



# Township of Teaneck

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## 2012 ANNUAL REPORT OF THE ENVIRONMENTAL COMMISSION (EC) TOWNSHIP OF TEANECK, NEW JERSEY

### INTRODUCTION

This report for 2012 was prepared in accordance with Township Ordinance Section 2-125 and NJS 40:56 A-4 which require the Environmental Commission (EC) to make not less than annual reports to the Township Council in writing.

In this report information is provided on the site plan reviews conducted by the EC as provided by the Municipal Land Use Law (MLUL) for Environmental Commissions which have an Environmental Resource Inventory (ERI), as does Teaneck. Data is shown on four tables appended to this report and discussed below. Additional information contained in this report includes training, grants, projects worked on during the year, Commission membership, Commission budget and expenditures, goals for 2013, library additions, recognitions and acknowledgements.

The EC provides advice to the Council via the Manager on environmental issues. It may conduct special Township-wide meetings to inform the public on specific environmental issues and get public input.

Below is a summary of the many activities performed by and monitored by the EC during 2012.

## A. SITE PLAN REVIEW

*As provided for by Municipal Land Use Law since Teaneck has an Environmental Resource Inventory.*

- Fifty-six Zoning Board Refusals were received for preview. Twenty-six were determined as not needing full EC review should they proceed to Referral status, and none were. Of the 56, 28 Refusals were recommended for full EC review should they receive Referral status. Of the 28, 17 were forwarded as Referrals for full EC review, and the EC did return its findings on all 17. Each of the 17 sites were visited by at least one Commissioner. See Table 1 in the Appendix.
- Five Planning Board Refusals were received for preview, and none was determined to require full EC review should it proceed to Referral status. However, one was forwarded as a Referral, and, as such, the EC provided its findings. The site was visited by at least one Commissioner. See Table 2 in the Appendix.
- In addition to the above, the EC reviewed the PSE&G request for permits from NJDEP for state-wide work in wetlands and other areas. The EC did not comment to the NJDEP.
- Table 3 presents the types of requests for permits and Table 4 presents the effects/problems for all sixty-one refusals (columns will not necessarily total 61 as some requests have multiple type of effects/problems). See Tables 3 and 4 in the Appendix.

## B. COMMISSIONER TRAINING:

None in 2012.

## C. GRANT APPLICATIONS APPROVED:

The EC responded to a request for proposals and was awarded a \$5000 Sustainable Land Use Planning Grant from ANJEC in May, 2012 to update the Township's Environmental Resource Inventory, first produced in 2002. The Township provided matching funds of \$5500. These funds will be used to fund an update to the ERI.

## D. CONTINUATION PROJECTS

1. **Hackensack River Greenway Advisory Board.** The EC continued to have one member serving on it, although this is not a requirement. Minutes, when received by the Environmental Commission, were reviewed. The Environmental Commission wrote a letter of support for a \$25,000 trail grant that HRGAB applied for from NJDEP to rehabilitate the newest section of the Greenway in North Terhune Park. The Township is still waiting to find out if the grant was awarded.
2. **Shade Tree Advisory Board.** The EC was represented on the Shade Tree Advisory Board (STAB). In 2012, 250 Township trees were removed and none were planted due to problems with bidding. Bids were approved for 2013 tree maintenance and the planting of 250 to 300 trees in May 2013. A list of native trees for planting was developed by STAB, the Township Engineer and the DPW. The Community Forestry Management Plan for 2011-2015 was completed and submitted to the state. STAB sent two members to the 2012 Shade Tree Federation Annual Conference.
3. **Open Space and Recreation.** To facilitate land acquisition for one or more sites, recommended in the Open Space and Recreation Plan, the EC encouraged the Township to apply for a Planning Incentive Grant from the New Jersey Department of Environmental Protection. The Township was approved for a \$500,000 grant in May, 2011 (#0260-08-028). The Township has two years in which to spend the money. The EC sent several letters to the township Council suggesting several sites for acquisition and asking to appear at a Council closed session meeting to discuss the possibilities. The EC did not get any response. Recently, discussions about acquiring easements along the Hackensack River to connect pieces of the Hackensack River Greenway Through Teaneck were discussed with the Township Attorney. He is trying to work with the property owners. The grant will expire in May 2013 and the money will return to the state if Teaneck does not find a suitable project.
4. **Recycling.** Monitored data on annual tonnage reports in order to compare the Township with available standards/norms. Residents of Teaneck have curbside pickup of glass, plastics, and all forms of paper goods every two weeks. Yellow barrels for glass, cans and plastics were given to residents in 2011. In 2012, blue barrels were given for recycling paper, including whole books. The statewide goal for recycling is 50%; Bergen County is now at 44%. The most recent data for Teaneck is from 2011. Teaneck increased its recycling of plastics and paper by 300 tons to 2,901 tons. Electronic recycling increased by over 5 tons to 73.63 tons. Because Teaneck has numerous private carters (not just one) total tonnage of solid waste is not known, making unclear the percentage of total tonnage recycled, or percent of recyclables actually recycled.

5. ***Bicycling and Pedestrian Master Plan.*** The Bicycling and Pedestrian Master Plan has been referenced in the 2011 Teaneck Master Plan Re-examination. It was suggested that the Township submit a Bicycle Friendly Community application. The EC spoke to Larry Bauer, Chair of the Teaneck Chamber of Commerce, to find out if they would be interested in submitting the application. Mr. Bauer will be presenting it to the Chamber's Board.
6. ***Preserve the (state) Route 4 Greenbelt Committee.*** Although our liaison to the committee, Don Daume, has been reappointed to this committee, the committee has been dormant since 2010 due to lack of NJDOT funds for Rte. 4 improvements.
7. ***Municipal Open Space Trust Fund Advisory Board (MOST).*** Our liaison to the MOST Advisory Board, Dara Picard, has reported that she has not received notification for any meetings in 2012. According to a Suburbanite article in its January 10, 2013 issue, the funds accumulated in the MOST over the last few years will be used by the Township to pay for astroturf, plus several appurtenances, on two fields in Votee Park.
8. ***Stormwater Runoff.*** The members of the Stormwater Subcommittee of the EC, Don Daume and Norma Goetz, met with Township Engineer, Chuck McKearnin, and Master Gardener (and past EC member), Jane Furman, to discuss the new state regulations on the use of and content of fertilizers. This is to reduce phosphorous and nitrogen levels that migrate into rivers and streams due to stormwater runoff. The Engineer will work with the DPW to meet these regulations. Also, Don Daume and Chuck McKearnin manned a table with stormwater materials at Teaneck's Arbor Day celebration. Mr. McKearnin included a page of Stormwater regulations in the Teaneck Times, a Township publication that goes to all Teaneck residents at the beginning of each year.

## E. NEW PROJECTS

The EC, led by Glen Chin, has been working on the renewal of Teaneck's ERI . The last one was written in 2002. A planner was selected from four who presented proposals and bids. The Commission met with the planner, Barbara Davis' of the Land Conservancy of New Jersey to review the process of developing the ERI and its content. The Commission is working on this project. Completion date is projected to be June, 2013.

## F. ADVICE

1. Advised Council on possible sites for acquisition, using the Planning Incentive Grant.
2. Advised Manager and Council re rehabilitation of Votee Park fields.
3. Reviewed recycling for Teaneck's Commercial enterprises.
4. Advised the Teaneck Rowing Club on best sites for a dock.
5. 5. Glen Chin worked with members of the Hackensack River Greenway Advisory Board (HRGAB) to help them plan an ADA accessible pathway for a new section of Teaneck's Greenway. The HRGAB used the information as part of a grant application.
6. Met with Zoning Board Chair to discuss effectiveness of EC Site Plan Comments in Zoning Board deliberations.

## G. PERSONNEL

1. Harry R. Kissileff Chair, (June 30, 2011, remained as member and chair, through June, 2012).
2. Norma Goetz Vice Chair, (June 30, 2013), also serves on HRGAB and STAB. Became Acting Chair in July, 2012.
3. Ron Subramaniam (Appointed as alternate 1, effective July, 2011, term ends, June 30, 2014)
4. Don Daume Greenbelt committee, site plan reviewer, monitors recycling, stormwater subcommittee (June, 2015)
5. Steven Kaye Planning Board Member, (Began May, 2009, continuing.)
6. Dara Picard MOST representative (June 30, 2013)
7. Roslyn Turner As of July, Acting Vice Chair (June 30, 2014)
8. Philip Rhodes ( June 30, 2014)
9. Glen Chin Secretary, (June 30, 2014)
10. Mohammed Hammeddudin (Council Liaison, began February, 2010)

## H. FINANCIAL

### 2012

	<u>Budgeted</u>	<u>Actual</u>
ANJEC dues	\$ 420	\$ 420
Training	0	0
Travel for education	80	0
Copying material for distribution	0	0
Library Acquisitions	0	0
ERI update	5,000	5,000
	_____	_____
<b>Total</b>	<b>\$ 5,500</b>	<b>\$5,420</b>

### REQUESTED FOR 2013

	<u>Amount</u>
ANJEC dues	\$ 420
Travel for training	80
Training (Road Show)	250
Library acquisitions	150
Copying materials for distribution	100
	_____
<b>Total</b>	<b>\$1,000</b>

## **I. REPORT ON GOALS FOR 2012**

1. Did not pursue funding for the “Bicycle And Pedestrian Master Plan” and did not actively work on implementing the plan. An ANJEC Road Show was planned but had to be canceled.
2. None of the sites the EC recommended for purchase of open space were considered by the Teaneck Council
3. The EC continued to support drainage improvement in Votee Park and continued to study alternative surfaces. The Township chose an outside engineering firm to complete the project.
4. The EC monitored Township shade tree plantings and removals
5. The EC continued to monitor recycling.
6. The EC continued to advise on site plans.
7. The EC received a grant to update the Teaneck ERI, chose a planner, and is in the process of working on it.
8. The EC has members on STAB, HRGAB, and Sustainability and gets minutes from STAB and the HRGAB for review.

## **J. GOALS FOR 2013**

1. Continue to pursue funding for “Bicycle and Pedestrian Plan”
2. Plan ANJEC road show to promote bicycling and walking
3. Complete ERI
4. Increase Open Space acquisitions, particularly those contiguous with existing open spaces.
5. Facilitate Intergroup communications among Shade tree, PPRAB, Sustainability and HRGAB.
6. Continue to monitor recycling activities
7. Monitor Township shade tree plantings and removals through STAB.
8. Promote creation of shade tree inventory and canopy study
9. Participate in 2013 Arbor Day.

## **K. INTERNAL DEVELOPMENTS AND ADVICE**

Harry Kissileff recused himself as Chair of the EC in July, 2012 as he had not received an official reappointment. Norma Goetz took over as Acting Chair for the interim. The EC met with Township Manager William Broughton to develop a plan for moving forward.

## **L. LIBRARY ADDITIONS:**

None

## **M. RECOGNITION:**

None

## **N. ACKNOWLEDGMENT**

The Environmental Commission acknowledges with gratitude the help of William Broughton, Township Manager, and Maureen Ince, secretary of the Engineering Department, for keeping track of our files and preparing packets for each meeting. The Environmental Commission also thanks Township Engineer, Chuck McKearnin, for sharing his time and expertise with the Commission. The Commission wishes to thank Rosiland McLean for administrative services and Mohammed Hameeddudin, who is also Mayor, for serving as Environmental Commission liaison to the Township Council. The EC also wants to extend its appreciation to Glen Chin for leading us in the update of the Environmental Resource Inventory and for serving as Secretary of the EC.

Respectfully Submitted,

Norma Goetz

Acting Chairperson

## APPENDIX

TABLE 1

Zoning Board # (2012)	Address	Block	Lot	Description	Coding Per EC Checklist	Full EC "Official" Review
1	1500 River Road	1211	8	Circular Driveway - 2 Riv. Rd. cuts	A7	
2	629 West Englewood Avenue	1702	19	Electric Generator	A7	
3	1302 Dickerson Road	2102	14	New 2-story rear addition	A2a, B4, B5, B6	*
4	190 Vandelinda Avenue	3008	6	Electric Generator (natural gas)	A7	
5	723 Washburn Street	1202	1	Rear Addition, 2nd Fl. Exp	A2a, B5, B6	*
6	562 Churchhill Road	1803	20	Electric Generator (natural gas)	A7	
7	555 Glenwood Avenue	4302	4	Convert from 1 family to 2 family home	A7, A2a, B2	
8	688 Queen Anne Road	2503	9	1 story front addition+patio +extended driveway	A7, A2a	
9	490 Churchhill Road	1803	11	2 story expansion of res.	A2a, B4, B6	*
10	610 Winthrop Avenue	1805	17	side and rear addition, HVAC + Gen	A2a, B4, B6	*
11	310 Johnson Avenue	2406	9	20 kw emergency gen – natural gas	A7	
12	200 Chadwick Road	3005	5	2 story front addition + widen driveway	A7	
13	691 Camperdown Avenue	1713	6	Add side yard patio/pergola/2nd Fl /drive	A7	
14	586 Tilden Avenue	603	12	2 story rear addition + shed	A2a, B4, B5	

Zoning Board # (2012)	Address	Block	Lot	Description	Coding Per EC Checklist	Full EC "Official" Review
15	1728 Clinton Place	5206	22	Replace chain link fence w/6' PVC	A7	
16	153 Fort Lee Road	3301	3	New 3 family dwelling + subdivision	A1,A6, B2, B5, B6	
17	669 Ogden Avenue	1210	20	New 2-story rear add + garage convert	A2a, B4, B5, B6	
18	1222 Kensington Road	2108	8	Emergency Generator	A7	
20	1292 Pennington Road	2110	5	Rear addition, deck	A2a, B5, B6	
No preview - 21	125 Galway Place	5105	12	Modify 2nd Fl for Charter School	A2a, B1	*
22	388 Maitland Avenue	2008	6	Generator + handicap ramp	A7, B6	
23	657 Kent Avenue	206	13	New 2nd Fl over garage	A7	
24	546 Wilmerding Avenue	1606	7	New deck + 20kw Gen.	A7	
25	1001 Phelps Road	4016	18	2nd Fl Expansion	A7	
26	700 Queen Anne Road	2503	8	Rebuild garage	A7	
27	543 North Street	208	1	New 2-story side addition	A2a, B5, B6 trees	*
28	1773 Lilbet Road	1102	6	2-story add, attic dormers, portico	A2a, B5, B6 trees	
29	177 Grayson Place	2806	20	1-story addition		
31	216 Manhattan Avenue	5604.01	13	New front porch, new rear deck	A2a, B5, B6 trees	
32	535 West Englewood Ave	1703	12	Revision to prev. add. Plan	A7	
33	529 Rutland Avenue	1810	19	1-story add.+driveway widen +HVAC	A7 Ugly	
34	911 Phelps Road	4016	4	1-story addition + deck	A2a, B4, B7	*
35	1285 Longfellow Avenue	4906	3	2 car gar w/loft (replace old)	A7	

Zoning Board # (2012)	Address	Block	Lot	Description	Coding Per EC Checklist	Full EC "Official" Review
37	681 John Street	3810	31	2 Fl expansion	A7, B5	
38	1104 Magnolia Road	2207	9	2 Fl addition	A2a, B4, B5	*
39	187 Manhattan Avenue	5603	13.0 2	New swimming pool	A-other, B5, B6	*
40	746 New Bridge Road	1001	6 to 10	Change use (townhouse to Comm)	A1,A8, B4, B6, B7	*
41	860 Greenwood Road	3907	3	1 story side yard addition	A2a, B5	*
42	1085 Palisade Avenue	4703	1	PSEG substation@ Rodda	A2a, B5 existing	*
45	509 Warwick Avenue	1805	3	New 6 bedroom home + 5 car parking	A1, B4, B6	
46	623 Winthrop Avenue	1804	1	1st Fl. Addn + deck	A2a, B4, B6	
47	536 Martense Avenue	807	6	Make deck bigger	A7, B5	
48	441 North Street	703	7	Addl classroom, B-ball court, etc	A7, B5, B6	
50	1332 Somerset Road	1715	13	New 2-story rear add.+deck, patio	A7, B5, B6	
52	846 Williams Avenue	814	6	Inground pool + equip + patio	A7, B5, B6	
53	332 Cedar Lane	2502	4	Move prop line, extend donut		
53	335 Barr Avenue		22	drive thru, build new 2 family house	A6, A3, B4, B5	
54	252 Cherry Lane	2607	16	2 story add'n + extensive int. ren	A2a, B6	
56	404 Churchill Road	1908	4	2 story add'n to front + rear patio	A2a, A7	
57	506-520 Cedar Lane	702	1,2, 3	Demolish 3 buildings, erect new store	A3, B2, B3, B7	

Zoning Board # (2012)	Address	Block	Lot	Description	Coding Per EC Checklist	Full EC "Official" Review
ZB 2010 - 03	796-800 Cedar Lane	201	4	Kismet Limo – raze bldg. & build new	A2a, B3, B5, B6, B7	*
ZB 2011 - 51	1475 Palisade Avenue	5001	3	New medical office bldg.	A1, B2, B3, B5, B6	*
2011-52	87 Sterling Place	2913	23	Convert house to mikvah	A3	*
New 7/27/12 - 63	70 Cedar Lane	3002	2	St Peters Mar Thoma Church – double size of sanctuary	A2a, B2, B5, B6	
65	274 Churchill Road	1909	10	2 story rear expansion of home & AC	A2a, B1	
66	620 Northumberland	1504	7		A7	
19-A	1775 Windsor Road	5201	1 & 2	World of WIngs	A2, A6, B2, B3, B6	*

### Code

#### A

- A1 - New construction on vacant lots
- A2 - Alterations to existing buildings - a) same use  
b) different use
- A3 - Replacement/conversion of existing buildings to another use
- A4 - Antenna installation
- A5 - Landfill cleaning and capping (Overpeck Park)
- A6 - Subdivision
- A7 - No environmental effect/no need for EC review (i.e. not reviewed)
- A8 - Merge lots

#### B - Problems/Issues

- B1 - No environmental impact (after review)
- B2 - Parking inadequate
- B3 - Sky glow and/or inadequate presentation of lighting plans
- B4 - Crowding
- B5 - Excessive lot coverage
- B6 - Storm water run-off
- B7 - Other

TABLE 2

Planning Board # (2012)	Address	Block	Lot	Description	Coding Per EC Checklist	Full EC "Official" Review
7	818 Garrison Avenue	818	9	Convert 2 family into mixed office + res	A7, A26, B2	
8	349 Cedar Lane	2603.01	4	Revise parking, retaining wall + fence	A7	
16	827 Teaneck Road (Regina's Rest)	3902	2.01	Enclosure under existing awning	A7	
Goodmans - 35	1400 Palisade Avenue	5011	1	Establish car engine test facility	A2b, A3, A7	*
36 (Twice)	1008 Teaneck Road	2803	15	Change use of bank	A2b, B5	

**Code**

**A**

- A1 - New construction on vacant lots
- A2 - Alterations to existing buildings - a) same use  
b) different use
- A3 - Replacement/conversion of existing buildings to another use
- A4 - Antenna installation
- A5 - Landfill clearing and capping (Overpeck Park)
- A6 - Subdivision
- A7 - No environmental effect/no need for EC review (i.e. not reviewed)
- A8 - Merge lots

**B - Problems/Issues**

- B1 - No environmental impact (after review)
- B2 - Parking inadequate
- B3 - Sky glow and/or inadequate presentation of lighting plans
- B4 - Crowding
- B5 - Excessive lot coverage
- B6 - Storm water run-off
- B7 - Other



TABLE 3

Types of request	2007	2008	2009	2010	2011	2012
1) New construction on vacant lots	0	9	1	1	2	4
2) Additions to existing buildings or lots without enlargement	4	7	6	21	19	24
3) Replacement/conversion of existing buildings	3	2	2	3	3	3
4) Antenna or cell tower installation	0	2	0	1	2	0
5) Landfill cleaning and capping (Overpeck Park)	0	1	0	0	0	0
6) Subdivision/merge	1	3/1	0/1	0	4	3
7) No environmental effect/no need for EC review	0	0	0	15	38	31

TABLE 4

Problems	2007	2008	2009	2010	2011	2012
1) No environmental impact.	8	12	3	10	6	2
2) Parking was inadequate .	0	6	4	5	6	7
3) There was concern about sky glow and/or inadequate presentation of lighting plans	2	7	4	0	2	4
4) Crowding	1	4	0	6	5	8
5) Excessive lot coverage	0	5	1	5	20	18
6) Storm water run-off	1	14	4	12	21	19
7) Other						4