

**.MINUTES OF THE OPEN SESSION MEETING OF  
THE TEANECK TOWNSHIP COUNCIL  
HELD IN THE MUNICIPAL BUILDING COUNCIL CHAMBERS  
TUESDAY, MARCH 22, 2011**

Mayor Hameeduddin called the Open Session Meeting of the Teaneck Township Council to order at 8:07 p.m. and asked all those present to rise for the Pledge of Allegiance.

**ROLL CALL**

Present: C. Parker, C. Stern, C. Katz (8:12 p.m.), DM. Gussen, C. Honis, C. Toffler, Mayor Hameeduddin.

Absent: None.

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

**MAYOR'S ANNOUNCEMENT**

Adequate notice of this meeting has been provided by Resolution 331-10, setting the 2011 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.

Mayor Hameeduddin informed the public of the following: the next televised Council Meeting is scheduled for April 5, 2011; Late Night Voter Registration for the April 27, 2011 School Board Election is scheduled for April 6, 2011; and the Council met in Closed Session from 7 p.m. to 8 p.m. to discuss personnel and litigation matters.

**PRESENTATIONS**

1. Teaneck High School Men's Varsity Basketball Team  
Coaches: Jerome Smart; James R. Bacote; Damon Wright; Kelvin Reese  
Managers: Vanessa Soto; Tyler Tiwari; Imani Johnson; Ariel Ijaduola; Kelsey Boyd  
Players: Chris Jones; Kris Hargraves; Joel Hernandez; Will Thompson; DeQuan Russ; Anthony Upshaw; Danta Davis; Travis Saltus; Neville Fincher; Sean Wimbush; Siddiq Patterson; Davonte Davis; Shaakir Lindsey; Nevon Williams; Marcus Fulmore; Claude Barnes; Eduardo Pena

Mayor Hameeduddin discussed various highlights of his term as Mayor and this moment being one of the top highlights; congratulated the Teaneck High School men's basketball team on their success in the Jamboree Tournament; offered remarks about their recent success; and presented certificates with DM. Gussen to the Coaches, Managers and Players of the Teaneck Highway Men's basketball team.

Coach Jerome Smart spoke about this being his first year at Teaneck High School; thanked students for the memories; and looked forward to working with students in next year's season.

DM. Gussen spoke about the Men's basketball team's success and the Female team's success which will be presented at a future Council meeting; and discussed his career as a student athlete at Teaneck High School.

2. John Cito - Donation to Fire Department.

Fire Chief Verley and Mayor Hameeduddin honored Mr. John Cito of Cito Capital Advisors, LLC; described the device's usage. Mayor Hameeduddin presented Mr. Cito with a certificate of appreciation for his generous gift.

C. Katz spoke of the availability of the tool on the ambulance and thanked Mr. John Cito for his generous donation.

Mr. Cito shared his conversation with C. Katz that resulted in the donation of said tool.

### **COMMITTEE REPORTS - COUNCIL LIAISONS**

Ms. Patricia White asked the members of the Community Relations Advisory Board to join her at the podium. On behalf of the CRAB, she thanked the Township Council and proceeded with the initiative of the town-wide food drive for military families.

Mayor Hameeduddin joined the CRAB at the podium. Ms. White thanked the Manager for approving drop-off locations around town and in the municipal building.

Sgt. Shaw was presented with the first supply of the food drive; showed the Food Drive flier to the audience. The Township Council presented the CRAB with bags of toiletries and food staples.

Sgt. Shaw thanked the Township Council for their efforts and spoke about the need for the items being presented and donated by military families in need.

### **PUBLIC HEARING AND ADOPTION OF ORDINANCE**

Ms. Evelina read the Ordinances by title only.

**ORDINANCE #4226 - AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK.**

**ORDINANCE NO. 4227 - AN ORDINANCE AUTHORIZING \$9,000.00 FROM THE CAPITAL IMPROVEMENT FUND OF THE TOWNSHIP OF TEANECK FOR PURCHASE OF DEFIBRILLATORS.**

Mayor Hameeduddin declared that the public hearings on the above ordinances were now open. Any members of the public who wished to be heard on any of said ordinances or to ask questions concerning said ordinances came forward and stated their names and addresses for the record. Comments or questions were limited to five minutes per person.

Dr. Alex Rashin, Teaneck - discussed tax rates; foreclosure rates; the Township budget; and requested that the Council freeze the Township budget.

There being no further persons who wished to speak concerning said ordinances, Mayor Hameeduddin declared the public hearing on these ordinances closed.

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

DM. Gussen requested Mr. Turitz to discuss the details of the Cap Bank.

S. Turitz discussed Ordinance #4226's purpose and without said ordinance, the law would allow appropriations from year to the next to go up no more than 1.5%. By passing this ordinance, the Township is able to bank money for future use in the event we have the ability to spend. Some money cannot be spent this year because of tax levies, but the Township can bank it for future years.

S. Turitz clarified the difference between the cap bank and the tax levy cap. Without this Ordinance, the law allows the appropriations from one year to the next to go up no more than 1.5%, in accordance with State law. If the appropriation from 2010 to 2011 is no more than 1.5%, no cap bank would be needed. The law allows the bank to raise up to 3.5% as far as appropriation is concerned. Monies not spent from one year to the next can be banked for future years up to the next three years. It is very possible that we will not be able to spend what the appropriation cap is because of the limit on tax increases. If other sources of funds were available such as government grants (not counted under the cap), by passing this particular

Ordinance which has been done every year and for many years, the Township is able to bank money for future use if in the event you had the ability to spend money vis-à-vis grants. This Ordinance allows you to bank monies not used this year for future years.

DM. Gussen referred to the property tax cap and proposed tax levy cap and further added to Mr. Turitz's explanation about the use of the Cap Bank.

DM. Gussen moved to pass Ordinances #4226 and #4227 on second and final reading and adopt. The Township Clerk is hereby authorized and directed to advertise same according to law. Seconded by Councilmember Toffler.

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

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

**Roll Call.**

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

Opposed: None.

Absent: None.

Mayor Hameeduddin declared that said ordinances were duly adopted.

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

Mayor Hameeduddin inquired whether any member of the Council had any comments prior to opening the meeting to any comments from the public.

C. Toffler discussed the March 8, 2011 meeting and clarified comments on the School Budget remarks made by C. Stern. She remarked that the School budget has a 0% increase, the same as last year after the 6.1 million dollar decrease. There was an increase in debt service and she wanted everyone to realize that the School budget was flat. She also read a statement into the record regarding customer service and employee satisfaction discussing the hours of the municipal building. She felt there was no need for residents and employees to be adversaries. Teaneck residents can be served and the employees can be satisfied by the Township Council and urged the Council to adopt a customer service policy. She suggested open hours for the building Monday through Friday in addition to maintaining a 4-day work week for employees. These practices are now employed in law firms and other areas. The AFSCME contract of April 5, 2010 allows adjustment of days for the 4-day work week. She also suggested that Clerk's assistant serve as the Clerk's assistant and not the Township receptionist. She spoke about the re-routing of phone numbers. She also discussed the Township website and asked the present website be rehabilitated to meet the customers' needs. Two Township residents who worked with websites have volunteered their expertise until we get our new website. She also requested that the Tuesday, April 5<sup>th</sup> meeting have time set aside to discuss the 4-day work week.

Mayor Hameeduddin declared that any members of the public who wished to be heard at this time come forward and state their names for the record. Comments were limited to five minutes per person.

Art Vatsky, Teaneck - Spoke about the hours of the Municipal Building and its experiment; inquired about the individual who collected the data of this well-intentioned effort; asked how many residents are served during regular working hours; questioned how many residents are turned away on Fridays; spoke about the traffic patterns in the parking lot during municipal hours of operations; discussed the possibility of building a parking deck rather than having a municipal parking lot; spoke about media articles of those in support of the current operating hours of the Municipal Building; discussed neighboring towns' work schedules and the hours of

operation of Motor Vehicles; and asked Council to open up discussion of hours of Municipal Building.

Leslie McKeon, Teaneck - discussed Resolution #47-11 and asked Council to find better solutions in the future; spoke about the Township's legal fees; discussed the "alleged" use of the "r" word and criminal offenses that C. Toffler was not accused of; spoke about the "extreme" action of censure; shared her feelings of insult due to Resolution #47-11; asked if this issue should have been directed to the Human Resources Director and requested that the Township Council answer this question; discussed the clarity of the capital budget and budget documents; and discussed her feelings of not dealing with serious issues such as the Old Police Building.

Alan Sohn, Teaneck - spoke about the forum held with Prosecutor John Mollinelli and his report about the Joan Davis murder; described the depth of the Prosecutor's presentation; shared remarks about Mr. Mollinelli's efforts to discuss an on-going investigation; shared his feelings of re-assurance; and thanked Council for their attendance.

Laura Zucker, Teaneck - read a letter into the record from the Teaneck Democratic Municipal Committee discussing the Municipal Building's hours of operation; discussed Resolution #77-11 from the March 8, 2011 meeting; the Board of Education's .43% budget increase; correction of "misinformation" by the Council of the Township budget against the School Board's budget; and the availability of the Council meeting minutes.

Patricia White, Teaneck - inquired about the hours of operation of the Municipal Building on Friday, April 1, 2011 for the purpose of submitting tax appeals.

Joe Harris, Teaneck - spoke about recent newspaper articles of foreign affairs and the Nuclear catastrophes in Japan; stated that a Resolution was passed four or five years ago having to do with Indian Point; spoke about wars in Iraq and Afghanistan, the cost of said wars, property taxes, National taxation war, taxation and budget policies; suggested that Council needs to spend some of its time passing resolutions about things that might make a difference in the quality of life in Teaneck; and urged Council to broaden its views on their responsibilities to the town's residents.

Gwendolyn Acree, Teaneck - spoke about taxes; questioned if accommodations could be made for those interested in filing tax appeals given deadline is Friday, April 1<sup>st</sup>; spoke about the presentation of Northern Teaneck Road and advised that items are attached to phone polls on said road; and questioned who the appropriate contact is for removing such offensive items from phone poles.

Charles Powers, Teaneck - commented about Englewood's Municipal budget; ability to read accounting sheets; Generally Accepted Accounting Principles (hereinafter referred to as "GAAP"); his position in favor of infrastructure improvements; Manager's 5 year picture of Capital requirements; public safety staffing; crime rates; capital expenditures; and the need for a transparent government.

Angela Wilerson, Teaneck- thanked the Council and community for their support at the TVAC fundraiser and the \$21,000 raised at the event; she commended the Township Clerk, Jaime Evelina, her assistant, Colleen Loschiavo, and the Manager's Office for their efforts and support with the fundraiser.

Naomi Kramer, Teaneck- discussed Ordinance to bond \$3.5 million of Old Police Station; requested more public input in buildings; the need for a larger Council Chambers; shared her feelings about office space in new Municipal Building to be used by the general public; hoped that public hearings are held to hear the public's view on how money is spent on the construction of new Municipal Building; discussed a letter to the editor regarding the alleged sister city relationship with Beit Yatir; spoke of her family's experiences in the alleged illegal settlements; the hours of operation of the Post Office on April 15<sup>th</sup> to accommodate last minute tax filings; and hoped that the Municipal Building be open on April 1<sup>st</sup> to accept Tax Appeals.

Adrienne Savage, Teaneck- spoke about the ranking of the Township regarding foreclosures from the Sherriff's website; the property tax rate; the assessment rate; the spending of public

funding; the herd of deer at the end of Garden Street; the problem of deer becoming friendly with humans; and the lack of natural predators.

Dr. Alex Rashin, Teaneck- discussed recent Ordinances for Capital Improvements (Old Police Building and Withrop Sewer Ordinances); the lack of public input; the need for construction to slow down; the floor layout of the New Municipal building, new courtroom and new Council chambers being constructed; the physical condition of the Old Municipal Building; current conditions of the Township's offices located in the basement; prior comments by C. Katz regarding the conditions of documents being preferred over humans; canopies and masonry around basement windows in the Municipal Building; and proper maintenance of Township's buildings.

There being no further persons wishing to speak (or the time limit of one hour having expired), Mayor Hameeduddin declared that the public comment portion of the meeting was now closed.

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

Manager clarified that tax appeals must be filed by the County and residents can mail or drop off a copy of their appeal to the Municipal Building after April 1<sup>st</sup>.

Mayor Hameeduddin discussed that the Four-Day Work Week is no longer an experiment; tax payments moving online; thanked Patricia White for arranging through State Senator Weinberg's Office to have Prosecutor Mollinelli speak at the recent CRAB meeting; the active investigation of the Joan Davis Murder; the Governor's proposal for a Power Plant in Salem (County) and renewable energy; addressed Ms. Acree's issue of posters being posted on telephone poles; deferred comments about deer to Township Manager; decisions to cut the budget; the bond rating of Teaneck; the economic environment; the availability of future public meetings regarding the Old Police Building.

Township Manager will look into problem of Deer; spoke about the recent clean-up of the Municipal Building to remediate asbestos issues; he will bring proposals from Arcari+Iovinno as soon as they arrive.

C. Honis clarified her comments regarding document storage and the working conditions of employees in the Municipal Building's basement.

C. Toffler inquired about five-day access to the Municipal Building on a four-day schedule; felt it was time to work together to have satisfied employees and satisfied residents; discussed comments from Mr. Vatsky and Mayor Hameeduddin regarding the operating hours of the Municipal Building; further discussed the role of the Human Resources Director in implementing the work hours of the four day work week.

Mayor Hameeduddin clarified his prior comments regarding the hours of the Municipal's Operating Hours.

C. Parker asked the Council to look into C. Toffler's proposal of five-day access; inquired about a level of service on Friday if it did not violate collective bargaining agreements; recalled first day of the trial of the operating hours of the Municipal Building and her recycling was not picked up.

Mayor Hameeduddin confirmed that the DPW is open on Fridays.

DM. Gussen discussed the instruction by Council to the Manager to prepare a presentation with the Tax Assessor for an upcoming Council meeting; shared concerns about Indian Point and asked the Township Manager to designate the Emergency Management Officer be up to speed about preparedness and public information on Indian Point; further spoke about towns with midnight hours at Post Offices in the Township; the Township's accounting system, which is regulated and mandated by the State of New Jersey.

C. Parker further commented about the Old Police Building and her supporting investing in the Township's infrastructure; asked for an advisory board to be set-up to discuss such a project.

Mayor was in favor of having as many public meetings so that questions could be answered back and forth, once diagrams and mechanicals are made. After the mechanicals are ready, they would be presented to the public and suggestions can be sent in and discussed as a committee of the whole.

A majority of Council supported additional meetings of the general public regarding the Old Police Building Renovation project.

C. Toffler shared feelings of unease about public hearings without a committee for the construction of the Old Police Building.

DM. Gussen remarked that the Township Council does not govern by petition; and referenced the amount of signatures on a petition to have a dog park in the Township.

Mayor Hameeduddin reiterated that public meetings will be held for public input on the renovation of the Old Police Building.

C. Katz referenced Resolution #47-11 and shared his feeling of support on said Resolution; further discussed the events around the series of events referenced in Resolution #47-11; his support for an investigation into the aforementioned series of events; previous lawsuits relating to employee retaliation; and the need to focus on issues relating to the Township.

### **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.

### **RAFFLES**

All subject to approval and conditions applicable with the Legalized Games of Chance Control Commission and pursuant to State Statute.

RA #1289 - Holy Name Health Care Foundation - Amendment to Previously-Approved Raffle (Date Change).

RA #1298 - Teaneck Loyal Order of Moose Lodge #961 - \$750.00.

RA #1299 - Center for Food Action - \$40.00.

RA #1300 - D.A.R.E. - \$200.00.

### **MINUTES**

None.

### **RESOLUTIONS**

- A. Approve Budget Account Transfers - Chief Financial Officer - 2010.
- B. Ratify Payments - Chief Financial Officer - February, 2011.
- C. Refund 2010 and 2011 Tax Overpayments - Chief Financial Officer - Various.
- D. Authorize Issuance of Purchase Order - Guard Line Fire and Safety - Additional Fire Fighting Equipment from a FEMA Firefighter's Grant.
- E. Award Contract - McGrath Municipal Equipment, LLC - Three-Ton Falcon RME Asphalt Hot Patcher Dump Trailer for DPW.
- F. Authorize Sale of Surplus Property No Longer Needed for Public Use on an Online Auction.
- G. Authorize Sale of Fire Truck with Propertyroom.com.
- H. Authorize Execution of Agreement with Holy Name Medical Center - Public Health Nursing, Health Promotion and Community Health Services.
- I. Authorize Municipal Consent - Teaneck Taxi & Limousine, Inc. - 2011.

- J. Authorize Unlimited Membership on Social Services Advisory Board.
- K. Authorize Municipal Consent - Plenary Retail Consumption Liquor License #0260-33-015-004 -2010/2011.

**BILL LIST**

Ms. Evelina read the amount of the Bill List into the record. **(\$5,345,625.42)**

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 Toffler.

C.Toffler noted that Resolution D should be changed to reflect the title of Fire Chief and not Acting Fire Chief. The Clerk confirmed that Resolution D was corrected prior to the final publication of said resolution.

C. Katz pulled Resolution K.

Mayor Hameeduddin called on Ms. Evelina for a roll-call vote.

**Roll Call.**

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

Opposed: None.

Absent: None.

Abstained: None.

Recused: C. Parker (Check 16147, Resolution B)

Mayor Hameeduddin declared said items were (or were not passed).

**INTRODUCTION OF ORDINANCES**

DM. Gussen moved that the Ordinances be introduced and passed on first reading and that the 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 to read the Ordinances by title only.

**ORDINANCE #4224 - AN ORDINANCE APPROPRIATING \$95,000.00 FROM THE MUNICIPAL OPEN SPACE RECREATION AND HISTORIC PRESERVATION TRUST FUND OF THE TOWNSHIP OF TEANECK AND APPROPRIATING \$95,000.00 AS A CAPITAL IMPROVEMENT FOR THE PHELPS PARK TENNIS COURT IMPROVEMENTS, VOTEE PARK TENNIS COURT IMPROVEMENTS AND VOTEE PARK HANDBALL COURT IMPROVEMENTS FUNDED FROM THE BERGEN COUNTY OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND.**

Seconded by Councilmember Katz.

Mayor Hameeduddin inquired as to whether any Councilmember wished to comment upon the motion to introduce.

None.

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

## **Roll Call.**

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

Opposed: None.

Absent: None.

Abstained: None.

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

## **OLD BUSINESS**

1. Tax Assessor Presentation (Subject to Data Availability).

Township Manager reported that he is awaiting for additional date for this presentation.

2. Fire Department Presentation - Staffing Analysis.

Township Manager reported that he is waiting for additional date for this presentation. The website contract with the new vendor will be completed once the Township Attorney's office receives the Township's scope of work.

The ADP project timeline will be updated at the next meeting. ADP is currently working on an interface to be able to accept our Police and Fire Department's shift schedule.

C. Parker asked if the minutes of Township Council meetings can be submitted on a timely basis.

## **MISCELLANEOUS**

C. Parker discussed harassment training workshop and inquired about offering an evening session.

Manager replied that accommodations are being made for TPD and TFD and can be given on tape.

## **NEW BUSINESS**

None.

## **COMMUNICATIONS**

None.

## **COUNCIL-LISTED ITEMS**

C. Katz asked if a sub-committee could be formed to discuss shared services with Leonia. C. Honis and DM. Gussen agreed to also serve on this committee. A majority of Council approved the idea of a sub-committee.

The Manager discussed the possibility of leaf composting with the Borough of Leonia.

## **TOWNSHIP MANAGER'S REPORT**

Manager reported that Green Acres Project Agreement has been received and is signed. A grant will be received for the upgrading of the Votee Park Soccer Field for \$750,000 from State and balance of project coming from MOST funds \$2,485,000. Project period expires February 17, 2013 and the project has to be built and all money spent by February 17, 2013.



DM. Gussen inquired about the initial 2.4 million dollar price tag is not reflective of 30% discount achieved by using Middlesex County cooperative, therefore total price is going to be below the \$2.4 million price tag.

Mayor Hameeduddin asked the Manager email those involved with the Green Acres Project to set up a meeting.

**TOWNSHIP ATTORNEY'S REPORT**

None.

**ADJOURNMENT**

DM. Gussen moved to adjourn at 9:59 p.m.

Seconded by Councilmember Honis.

**ROLL CALL**

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

Opposed: None.

Absent: None.

Abstained: None.