



Green Acres Memorandum

To: Steve Jandoli
 From: Amy Sumoski *AS*
 Date: 12/28/07
 Subject: Teaneck Township
 Open Space and Recreation Plan

Please find attached the Open Space and Recreation Plan submitted by the Township of Teaneck for your review.

Enc.

1/3/08
Amy - Just need planning. bd. adoption. for approval. Please let them know. Steve

November 30, 2007



Amy Sumoski
 NJ Department of Environmental Protection
 Green Acres Program
 501 East State Street, 1st Floor
 Station Plaza 5 - P.O. Box 412
 Trenton, New Jersey 08625-0412

RE: Township of Teaneck Application
 -Open Space and Recreation Plan

Dear Ms Sumoski:

I am writing on behalf of the Township of Teaneck and enclosing the Open Space and Recreation Plan, adopted by the Teaneck Township Planning Board on November 8, 2007.

Please contact me at 201-837-4807 or via email at hfall@teanecknjgov.org should you have any questions.

Sincerely,

 Helene V. Fall
 Municipal Manager

cc: Council, S. Turitz, Esq.
 L. Aportela-Hernandez, Acting Municipal Clerk
 G. Crockett, Supt. Of Recreation
 C. McKeamin, P.E.
 Environmental Commission
 Planning Board

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Township of Teaneck

PAUL A. WENZEL
 MUNICIPAL CLERK
 818 TEANECK ROAD
 TEANECK,
 NEW JERSEY 07644
 (908) 837-1400
 FAX (201) 837-1222
 E-MAIL:
Paul.Wenzel@teanecknj.gov

- COUNCIL
 ELLI Y. RAZZ
 MAYOR
 LAUREN P. FARRER
 DEPUTY MAYOR
 MICHAEL KEVIN REY
 ADAM GISSER
 MONICA HOWES
 MICHAEL B. KATES
 ELIZABETH BRIDGEMAN
 STANLEY FURZEE
 TOWNSHIP ATTORNEY
 HELENE V. FALL, MPA, CPA
 MUNICIPAL MANAGER
 LESLIE APICELLA-HERNANDEZ
 ACTING MUNICIPAL CLERK

From: Steve Jandoli
To: Sumoski, Amy
Date: 1/4/2008 9:49:04 AM
Subject: Re: Teaneck

I didn't read the cover letter, they are approved. Thanks Amy.

>>> Amy Sumoski 01/04/08 9:27 AM >>>
Hi Steve,

Got your memo. Just want to know what I need from Teaneck exactly. The cover letter from the Business Administrator states that the plan was adopted by the Planning Board on November 8, 2007. Do I need documentation directly from the Planning Board?

Thanks!

Amy



TOWNSHIP OF TEANECK

PAUL A. VOLCKER
MUNICIPAL GREEN
818 TEANECK ROAD
TEANECK, NEW JERSEY 07666
PHONE (201) 837-1600 FAX (201) 837-1222

PLANNING BOARD
(201) 837-4835

TO: Helene V. Fall, Municipal Manager
FROM: Rosiland V. McLean, Technical Assistant
Land Use
DATED: 09/11/08

The following Planning Board minutes of 11/08/07 are accurate as presented.

Rosiland V. McLean
Rosiland V. McLean

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**TEANECK PLANNING BOARD
THURSDAY, NOVEMBER 8, 2007
MUNICIPAL BUILDING COUNCIL CHAMBERS
REGULAR MEETING
7:00 P. M.
MINUTES**

Eric Brauer, Secretary who acted as Chairman called the meeting to order at 7:09 P. M. 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 2006-2007 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 Connection*, 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: Council Member Gussen
Eric Brauer
Mayor Katz
Renee Karibi-Whyte, Vice Chairman - (arrived 8:24 P.M.)
Ned Goldman
Mohammed Hameeduddin (Alternate #1)
Steven Kaye (Alternate #2)

Absent: Howard Rose
Mark Schwartz
Helene Fall, Township Manager
Joey Bodner, Chairman
Chuck McKearin, Township Engineer

Also Present: Harold Ritvo, Esq. Attorney
Dan Melfi, Assistant Zoning Officer

GOOD & WELFARE - Concerning OSRP

No residents came forward with concerns & comments on the OSRP Master Plan.

Chair closes Good & Welfare

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HEARING

1. Amendment to Master Plan hearing for consideration of adoption of amendment incorporating into OSRP.

Motion by Katz to adopt the OSRP to amend the Master Plan to incorporate this in the Master Plan, Kaye second.

In Favor: Brauer, Katz, Goldman, Hameeduddin & Kaye - Opposed: Gussen - Abstained: None
Motion passed.

Minutes of 10/25/07 tabled until next meeting until Secretary has chance to review tapes.

GOOD & WELFARE - General

Tasha Morton asked about the agenda items.

Acting Chair Closes Good and Welfare.

Board review & approval 2008 meeting dates. January 10, 2008

January 10 & 24, February 14 & 28, March 13 & 27, April 10 & 24, May 8 & 22, June 12 & 26, July 10 & 24, August 14 & 28, September 11 & 25, October 16 & 30, November 13, & December 11, 2008

Kaye moved to approve the 2008 dates Gussen second.
In Favor: Unanimous - Opposed: None - Abstained: None

NEW BUSINESS

A interoffice from Lissette Aportela-Hernandez, Acting Municipal Clerk - dated: 10/24/07 - re: Development Regulations Ordinance No. 4037A - An Ordinance amending Sections 33-22, 33-24 and 33-28 in Article V, "Zoning Ordinance." of Chapter 33 "Development Regulations" of the Code of the Township of Teaneck establishing the Mx-1 Mixed Use - 1 District.

The Board discussion on Ordinance #4037A - DeGraw Avenue Business District. B/R Zone with changes as suggested and why they should be allowed and are not inconsistent with the Master Plan.

A interoffice from Lissette Aportela-Hernandez, Acting Municipal Clerk - dated: 10/24/07 - re: Development Regulations Ordinance #4038A - An Ordinance amending Sections 33-22 and 33-24 in Article V, "Zoning Ordinance." of Chapter 33 "Development Regulations" of the Code of the Township of Teaneck Establishing the Mx-2 Mixed Use-2 District.

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Kaye discussed letter sent to Council enumerating changes and suggestions that were not adopted by Council. Suggests we advise Council Ordinance is inconsistent with Master Plan.

Katz explained Council position.

Katz motioned that recommendations originally sent be resent to Council Kaye second.

Discussion on motion held by Board.

Motion withdrawn by Katz.

Gussen motioned that both Ordinances are substantially consistent with changes Planning Board recommends for 4037A & 4038A as previously sent to Council.

In Favor: Gussen, Bodner, Katz, Hameeduddin & Kaye- Opposed: Goldman - Abstained: None
Motion passed.

A interoffice from Lissette Aportela-Hernandez, Acting Municipal Clerk - dated: 10/24/07 - re: Development Regulations Ordinance #4044 - An Ordinance amending Section 33-3, "Definitions," in Article I, "General Provisions" and Section 33-24 "Zone District requirements," in Article V, "Zoning Ordinance." of Chapter 33 "Development regulations" of the code of the Township of Teaneck relating to signs within the "H" Hospital District.

Board discussion Pros & Cons of rezoning vs. applying by variance.

Motion by Gussen to delay vote on ordinance, no second, withdrawn.

Motion by Goldman to recommend affirmatively the adoption of Ordinance #4044 as consistent with Master Plan Gussen second.

In Favor: Gussen & Katz - Opposed: Brauer, Goldman, Hameeduddin & Kaye.
Motion fails.

SIGNS

1. PB2007-32 - Wireless Depot - 418 Cedar Lane - Block #706 - Lot 3 - B/1 Zone, new sign

Kaye moved that all the waivers be granted Gussen second.

Goldman amended the motion to prohibit the use of Verizon Wireless and to grant the other sign waivers Katz second.

In Favor: Brauer, Katz, Goldman & Hameeduddin - Opposed: Gussen & Kaye - Abstained: None
Amendment to motion passes. No vote on original motion.
Motion approved with all waivers except Verizon Wireless.

Note: Karibi-Whyte arrived at 8:24 P. M.

2. PB2007-33 - Bergen Animal Hospital - 1680 Teaneck Road - Block #5207 - Lot 10 - R/S Zone, new sign.

Katz moved to accept as is Goldman second.

Kaye amended moved to approve without the logo Hameeduddin second.

Vote on amendment: In Favor: Kaye, Hameeduddin - Opposed: Brauer, Katz, Karibi-Whyte, Goldman, Gussen - Abstained: None
Amendment fails.

Vote on Original motion: In Favor: Brauer, Katz, Karibi-Whyte, Goldman, Gussen - Opposed: Kaye, Hameeduddin - Abstained: None
Motion passed.

3. PB2007-34 - J & Z Auto - 1451 Teaneck Road - Block #5701 - Lot 5 - B/2 Zone, replace existing freestanding sign.

Gussen moved to approve Katz second.

In favor: Gussen, Brauer, Katz, Karibi-Whyte, Goldman & Hameeduddin - Opposed: Kaye - Abstained:

ADJOURNMENT

Hameeduddin moved to adjourn at 8:38 P. M.

Respectfully,

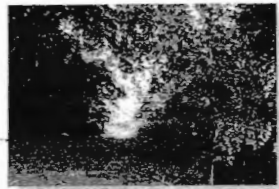
Rosiland V. McLean

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OPEN SPACE AND RECREATION PLAN

for

Township of Teaneck
County of Bergen



Compiled by



Morris Land Conservancy
a nonprofit land trust

with the



Township of Teaneck
Project Team and
Environmental Commission

OCTOBER 2007