Thompson, Secretary
Councilmember Mark Schwartz(arrive at 8:20)
Howard Rose
Yitz Stern (Mayor Rep)
Captain Kenneth Croonquist
Mark Zomick
Angela Wilkerson
Karen Orgen (Alternate #1)
Denise Belcher (Alternate #2)

Absent: NONE

Also Present: Brian Eyerman, Board Attorney

Denise Belcher was sworn in as Alternate #2.

GOOD & WELFARE:

Members of the audience spoke:

- George Reskakis spoke on how Queen Ann Rd. and Teaneck Rd becoming crowded, township density is increasing.

- Naomi Cramer read letter sent to mayor from Ms. Bower regarding Greenbelt. She also placed a question if residents are aware that hotel zoning is discussed.
- Jeff Ostroth spoke on billboard to be installed on the Greenbelt.
- Chuck Powers spoke on Mr. Preiss report and notifications by the board to affected residents.
- Sen. L. Weinberg spoke on Hotel on Glenwood Avenue and future multi-family residences on Glenwood Avenue. Is there fire and police infrastructure to serve these developments? How did the issue get to Planning board for action?
- Stuart May participates on the Greenbelt Committee. Spoke of the importance of the Greenbelt.
- Jim Veach spoke on how people identify with the Greenbelt, gave brief history of Greenbelt development.
- Councilman A. Sohn spoke on goals #8 & 9 of the Master Plan.
- Mark Fisher spoke on what is the fundamental change of the master plan and if it is because of looking to gain ratables.
- Gene Coleman (Chair of Historic Preservation) spoke on the historic value of the Greenbelt and how the Historic Commission is against development of the Greenway.
- Mr. Rose commented, pleased to see residents come out to meeting.

AGENDA MOTION: Motion by Kaplan to add Resolutions 2016-21 and 2016-23 to the agenda. Acknowledged by unanimous voice vote.

Board Attorney read resolutions PB2016-21 and PB2016-23

MINUTES: Motion by Kaplan to carry minutes of March 13th to the next meeting.

MEMORIALIZATION OF RESOLUTIONS:

2016-21: Motion to approve by Schwartz and second by Rose.

In favor: Bodner, Thompson, Schwartz, Rose, Stern, Croonquist, Zomick, Wilkerson. Against: None. Abstained: Kaplan, Belcher.

2016-23: Motion to approve by Rose and second by Schwartz.

In favor: Bodner, Thompson, Schwartz, Rose, Stern, Croonquist, Zomick, Wilkerson. Against: None. Abstained: Kaplan, Belcher.

NEW BUSINESS:

Master Plan Examination:

Public hearing on the adoption of the proposed 2017 Master Plan Re-examination Report for the Township of Teaneck, prepared by Phillips Preiss Grygiel LLC, dated April 14, 2017 for the Planning Board of the Township of Teaneck.

- Township Planner Mr. Preiss presenting master plan re-examination. He spoke on letter documents related to bridge going over Rt.4.

Planner spoke to Township Attorney, Mr. Rupp re: evaluation of Greenbelt historic designation. The Planner informed the Board that the opinion of the Township attorney is that we are not precluded from making a recommendation to rezone the site.

Break taken, Resumed hearing at 9:33PM.

- Mr. Preiss continued the Master Plan Re-Examination Review.
- Mr. Preiss requested that it be noted that adequate notice was sent for this meeting.
- Mr. Preiss indicated that the Master Plan Re-Examination should be done at least every 10 years or shorter.
- Mr. Preiss spoke regarding the area for rezoning changes by the DPW yard. This site is not currently on the historic registry.
- Question from Audience were received:
 - Susan Turk asked about the direction given by the subcommittee.
 - Stuart May asked about eligibility for historic preservation.
 - Charles Powers stated that re-examination was in 2011 and not 2007; on page 19 clarification on Green acres or Greenbelt definitions.
 - Sen. Loretta Weinberg asked if there is a resolution regarding the request to seek a master plan re-examination; she stated that the Zoning subcommittee made recommendations without council.
 - She asked about the criteria used to evaluate residents' properties on Glenwood Ave to determine need for redevelopment.
 - Jim Veach posed several statements to the board and was admonished as to the purpose of the opportunity to ask questions to the Planner on his testimony presented. Chair Bodner again admonished Mr. Veach for failing to acknowledge rules of the board and asked Capt. Croonquist to have him removed.
- Councilman Alan Sohn inquired as to historic designation and the nature of zoning subcommittee meetings in which rezoning were discussed.
- Naomi Cramer asked who authorized and paid for Mr. Preiss do the master plan.

Chair Bodner provided explanation of how master plan is produced to Ms. Cramer.

Mr. Preiss stated responded to various comments and questions and included definitions of zoning subcommittees, which make recommendations and work with planning board to do master plan re-examinations.

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- Comments were made by board members Mr. Rose, Mr. Zomick, Ms. Belcher, Ms. Orgen, Mr. Stern, Mr. Kaplan, and Councilman Schwartz
- At 11:08PM Chair Bodner Extended meeting.

- Audience comments were solicited regarding the Master Plan presentation: Leslie McKeon, Deborah Feinberg, Charles Powers, Susan Berger-Turk, Naomi Cramer Senator Loretta Weinberg, Alan Sohn and Stuart May spoke regarding the various aspects of the presentation..
- Responses was made by Planning Board members; Mr. Rose, Council Schwartz, Ms. Belcher, Chair Bodner.

Motion to adopt the Master Plan Re-Examination by Councilman Schwartz, and second by Vice-chairman Kaplan.

In favor: Bodner, Kaplan, Thompson, Schwartz, Rose, Stern, Croonquist, Zomick, Wilkerson, Belcher. Against: None. Abstained: None.

NEW APPLICATION – NONE

CORRESPONDENCE – NO BOARD ACTION REQUIRED – NONE

CORRESPONDENCE – REQUIRED BOARD ACTION – NONE

CORRESPONDENCE – THAT MAY REQUIRE BOARD ACTION – NONE

OLD BUSINESS: NONE

Motion to adjourn by Zomick, second by Vice-chairman Kaplan.

Passed via unanimous voice vote.

Adjourn at 11:40PM