

MINUTES OF THE SPECIAL MEETING  
THURSDAY, DECEMBER 22, 2011

**LEGAL OPENING OF MEETING - 7:00 PM**  
**PUBLIC INPUT -7:00 PM**

Mayor Hameeduddin called the Open Session Special Meeting of the Teaneck Township Council to order at 7:05 p.m. and asked all those present to rise for the Pledge of Allegiance.

ROLL CALL

Present: C. Stern, DM. Gussen, C. Honis, C. Toffler, Mayor Hameeduddin.

Absent: C. Parker, C. Katz

Also Present: S. Turitz – Ferrara, Turitz, Harraka & Goldberg Esqs.; W. Broughton, Township Manager, J.L. Evelina, 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 and Sunshine Notice, dated December 19, 2011, 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.*

PRESENTATIONS

NON-APPLICABLE

PUBLIC HEARING AND ADOPTION OF ORDINANCES

NON-APPLICABLE

Mr. Turitz noted that this meeting was being held under the Special Rules for a Special Meeting and specified that Council is limited to discussing only the Resolution on the agenda. The public may discuss any matter during Good and Welfare but Council may not address any topic not listed on the agenda. Comments by Council regarding other topics will have to be addressed at an upcoming Open Session Council Meeting.

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.

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

Ametria Hunt (sic)-Young, Teaneck – discussed a sewer tax she pays to the Township of Teaneck given her home borders on Teaneck and the City of Englewood, asked about why her sewer tax is not incorporated into her property tax, discussed the history of the sewer tax on her property, and requested someone give her some information regarding her sewer tax that she pays separately.

Janette Small, Teaneck – questioned if the administration is looking into the quality of the drinking water coming into the Rodda Center.

Dr. Charles Powers, Teaneck – commended the Manager for taking quick and effective action to close Votee Park, spoke about the importance of the issues associated with the health and welfare

of the Township's citizenry, and posed several questions about the proposed remedial plan, the end point of such plan, the possibility of drawing a historical plan of said site, and the selection of GZA Geoenvironmental, Inc. Mr. Powers also requested clarity as to how GZA was going to integrate historical information and asked the Manager to explain the way that the proposal was constructed would avoid the result of an indefinite investigation.

David Spielman, Teaneck – remained concerned of the enforcement of Votee Park's closure and brought to the Council's attention members of the public who remain using the park despite the signs instructing them to avoid Votee Park.

Dr. Ken Hoffman, Teaneck – agreed with Mr. Powers' comments and commended the Council and Manager for closing Votee Park swiftly. He also agreed that Teaneck needed to evaluate the laboratories that undertake our samples to ensure that studies are done correctly, questioned where the follow-up drilling would be taking place in Votee Park and spoke about the origin of the Township's drinking water.

Paul Hutt, Teaneck – also agreed with Dr. Powers and Dr. Hoffman's prior comments, questioned whether or not a Phase II test was being undertaken, discussed his business' turnaround time for test results and spoke about staffing for the environmental company.

There being no further persons wishing to speak at this time, 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.

Mr. Broughton responded that the drinking water is supplied through United Water and a reservoir that is not delivered to the Rodda Center. He also noted that there is no issue with the park's ground water, discussed on-going police patrols of the park, urged residents to contact the police department in the event of anyone seen using the park with the exception of the outside perimeter walking track. Mr. Broughton spoke about the current initial statement of this process, the testing process undertaken to date, the process of selecting GZA Environmental Inc. as the environmental consulting firm, additional borings to be undertaken at the soccer field, further testing on the top soil, recommended the testing of all of Votee Park which will occur the week of January 4, 2012, and felt that it was important that the Township Council move forward with GZA Environmental Inc. for the initial investigation phase.

DM. Gussen read a statement into the record by Dr. George Riskakis from the Parks, Playgrounds and Recreation Advisory Board requesting Council test the top soil, encapsulate the area where PCBs were found and asked the Township to act quickly with scientific based evidence.

C. Toffler discussed her connection to Dr. Powers and his prior experience with superfund clean-up sites, the residential standard for chemicals in the soil, the depth of the contamination, wished there was a greater investigation into the matter but understood the timeliness of the matter, and discussed her thoughts about various ways to vote on this resolution.

DM. Gussen spoke about prior work being done to the New Police Headquarters and the accountability for the construction of the project; discussed his willingness to retain GZA GeoEnvironmental Inc. due to the accountability level they can be held to and supported strongly moving ahead with this project.

C. Toffler spoke about the various ingestion methods of the chemicals found.

DM. Gussen mentioned a prior discussion with Dr. Ken Hoffman about the chemicals and reiterated his support to move swiftly with GZA to find out more information about the chemicals.

C. Toffler spoke about her observations of superfund sites and requested that those who have a track record with such sites offer more guidance.

C. Stern inquired about GZA's testing facilities.

Mr. Broughton responded that GZA sends the soil samples out to another laboratory to test the samples.

C. Stern inquired if additional laboratories can test the same samples and indicated his support going forward with testing. He also questioned who would be the responsible party to formulate a remediation plan.

Mr. Broughton responded that once the results are received, a determination as to who will come up with a remediation plan will be made.

C. Toffler referenced a story about a prior superfund site that Dr. Powers worked at.

Mayor asked Mr. Turitz to clarify the process as to which the contract was prepared.

Mr. Turitz discussed that GZA was selected by the original architect and is a reputable firm. An environmental attorney was retained (Lorraine Telaky Patrello in Hackensack) to review the contract. Mr. Turitz's firm reviewed and approved the contract after Ms. Patrello had done same. Mr. Turitz also discussed the terms of the contract and scope.

Mayor Hameeduddin discussed the key to resolution being time and GZA's qualification to complete the work. Mayor Hameeduddin shared his positive feelings about GZA given his research of their company and other environmental remediation firms. He personally requested information about Votee Park and agreed with the Manager's estimate to have Votee Park online by the summer. Mayor Hameeduddin also discussed his desire for a swift and transparent manner to remediate this site.

#### CONSENT AGENDA

#### RAFFLES

NON-APPLICABLE

#### MINUTES

NON-APPLICABLE

#### RESOLUTIONS

- A. Authorize Professional Services Contract - GZA GeoEnvironmental, Inc. – Perform Remedial Investigation of Historic Fill at Milton A. Votee Park.

#### BILL LIST

NON-APPLICABLE

**DM. Gussen** moved to approve Resolution and to dispense with the reading of same inasmuch as it has been posted on the bulletin board all day, except \_\_\_\_\_. Seconded by Councilmember **Honis?**

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

Roll Call.

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

Opposed: None.

Absent: C. Parker.

Abstained: None.

Mayor Hameeduddin declared whether said item was (or was not passed).

INTRODUCTION OF ORDINANCES

NON-APPLICABLE

OLD BUSINESS

NON-APPLICABLE

MISCELLANEOUS

NON-APPLICABLE

NEW BUSINESS

NON-APPLICABLE

COMMUNICATIONS

NON-APPLICABLE

COMMITTEE REPORTS - COUNCIL LIAISONS

NON-APPLICABLE

COUNCIL-LISTED ITEMS

NON-APPLICABLE

TOWNSHIP MANAGER'S REPORT

NON-APPLICABLE

TOWNSHIP ATTORNEY'S REPORT

NON-APPLICABLE

ADJOURNMENT

Councilmember Stern  
moved to adjourn at 7:40 p.m.

Seconded by Deputy Mayor Gussen.

Roll Call.

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

Opposed: None.

Absent: C. Parker.