

**TEANECK PLANNING BOARD  
THURSDAY FEBRUARY 28, 2019  
TEANECK MUNICIPAL CHAMBERS  
REGULAR MEETING  
8:00 P.M  
MINUTES**

**CALL TO ORDER**

**Mark Schwartz** called the meeting to order at 8:00 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 2019 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: **Mark Schwartz, Deputy Mayor****

Howard Thompson, Secretary  
Mark Zomick  
Howard Rose  
Robert Pagon  
Captain Kenneth Croonquist  
Karen Orgen

**Absent: **Joseph Bodner , Chairman****

Angelae Wilkerson  
Mark Zomick  
Denise Belcher, Alternate #2

Yitz Stern, Vice Chairman

**Also Present:**

rian Eyerman, Board Attorney

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**GOOD & WELFARE:** Chuck Powers address the planning board on direction that Planning Board is going; He passed out papers of goals and objectives of the master plan, spoke of properties owned by the are in need of redeveloped; spoke on meeting of 12/7/16 where Mr. Preis township planner gave presentation of DPW property.

**AGENDA MOTIONS:** Motion by Pagan second by Orgen to have Deputy Mayor Schwartz to chair meeting of 2/28/19. **Approve: Thompson, Croonquist, Zomick, Pagan, Rose, Orgen.,**  
**Appose: None: , Abstain: None, Motion passed.**

Vice Chair Stern to move up presentation of sign PB-2018-23 Exxon (NJ Energy Group), 2nd by Thompson. All in favor. Motion Passed.

**MINUTES- 2/14/19:** Motion by Thompson second by Orgen to approve meeting minutes of 2/14/19. **Approve: Pagan, Croonquist, Rose, Zomick, Schwartz. Appose: None, Recuse: None, Abstain: None, Motion passed.**

**MEMORIALIZATION OF RESOLUTIONS: None**

**SIGNS: None.**

Old BUSINESS: None

NEW BUSINESS:

CORRESPONDENCE- REQUIRES BOARD ACTION

Prior to planner addressing the board Deputy Mayor Schwartz stated what this meeting was pertaining to and what the councils objectives are to look at Teaneck Road and River Road DPW sites and what are options are there for redevelopment, regarding River Road site there is nothing on agenda for redevelopment. Teaneck Road there is rezoning for senior citizens housing development.

Mr. Preiss was sworn in by **Brian Eyerman, Board Attorney.**

1. P  
public hearing on the adoption of the proposed Housing Element and Fair Share Plan for the Township of Teaneck, prepared by Phillips Preiss, Grygiel, Leheny, Hughes LLC, dated 2/6/19. Mr. Preiss gave definition on what this meeting is about; Spoke on the history of the proposed plan, spoke of the low and moderate housing that exist in the community. Means of how Teaneck meets its obligation to rehabilitate housing. Means and methods of how Teaneck meets its housing obligations. Motion by Schwartz second by Rose to adoption of the proposed Housing Element and Fair Share Plan for the Township of Teaneck, prepared by Phillips Preiss Grygiel Leheny Hughes LLC, dated 2/6/19. **Approve: Rose, Croonquist, Schwartz, Pagan, Thompson, Orgen. Appose: Zomick. Abstain: None, Recuse: None. Motion passed**

2.

C

onsistency review of proposed ordinances with the Adopted Housing Element and Fair Share Plan of the Township of Teaneck for the following:

Mr. Preiss gave definition meaning and process of the Adopted Housing Element and Fair Share Plan of the Township of Teaneck.

A. Ordinance #4 -2019- An ordinance repealing & replacing Article VI “Requirements for developments that increase the Township’s growth share obligation for affordable housing” of Chapter 33, development regulations, of the code of the Township of Teaneck, to address the requirements of the Fair Housing Act & the uniform housing affordability controls (UHAC) regarding compliance with the township’s affordable housing obligations.

Mr. Preiss gave meaning of ordinance #4 and its process. Motion by Zomick second by Pagan that ordinance #4-2019 is consistent with the master plan. Approve: **Rose, Croonquist, Schwartz, Pagan, Thompson, Orgen, Zomick.** Oppose: None. Abstain: None, Recuse: None. Motion passed.

**B. Ordinance #5 - 2019 An ordinance to amend and revise Section 33-24 of Article V, zoning ordinance, of Chapter 33, development regulations, of the code of the township of Teaneck, repeating the R-M03 Residential-Multifamily 3 Overlay Zoning District. Mr. Preiss spoke of changes to the ordinance and details. Schwartz spoke to history of this ordinance when it was voted on by council. Questions were raised by board and addressed by planner. Motion by Schwartz second by Zomick that ordinance #5 -2019 to amend and revise Section 33-24 of Article V, zoning ordinance, of Chapter 33, development regulations, of the code of the township of Teaneck, repeating the R-M03 Residential-Multifamily 3 Overlay Zoning District is consistent with the master plan. Approve: Rose, Croonquist, Schwartz, Pagan, Thompson, Orgen, Zomick. Oppose: None. Abstain: None, Recuse: None. Motion passed.**

**C. Ordinance #6-2019 -An ordinance amending sections 33-22 and 33-24 of article V zoning ordinance of chapter 33, development regulations, of the code of the township of Teaneck respecting the establishment of the R-AHO residential affordable housing overlay zone. Mr. Preiss speak to the definition on ordinance. Motion by Pagan second by Croonquist that ordinance #6-2019 -An ordinance amending sections 33-22 and 33-24 of article V zoning ordinance of chapter 33, development regulations, of the code of the township of Teaneck respecting the establishment of the R-AHO residential affordable housing overlay zone Is consistent with the master plan. Approve: Rose, Croonquist, Schwartz, Pagan, Thompson, Orgen, Zomick. Oppose: None. Abstain: None, Recuse: None. Motion passed.**

**3. A resolution directing Philips Preiss, Grygiel, Lehrny, Hughes LLC to prepare an investigation to determine whether 1600 River Rd. (block 1001, Lot 2) and 1421-1425 Teaneck Rd. (block 5703, Lot 11) in the Township of Teaneck, New Jersey should be designated as “Non-Condensation Areas in Need of Redevelopment” pursuant to NJSA: 12-5 and NJSA40A:12-6 as was authorized by the Mayor and Council of the Township of Teaneck per Resolution 222-2018on November 19, 2018. Mr. Preiss gave background**

**information, definition and the process being involved. Questions asked by planning board and address by Mr. Preiss. Attorney informed planning board that resolution was already voted on and that vote is not necessary at this time. Motion by Zomick second by Orgen to vote again on previously approved resolution. Approve: Rose, Croonquist, Schwartz, Pagan, Thompson, Orgen, Zomick. Appose: None. Abstain: None, Recuse: None. Motion passed.**

**Motion to adjourn by Zomick second by Orgen. All in Favor. 9:16PM**

**Correspondence-Require Board Action-None**

**Correspondence-No Board Action Required-None**

**Correspondence-That May Require Board Action-None**

**Adjournment: Motion to adjourn by Stern second by Rose. All in favor. 8:28PM**