

**TEANECK PLANNING BOARD  
TUESDAY MAY 14, 2019  
TEANECK MUNICIPAL CHAMBERS  
REGULAR MEETING  
8:00 P.M.  
MINUTES**

**CALL TO ORDER**

*Chairman* Joseph 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 2019 meeting dates, by adoption of supplemental resolutions modifying the starting time, my posting notice of a special meeting and by mailing a copy of same to **The Record** , 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*  
Yitz Stern, *Vice Chairman*  
Mark Schwartz, *Deputy Mayor*  
Howard Rose  
Karen Orgen, *Alternate #1*  
Denise Belcher, *Alternate #2*

**Absent:**

Howard Thompson, *Secretary*  
Michael Pagan, *Mayor’s Representative*  
Captain Kenneth Croonquist  
Angelae Wilkerson  
Mark Zomick

**Also Present:**

Wilfredo Ortiz and Jonathan Lasser, *Board Attorney*  
Daniel Melfi, *Building Official of the Township of Teaneck*  
Richard Preiss, *Planner*

**GOOD & WELFARE:**

Chuck Powers addressed the Planning Board with regards to the Area In Need of Redevelopment and the best way to assure that there is no danger to the residents at 1600 River Road.

Cheryl Hall of 1425 Teaneck Road requested that the meeting be to reschedule hearing to a later date so more residents from Westervelt can be present

**AGENDA MOTIONS:**

None.

**MINUTES**

Deputy Mayor Schwartz made note that the minutes are up to date and available on line

**4/11/19**

A motion to approve the minutes was made by *Vice Chairman* Stern, and seconded by Mr. Rose. A roll call vote was taken with those in favor being: *Chairman* Bodner, *Vice Chairman* Stern, *Deputy Mayor* Schwartz, Mr. Rose, Ms. Orgen; those in opposed being: None; those in recuse being: None; those in abstention being: Ms. Belcher.

**MEMORIALIZATION OF RESOLUTIONS:**

None.

**SIGNS:**

None.

**OLD BUSINESS:**

None.

**CORRESPONDENCE- REQUIRES BOARD ACTION**

None.

**NEW BUSINESS:**

**PRESENTATION ON THE NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT INVESTIGATION FOR BLOCK 1002, LOT 2 AND BLOCK 5703, LOT 11, DRAFT REPORT DATED APRIL 8, 2019**

Chairman Bodner introduced the hearing on Block 1002 Lot 2 (1600 River Road) and Block 5703 Lot 11 (1425 Teaneck Road) as to if the Planning Board should decide whether or not to recommend the two Properties as Areas In Need of Redevelopment to the Township Council.

Mr. Richard Preiss of Philips, Preiss, Grygiel, Leheny, Hughes, LLC was sworn and made a formal presentation on the area in need of redevelopment (“AINR”), its particulars and on the development process. In particular Mr. Preiss discussed the following:

- he lengthy time for the process T
- hat happens if the Board should decide the properties be designated AINR. W
- hat happens if the Council decides to go ahead with the AINR and the how future of the parcels would be set forth in a document known as a Redevelopment Plan. W
- he advantages to find AINR being: T
  - Funding Sources - including the ability to clean up
  - Instead of a bidding process, other criteria can be utilized. The Township can choose who would most expeditiously clean up.
- he standard of N.J.S.A. 40A:12A-5 and its eight (8) criteria and how if a property meets any one of these criteria it can be designated an AINR. Mr. Preiss indicated that both of these properties meet criteria A and D T
- ow Redevelopment supersedes underlying zoning. H

The Chairman opened the hearing to the public allotting for both the standard time and extra follow up time. The following individuals made comments or asked questions on the subject:

Anna Kurtz  
Theresa Jones  
Lillian Lewis  
Daaimah Teal  
Nechama Pollak  
Tanya Turner  
Chuck Merrow  
Chuck Powers  
Erica Miller  
Cheryl Hall

Chuck Powers  
Alan Sohn  
Chuck Merrow  
Tanya Turner  
Lillian Lewis  
Bill Orr  
Kenneth Jones  
Daaimah Teal  
Erica Miller

The Chairman closed the meeting to the public and called for a vote of the Board.

A motion to recommend to the Township Council that as Block 1002 Lot 2 and Block 5703 Lot 11 meet the criteria of N.J.S.A. 40A:12A-5 they should be designated as AINR. was made by *Vice Chairman* Stern, and seconded by Mr. Rose. A roll call vote was taken with those in favor being: *Chairman* Bodner, *Vice Chairman* Stern, *Deputy Mayor* Schwartz, Mr. Rose, Ms. Orgen, Ms. Belcher; those in opposed being: None; those in recuse being: None; those in abstention being: None.

*Motion Passed.*

The resolution to recommend to the Township Council that as Block 1002 Lot 2 and Block 5703 Lot 11 meet the criteria of N.J.S.A. 40A:12A-5 was read allowed by the Chairman. A vote approve to the wording of the resolution was called by the Chairman with all those present being in favor.

*Resolution adopted.*

**CORRESPONDENCE-NO BOARD ACTION REQUIRED:**

None.

**CORRESPONDENCE-THAT MAY REQUIRE BOARD ACTION:**

None.

**ADJOURNMENT:**

Motion to adjourn by *Vice Chiarmman* Stern second by *Deputy Mayor* Schwartz . All members present were in favor.

The meeting was adjourned at 10:08 P.M.

