



## TEANECK DEMOCRATIC MUNICIPAL COMMITTEE

[TEANECKDMC@GMAIL.COM](mailto:TEANECKDMC@GMAIL.COM)

### 2024 Teaneck Council Questionnaire

Thank you for accepting the invitation to TDMC Forum. To provide voters with additional information, we are asking candidates to complete and return this questionnaire by September 25th. Please submit responses to [TeaneckDMC@gmail.com](mailto:TeaneckDMC@gmail.com). You will receive a separate invitation for the TDMC Forum on October 1<sup>st</sup> from 7:00 pm – 8:30 pm. We look forward to meeting you. Thanks.

**Name:** Duane Harley **Address:**

Please provide a copy of your bio with an emphasis on experiences that qualify you to represent residents on the town council.

1. What is the role of a town council member? Why are you running for Teaneck council?
2. How will you represent constituents from all of the diverse groups who live here? As a council member what would you do to promote harmony and unity in the town?
3. Tell us about a time where you worked through a challenge with a team of people who did not agree on the best solution. How did you navigate conflicting views? How did you resolve the challenge?
4. Should the council engage in international issues?
5. Should the council meet more often? What ideas do you have to best engage Teaneck residents? Are there problems with good and welfare and how should the council address them?
6. How do you propose raising additional revenue for the town without increasing property taxes?
7. What is “responsible development”? What are your thoughts about the new Master Plan, particularly regarding new housing and retail, as well as the use of AINRs and PILOTS as a development tool?
8. What do you think needs to be done to assure sufficient affordable housing in Teaneck?
9. What improvements would you like to see in our green spaces, parks, and recreational facilities?
10. What is your position on cannabis in Teaneck?
11. How can Teaneck best serve the needs of its senior citizens? What changes, if any, would you propose?
12. What is the ideal relationship between the council members and the town manager?
13. It is our understanding that the current police chief may soon retire. What are the qualities of a police chief you would look for in a future candidate for the position of chief of police? What input would the council have in hiring the new police chief?
14. How do you feel about term limits on council and committees?
15. What aspects of Teaneck do you value most and why?

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### RESPONSE TO 2024 QUESTIONNAIRE

1(a) The role of a town council member is to act in a fiduciary capacity for the benefit of the municipality by passing sound budgets, control spending, managing debt and ultimately positioning the municipality where it will be able to thrive and continue to thrive subsequent the term of the council member.

(b) I am running for Teaneck council because I love Teaneck and I feverishly want to see Teaneck thrive. Teaneck in my view is seemingly beginning to lag behind other comparable municipalities with respect to cultural engagement, robust business districts, infrastructure remediation, technology implementation and overall quality of life. I am running because I am committed to address those concerns.

2(a) I will represent all constituents from all of the diverse groups who live here equally. I will infuse empathy in each instance so I can fairly assess their individual perspective. In that regard all community members will feel respect.

(b) As a council member I will promote unity and harmony in many ways. One, I will not make any group feel marginalized and feel their issues and concerns are not considered. Two, I will promote activities which will engage various members of the community. Then, I will solicit the Advisory Board on Community Relations and seek recommendations and partnerships in an effort to engage and obtain harmony and unity amongst the community.

3. I am an attorney where I navigate many challenges between opposing parties often. I navigate through conflicting views by listening to the reasons each side believes their perspective is tantamount to the resolution. I inculcate that perspective to the opposing party's mindset in an effort to create clarity for that individual or group. Thereafter, I identify the ultimate goal we are collectively trying to achieve. Once the collective goal is identified we will work to make sure the parties no longer arguing simply a position but wanting to achieve the resolution that benefits both parties. Once each party understands that some issues in the conflict will have to be relinquished will usually creates a path to a successful end.

4. No the council should not engage in international issues. The council should be laser focused on Teaneck business.

5(a) . I would support council meeting more often. The residents could be engaged by having a meeting solely for Good and Welfare. In that effort, their concerns will be thoroughly heard.

(b) Yes there are problems with Good and Welfare because not everyone is able to express their concerns. Often times the meetings run too long and if the residents were able to express their concerns they could not stay to here a response from council. Council should consider adding another meeting strictly for Good and Welfare.

6) I plan to raise revenue in the township in various ways. (a) Research which grants are available in which we can raise revenue in order to offset expenses, (b) Create a Teaneck Community Foundation to raise, hold and distribute funds to be spent for the welfare of Teaneck; (c) Establish Teaneck as a cultural destination maximize commercial benefit from culture & arts to attract people to spend money within Teaneck,(d) partnering with neighboring communities to share applicable facilities and equipment which will reduce burden (e) make sure we are collecting all fees, licenses, permits, and fines.

7. Responsible development is development that includes input from the community and aligns with the goals of the master plan.

(a) I think the master plan should be complied with and establish clear goals which to base development. I do not believe ANIR or PILOTS should be used as a development tool. ANIR's historically is used in extreme circumstances such as blight. Teaneck does not have such areas therefore ANIRs are non-applicable. PILOTS can be used in various ways including commercial. If the township engages in PILOT programs a very comprehensive due diligence process must be rendered to clearly understand and reasonably expect the anticipated benefit.

8 To ensure affordable housing we must look at housing options such as ADUs and rent stabilization practices. Also look into State grants and private grants to subsidize senior living or moderate-income families.

9. Improvements I would like to see in our open space properties community garden, various planting, walkability via paths and trails, event spaces, access to wifi.

10. My opinion on cannabis is since Teaneck approved cannabis it should be allowed in all business districts no only on Alfred Avenue.

11. Teaneck can serve the seniors by ensuring affordable housing and increasing senior programs such as supporting the Forum. Increase social activities.

12. The relationship between Council member and town manager should be harmonious and collaborative.

13. The qualities in a Police Chief must understand the township he/she is entrusted to. They must possess pragmatic decision making, respectful demeanor at all times an awareness and a commitment to safety pursuant to a well thought out plan. In addition, become part of the community. The input I will have will be to take part of the hiring process.

14. I support term limits on council and committees.

15. I value most about Teaneck is the Diversity and community engagement.