

A photograph of a narrow stream flowing through a dense forest. The water is calm and reflects the surrounding greenery. The trees are tall and thin, with thick canopies of bright green leaves. The stream is bordered by thick undergrowth and ferns. The overall scene is peaceful and natural.

Teaneck Environmental Commission
Annual Report 2013

INTRODUCTION

This report for 2013 was prepared in accordance with Township Ordinance Section 2-125 and NJSA 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 Commission 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 budget and

Membership 2013

Name	Role	Term
Michael Rogovin	Chair	2015
Glen Chin	Secretary	2014
Norma Goetz	Vice Chair	2013
Don Daume	HRGAB and STAB	2015
	Member (site plan reviewer, monitors recycling), stormwater subcommittee, greenbelt committee	
Steven Kaye	Planning Board Member	-
Dara Picard	Member	2013
	MOST representative	
Roslyn Turner	Member	2015
Philip Rhodes	Alternate	2014
Harry R. Kissileff	Alternate	2015
Mohammed Hammeddudin	Council Liaison	-

expenditures, goals for 2014, library additions, recognitions and acknowledgements.

The Commission 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 Commission during 2013.

SITE PLAN REVIEW

As provided for by MLUL if Environmental Commission has an Environmental Resource Inventory, which Teaneck has.

53 Zoning Board Refusals were received for preview. 38 were determined as not needing full Commission review should they proceed to Referral status, and only one was. Of the 52, 11 Refusals were recommended for full Commission review should they receive Referral status. Of the 11, 7 were forwarded as Referrals for full Commission review, and the Commission did return its findings on all 7. Each of the 7 sites was visited by at least one Commissioner (Don Daume). See Table 1 in the Appendix.

3 Planning Board Refusals were received for preview, and 1 was determined to require full Commission review should it proceed to Referral status. However, 2 were forwarded as Referrals, and, as such, the Commission provided its findings. The sites were visited by at least one Commissioner. See Table 2 in the Appendix.

In addition to the above, the Commission reviewed the PSE&G request for permits from NJDEP for

1. Bergen County, new building and parking garage (Flood Zone);

Anderson Street Bridge (Repairs to Structure); and Property at corner of New Bridge Road and River Road (Flood Hazard Permit). The Commission Provided comments to NJDEP regarding the Anderson Street Bridge project.

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 56 as some requests have multiple type or effects/problems). See Tables 3 and 4 in the Appendix.

COMMISSIONER TRAINING:

None in 2013.

GRANTS

The Commission completed the update to the Township's Environmental Resource Inventory, funded by a matching grant from ANJEC (matched by the Township) received in 2012. More information is presented below.

There were no new grant proposals made in 2013.

STATUS OF 2013 GOALS

1. Continue to pursue funding for "Bicycle and Pedestrian Master Plan"

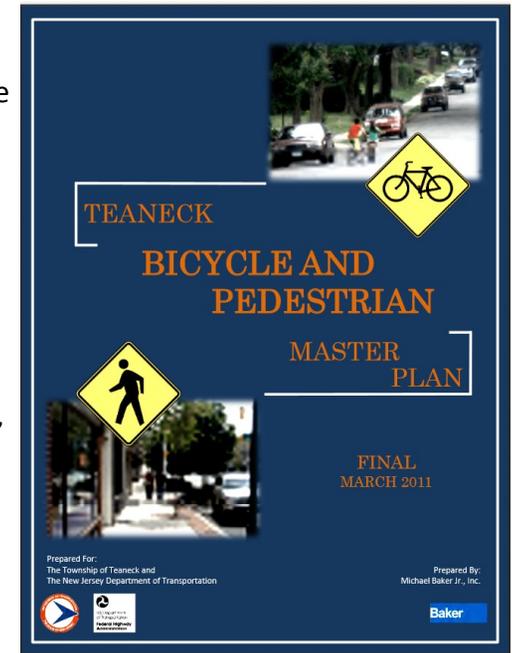
The Commission worked with the township engineer to assure that the plan would be implemented on any streets that the township was repaving or restriping. The only affected street in 2013 was a portion of Windsor Road and the wider bike lane was striped. However, it was only striped on one side of the street.

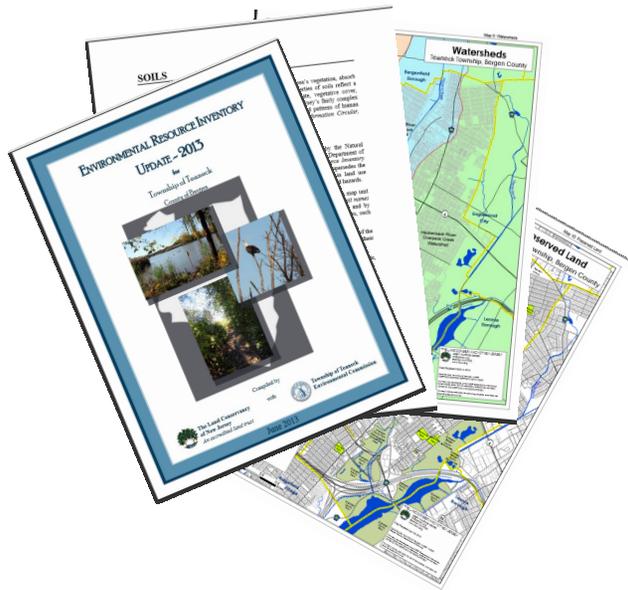
2. Plan ANJEC road show to promote bicycling and walking

This item was postponed as the Commission looked into adoption of a Complete Streets Ordinance. Due to the Township Attorney's objections, the Commission decided to hold off until these objections could be addressed. As of the end of the year, progress had been made and discussions were ongoing.

3. Complete ERI

The Commission, led by Glen Chin and with planning consultants The Land Conservancy of New Jersey, completed the renewal of Teaneck's ERI. A well attended public meeting and an article in the local paper contributed to residents' understanding of the document.





It is available on the Township Web site , at the Public Library and in the Municipal Building, and was adopted by the Planning Commission as part of the Township’s Master Plan as a reference document.

4. Increase Open Space acquisitions, particularly those contiguous with existing open spaces.

Lacking funds and support, no acquisitions were made in 2013

5. Facilitate Intergroup communications among Shade tree, PPRAB, Sustainability and HRGAB.

Hackensack River Greenway Advisory Board. The Commission is represented on this board by one Commissioner. Minutes, when received by the Commission, were reviewed. The Commission worked with the Manager to get approval for the installation of trailblazer signs on River Road.

Shade Tree Advisory Board. The Commission is represented

on this board by one Commissioner. The township continues to suffer a net loss of trees. In 2013, 353 trees were removed and 250 planted, a net loss of 100 trees. The Commission discussed the County’s planned removal of the historic red oak tree (a designated historical landmark) due to a reported dangerous condition. Proposed tree ordinances were also discussed, but the Commission deferred to the STAB.

Preserve the (state) Route 4 Greenbelt Committee. Our liaison to the committee is Don Daume, but the committee has been dormant since 2010 due to lack of NJDOT funds for Rte. 4 improvements.

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 2013. The funds accumulated in the MOST Fund were used by the Township to pay for an artificial turf soccer field in Votee Park and related improvements, despite reservations expressed by the Commission.

6. Continue to monitor recycling activities

The Commission met with Fran Wilson of DPW and 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 most recent data for Teaneck is from 2012. Teaneck increased its recycling of plastics and paper very slightly by only 190 tons to 3,091 tons. Details on recycling is found

in the tables and charts in the appendix to this report. 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. The Commission also met to discuss improving commercial recycling through education and enforcement. Unlike other towns, Teaneck does not fund inspection and code enforcement to insure compliance. The Commission also invited a company representative of the “Rocket” commercial composter and began conversations of a pilot program for composting. The township is hampered by its reliance on private carting and an inability to set rates on a PAYT (Pay As You Throw) basis, which would create economic incentives to recycle and compost. The Township would have to either collect waste itself or issue master contracts. Another way to increase compliance would be to utilize single stream collections of recycling, which would save money on collections, although reduce revenue from the transfer station. It might be a net benefit if it is easier to get compliance and the savings outweigh the lost revenue. This merits further study.

7. Monitor Township shade tree plantings and removals through STAB.

See item 5, above

8. Promote a shade tree inventory and canopy study

No funds were available for such a study.

9. Participate in 2013 Arbor Day.

Commission members participated in an Arbor Day tree planting in Martin Luther King, Jr. Park.

New Items

1. **Sustainability.** Commission members form the core group of a new sustainability advisory board created by the Township to advise the Council work with the on sustainability issues. The Board has not begun functioning because additional appointments need to be made.

Commission members assisted the Manager’s office in the preparation of the filing for the renewal of the Township’s certification as a Sustainable Jersey community at the Bronze level.



2. **Holocaust Memorial and Education Center.** A proposal to build an education center as part of a memorial to the Holocaust in an abandoned carriage house in Andreas Park was discussed but no formal action was taken. The consensus of the Commission members was that the proposal as reported in the press was inconsistent of the EC’s long-held position that the house should be removed and the site restored to its natural state. However, no formal proposal was ever presented to the township . At the end of 2013, the township was investigating whether deed restrictions would permit an education center on the site.

Financial

LIBRARY ADDITIONS:

- 2013 Environmental Resource Inventory
- Environmental Commissioners' Handbook, Fourth Edition
- The Environmental Manual for Municipal Officials, Second Edition (Printed and CD-ROM)

ACKNOWLEDGMENTS

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 also thanks Mayor Mohammed Hameeddudin, for serving as Environmental Commission liaison to the Township Council, and all members of the Council for their support of the Teaneck environment.

2013	Requested	Actual
ANJEC dues	420	420
Training/Road Show	250	0
Travel for education	80	0
Copying material for distribution	100	0
Library Acquisitions	150	27
Total	\$ 1,000	\$447

2014	Requested	Actual
ANJEC dues	425	Paid from
Training/Road Show		
Travel for education		
Copying material for distribution		
Library Acquisitions		
Total		*

* A total of \$1,000 has been allocated for all statutory commissions

Goals for 2014

Bicycle and Pedestrian Master Plan

- ◆ Pass a Complete Streets Ordinance
- ◆ Advocate for implementation of other plan goals (signage, street improvements)
- ◆ Explore creation of steering committee on complete streets and the master plan

Sustainability

- ◆ Advocate for Sustainability through proposed legislation and start up of the new Advisory Board on Sustainability
- ◆ Look for opportunities to restore full plastic recycling
- ◆ Look at education programs for the public

Site Plans

- ◆ Develop a checklist for site plan reviews based on LEED principles

Storm Water Management

- ◆ Advocate and Educate to reduce storm water runoff, including
 - ◆ Update Building Code
 - ◆ Requirements for variances
 - ◆ Work with Zoning Board and Planning Board

Trees and Parkland

- ◆ Consider a Tree Protection Ordinance for private trees
- ◆ Advocate for pedestrian access to Overpeck County Park from Teaneck



Table 1

Zoning Board # (2013)	Address	Block	Lot	Description	Coding Per Commission Checklist	Full Commission "Official" Review
1	995 Allen Court	4013	1	Circular Driveway - 2 Riv. Rd. cuts	A7 B4	
6	1269 Princeton Road	2104	28	New 2-story rear/side expansion	A7 A2a	
8	208 Colonial Court	4813	18	Convert garage to gym	A7 A2b B1	
11	631 Cumberland Avenue	508	8	2nd Fl addition in rear yard	A2a A7 B1	
12	163 Maple Street	3402	12	Rear yard addition	A7 A2a	
13	212 Elm Avenue	112	13	New 4-br house (raze old)	A7	
14	263 Griggs Avenue	240811	11	2nd fl exp+2-story rear addition	A2a B5 B6	
15	682 Suffern Road	501	9	2nd story addition over existing garage	A7 A2a	
16	34 Copley Avenue	3114	40	U-shaped driveway	A7	
17	740 Winthrop Road	1110	2	1st fl addition - sideyard	A2a A7	
18	150 Manhattan Avenue	5605	4.01	2nd story side yard addition	A2a A7 B4	
22	440 Forest Avenue	2201	2	2 - story rear addition	A2a A7	
23	1345 Sussex Road	2101	16	2-story rear & side addition	A2a A7	
24	282 Briarcliff Road	1906	8	2 story rear addition, 2nd fl side addition +more	A2a A7 B6	
25	84 Oakdene Avenue	3202	11	1fl rear addition + ramp	A2a A7	
26	724 Wendell Place	1713	11	2 sides, 2 story addition + garage	A2a B4 6 7	Yes
28	753 Washburn Street	1202	6	2nd Fl addition	A2a A7	
29	1013-1029 Teaneck Road	12	6	Convert office building to House of Worship	A2b A7 B2	
30	1600 Queen Anne Road	5108	1	Add ADA enclosed ramp/walk	A2a A7	
31	1346 Famette Street	1716	16	2 story front addition	A2a A7 B6	

Zoning Board # (2013)	Address	Block	Lot	Description	Coding Per Commission Checklist	Full Commission "Official" Review
32	578 Martense Avenue	602	14	Add awning over existing deck	A7 A2a	
33	860 Greenwood Road	3907	3	2nd fl addition over existing 1st fl	A7 A2a	
38	1775 Windsor Road (World of Wings)	5201	1,2	Use change(add catering /rides)	A2b B7	
39	71 Werner Place	2802	25	Expand drive, add deck, pavers	A2a B5 B6	Yes
44	9 Genessee Avenue	5713	35	2nd fl addition - House of Worship	A2a A7 B2	
45	765 Queen Anne Road	3001	1	Internal change to home office	A2a A7	
47	1475 Palisade Avenue	5001	3	New 9fl apt. building and sign w/3level u/g parking	A1 B6 B7 B3	Yes
49	1492 River Road	1211	10	Circular driveway	A2 A7 B7	
50	1350 Dickerson Road	2101	5	1st, 2nd fl addition	A2a A7 B5 B6	
51	53 Copley Avenue	3112.01	62	Home modif.,pool,bb court & pergola	A2a A7 AB5 B6	
52	746 New Bridge Road	1001	6, 7, 8, 9, 10	2 new commer bulings	A1 A3 B6 B7	
53	746 New Bridge Road	1001	6, 7, 8, 9, 10	Bank +commer stores - see 52		Yes
53	1174 Tuxedo Square	5905	6	Build detached garage	A2 A7 B5 6	
54	1286 Pennington Road	2110	6	Rear 2 story addition+deck	A2a A7 B6	
57	47 Robinson Street	5918	19	A/G swim pool	A7	
58	328 Teaneck Road	3216	13	Side addition (1fl) - Vet office	A7 A2a B2 B5	Yes
59	1650 Palisade Avenue	5102	1	Add fence, change veh.cirs	A7	
61	584 John Street	3707	22	Patio/walkway	A7 A2a B5	
62	404 Churchill Road	1908	8	1st&2nd fl add + patio	A7 A2a B5	
64	132 Voorhees Street	5408	8	Pool, patio, deck	B4 B5	

Zoning Board # (2013)	Address	Block	Lot	Description	Coding Per Commission Checklist	Full Commission "Official" Review
68	1500 Teaneck Road	5002	18.0 1	New 136 bed assisted living	A3 B2 3 4 5 6	
69	583 Rutland Avenue	1809	15	3 side addition+AC+generator	A2a B4 5 6	
70	963 Lincoln Place	910	26	Widen driveway, walls,patio	A2a A7 B5 6	
71	1105 Tuxedo Square	5923	13	Overly wide driveway	A7	
72	1310 Wellington Avenue	1723	9	New patio+ b-ball pole, front	A7	
73	946 Sheffield Road	4017	16	2 story addition, HVAC	A7 B5	
75	104 Van Ardsdale Place	5307	18	Sliding glass doors + steps	A7	
76	385 Warwick Avenue	2004	16	Rear add (2 story)+ patio	A7 B4 B5	
77	331 Vandelinda Avenue	2509	21	Rear addition+ deck+gen+ac	A7 B5	
ZB 2012 - 57	506-520 Cedar Lane	702	1, 2, 3	Demolish 3 buildings, erect 2 story bldg	A3 B3 B6 B7	Yes
ZB 2012 - 53	332 Cedar Lane + 335 Barr Avenue	2502	4, 22	Move prop.line, extend drive thru, raze house & build new one	A6 A3 B3 B6B7 (heating oil tank?)	Yes
ZB 2012 - 16	153 Fort Lee Road	3301	3	Subdivide for new lot, then build new 2story residence	A1 A6	Yes

Legend

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 Commission 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

Table 2

Planning Board # (2013)	Address	Block	Lot	Description	Coding Per Commission Checklist	Full Commission "Official" Review
3	414 Alfred Avenue	6002	9	300KW standby generator	A7	Yes
11	Glenpointe Center	4403 Et All		Add 2 overhead walkways	A1, B6	Yes
Ludewigs - 18	321 Queen Anne Road	3210	24	Convert retail store to daycare center	A2b, A7	

Legend

- A1 New construction on vacant lots
- A2 Alterations to existing buikldings - 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 Commission review (i.e. not reviewed)
- A8 Merge lots

- B - Problems/Issues
- B1 No environmental impact (after reviw)
- 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	2013
1) New construction on vacant lots	0	9	1	1	2	4	4
2) Alterations to existing buildings or lots without enlargement	4	7	6	21	19	24	35
3) Replacement/conversion of existing buildings	3	2	2	3	3	3	4
4) Antenna or cell tower installation	0	2	0	1	2	0	0
5) Landfill cleaning and capping (Overpeck Park)	0	1	0	0	0	0	0
6) Subdivision/merge	1	3/1	0/1	0	4	3	2
7) No environmental effect/no need for Commission review	0	0	0	15	38	31	40

Table 4

Problems	2007	2008	2009	2010	2011	2012	2013
1) No environmental impact.	8	12	3	10	6	2	1
2) Parking was inadequate .	0	6	4	5	6	7	5
3) There was concern about sky glow and/or inadequate presentation of lighting plans	2	7	4	0	2	4	4
4) Crowding	1	4	0	6	5	8	7
5) Excessive lot coverage	0	5	1	5	20	18	16
6) Storm water run-off	1	14	4	12	21	19	16
7) Other						4	7

Table 5 Residential Recycling in Tons

	2006	2007	2008	2009	2010	2011	2012
Battery	5.6	17.26	13.84	13.84	0.87	1.35	1.35
Building Materials			270	270		4091	
Compostable	23344.37	11689.75	24088.3	21193.5	15334.46	24965.85	24860.92
Chemical	104.11	111.65	90.65	90.65	71.95	76.51	88.59
Electronic	2.05	39.87	16.52	16.52	68.29	73.63	94.29
Glass	577.54	616.84	660.63	660.63	629.75	645.4	715.49
Metal	202.21	199.65	188.76	188.76	189.75	200.76	210.63
Paper	2104.7	2019.93	1893.26	1893.26	1674.25	1831.77	1879.82
Plastic	124.21	132.14	141.56	141.56	134.95	254.61	286.45
Textile	60.97	42.59	45.36	45.36	28.2	21.19	30.06
Tires	1.15	7.95	0.21	0.21		0.35	0.27
Other	1141.25						
Total MPG	903.96	948.63	990.95	990.95	954.45	1100.77	1212.57
Total Paper	2104.7	2019.93	1893.26	1893.26	1674.25	1831.77	1879.82

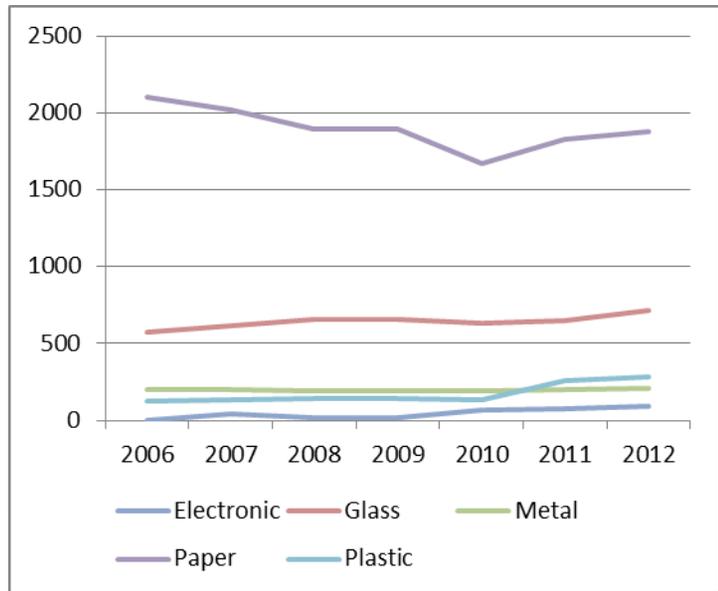
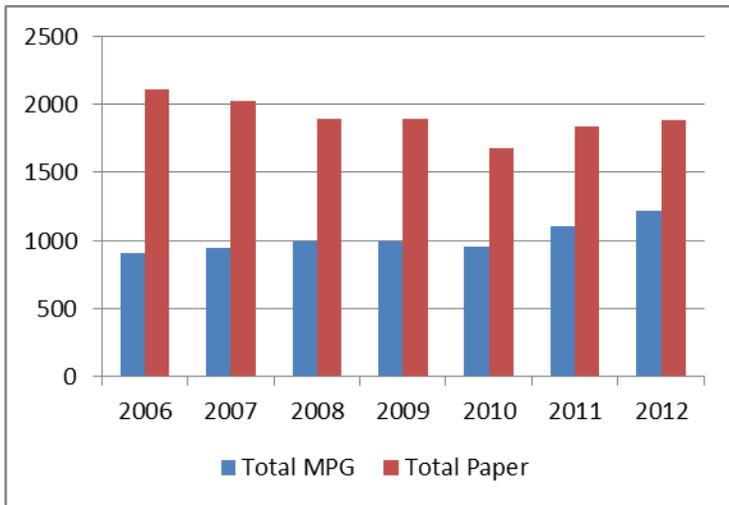


Table 6 Commercial Recycling in Tons

	2006	2007	2008	2009	2010	2011	2012
Battery	0.24	0.54	1.5	1.5	0.28	0.3	0.08
Building Materials	3054.71	1294.94	1984.9	1984.9	595.29	851.8	0
Compostables	2.5	129.84	97.5	97.5	12.78	0.01	142.4
Chemical	2033.96	321.05	1275.98	1275.98	1474.65	1373.94	12778.58
Electronic		0.54	2.62	2.62	1.25	1.25	0.15
Fluorescent Lights					0.04	0.04	0.6
Glass	55.6				35.43	7.36	40.17
Metal	48.53	7.26	6.64	2.87	15.69	2.23	15.57
Paper	352.64	183.01	858.21	858.21	423.64	373.09	344.71
Plastic	11.91	0.54	1.75	1.75	7.87	2.35	10.68
Tires			1.65	1.65			
Other	0.12	0.03	0.03	0.03	34.97	0.4	106.92
Total MPG	116.04	7.8	8.39	4.62	58.99	11.94	66.42
Total Paper	352.64	183.01	858.21	858.21	423.64	373.09	344.71

