

# Teaneck Environmental Commission

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Annual Report covering 2016 and 2017

Completed July 26, 2017

## INTRODUCTION

This report was prepared in accord with Township Ordinance Section 2-125 and NJSA 40:56 A-4 which require the Environmental Commission (EC) to are not less than annual reports to the Township Council in writing. This report includes data collected in 2016 and 2017 on site plan reviews, conducted by the EC as provided by the Municipal Land Use Law (MLUL) for ECs which have an Environmental Resource Inventory (ERI), as does Teaneck. Data are shown on tables appended to this report and discussed below. Additional information in this report includes training, grants, projects worked on during the years 2016-7 to date, budget, goals for the future, recognitions and acknowledgements.

The EC provides advice to the Council on environmental issues and concerns via the Manager and via our Council representative to the EC (currently Mayor M. Hameeduddin). It may initiate Township-wide meetings and forums to gain public input and to inform residents on a variety of environmental issues.

*SITE PLAN REVIEW (Allowed as provide for by MLUL, if EC has an ERI, which Teaneck has).*

Plans refused by the zoning officer were received for preview but only some required full Commission review. See Table below. Plans were previewed from the Planning Board (PB).

## EC PROPERTY REVIEW FOR 2016.

| <b>Zoning Board # (2016)</b> | <b>Address</b>        | <b>Block</b> | <b>Lot</b> | <b>Description</b>                          | <b>Coding Per EC Checklist</b> | <b>Full EC "Official" Review</b> |
|------------------------------|-----------------------|--------------|------------|---|--------------------------------|----------------------------------|
| 1                            | 1581 Jefferson Street | 1202         | 23         | 2 story rear addition, deck + garage        | A2a, A7,B1                     |                                  |
| 2                            | 1462 Essex Road       | 1810         | 12         | 2 story rear +side addition, widen driveway | A2a, A7, B5                    |                                  |
| 4                            | 1293 Sussex Road      | 2110         | 16         | 2 floor addition, front portico             | A2a,A7,B5                      |                                  |

|    |                                    |      |       |   |                 |  |
|----|------------------------------------|------|-------|---|-----------------|--|
| 6  | 255 Winthrop Road                  | 1909 | 16    | 1 floor addition, walkway, A/C, Generator                 | A2a, B5, B6     |  |
| 8  | 100 State Sreet                    | 5004 | 3,4,5 | 5 floor new apartment building, 60ft high                 | A1, B2,3,4,5,6  |  |
| 9  | 314 Rutland Avenue                 | 2010 | 5     | new house - 6 bedrooms 4 car                              | A1,A7, B6       |  |
| 11 | 915 Prince Street                  | 2904 | 2     | 2 story addition - rear and side                          | A7,A2a, B6      |  |
| 12 | 876 Columbus Drive                 | 3908 | 13    | 2 story rear addition + patio                             | A7, A2a         |  |
| 13 | 502 Maitland Avenue                | 1810 | 9     | 1story addition front, rear addition, patio, pergola      | A7, A2a, B5     |  |
| 15 | 418 Rutland Avenue                 | 2009 | 1     | Incomplete preview pkg                                    |                 |  |
| 16 | 910 Prince Street                  | 2905 | 10.01 | addition to 2nd floor                                     | A7, A2a, B1     |  |
| 17 | 671 Forest Avenue                  | 1608 | 18    | 1st floor expansion, patio, porch                         | A7, A2a, B5     |  |
| 18 | 400 Edgewood Avenue                | 2004 | 4     | 1st & 2nd floor addition, porch, driveway                 | A2a, B4,5,6     |  |
| 19 | Sussex Road                        | 2110 | 18    | 1 story expansion, patio                                  | A7, A2a, B6     |  |
| 20 | 622 Winthrop Road                  | 1805 | 16    | New 6 bedroom home, 8 car park                            | A7, A1, B4      |  |
| 24 | 300 Frances Street                 | 2609 | 7     | replace wall, add 2 floor room                            | A7, B1          |  |
| 25 | 1280 Teaneck Road                  | 4906 | 21    | Incomplete preview pkg                                    |                 |  |
| 26 | 897 Columbus Drive                 | 4102 | 7     | 1story addition, deck, portico                            | A2a, B5, B6     |  |
| 28 | 629 Howard street                  | 3818 | 6     | 1st floor expansion, patio, porch                         | A2a, B5, B6     |  |
| 30 | 1086 Sussex Road                   | 1509 | 24    | 1st Floor Addition, 2nd Floor Dormer                      | A7, A2a (B4,5?) |  |
| 31 | 305 Frances Street                 | 2608 | 31    | 2 story addition rear                                     | A7, A2a, B1     |  |
| 33 | 300 Vandelinda Avenue              | 2403 | 13    | Raise home, build new tall blg                            | A3, A7,B1       |  |
| 35 | 648 Churchill Road                 | 1803 | 27    | add full 2nd floor to 1 story residence                   | A2a, A7, B1     |  |
| 36 | 1108 Magnolia Road                 | 2207 | 8     | add 1st and 2nd floor to residence                        | A2a, A7, B1     |  |
| 39 | 1414 Milford Terrace               | 1709 | 6     | 2nd floor addition, 1st floor addition, steps and portico | A2a,A7, B1      |  |
| 40 | 185 West Englewood Avenue          | 5008 | 7     | rear addition + interiors                                 | A2a, A7, B1     |  |
| 42 | 580 Warwick Avenue                 | 1808 | 10    | Rear addition, 2 story and 1 story                        | A2a, A7, B1     |  |
| 43 | 646 Mildred Street (already built) | 3101 | 8     | front _ side 2 story addition over garage                 | A2a, A7, B4,    |  |
| 45 | 270 Winthrop Road                  | 2002 | 11    | 1st floor addition, 2nd floor addition                    | A2a, A7         |  |
| 46 | 595 Grenville Road (already Built) | 1707 | 19    | 2 floor addition - side                                   | A2a, A7, B5     |  |
| 47 | 405 Cedar Lane                     | 819  | 11    | convert/interior to a birthing facility                   | A7,A2a, B1      |  |
| 48 | 1335 Trafalgar Street              | 1705 | 3.01  | room above garages, extend basement                       | A7, A2a         |  |

|                     |                             |      |       |  |                 |  |
|---------------------|-----------------------------|------|-------|--|-----------------|--|
| 49                  | 277 Roosevelt Street        | 4301 | 7     |  | A7              |  |
| 50                  | 1585 Jefferson Street       | 1202 | 22    | 2.5 & 1.5 story additions, garage, patio | A3, B5, B6      |  |
| 52                  | 565 Warwick Avenue          | 1805 | 10    | 2 story addition, patios, bb court       | A7, A2a         |  |
| 53                  | 563 Chestnut Avenue         | 108  | 1     | new gym and charter school               | A7, A1, B4      |  |
| Received Refer - 54 | 1161 West Laurelton Parkway | 2202 | 9     | 2 story+ 2nd story addition              | A2a, B5, B6     |  |
| 55                  | 1392 Rugby Road             | 2012 | 11    | 2-2story additions                       | A7, A2a, B5, B6 |  |
| ZB 2015 - 65        | 310 Maitland Avenue         | 2007 | 6     | 2 story addition, patio, generator, A/C  | A2a, A7         |  |
| ZB 2015 - 61        | 764 New Bridge Road         | 1001 | 6-Jan | 3 floor new building                     | A1, A3, B7      |  |
|                     |                             |      |       |  |                 |  |

**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

| Planning Board # (2016) | Address           | Block | Lot   | Description                               | Coding Per EC Checklist | Full EC "Official" Review |
|-------------------------|-------------------|-------|-------|---|-------------------------|---------------------------|
| 1                       | 1775 Windsor Road | 5201  | 1,2   | Raise wing - build 5 story 248 building   | A3, B3,6,7              |                           |
| 2                       | 1500 Teaneck Road | 5002  | 18.01 | clear site build 228 unit, MF unit + pool | A3, B5,6,7              |                           |
| 12                      | 1500 Teaneck Road |       |       | same as 2016-2 above                      | A7, A3                  |                           |

|    |                     |      |    |   |        |  |
|----|---------------------|------|----|---|--------|--|
| 21 | Teaneck Rt 4 Buffer | 6001 | 10 | 14'x48', 43' tall billboard, doubleface LED | B7, A7 |  |
| 27 | 764 Palisade Avenue | 2506 | 4  | Revision to parking                         | A7, B2 |  |
| 28 | 780 Palisade Avenue | 2506 | 5  | Revision to parking                         | A7, B2 |  |

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|---|
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**COMMISSIONER TRAINING**

EC Secretary, Bettina Hempel-Gilbert attended the ANJEC training seminar for commissioners, "Fundamentals for Effective Environmental Commissioners", March 25, 2017, Cranford, NJ

EC Chair, Aryeh Meir attended the Bergen County Environmental Council annual conference in September, 2016 on the Sustainable Jersey program.

**GRANTS**

The EC will supervise a \$1500 ANJEC grant for the rehabilitation of the Teaneck Greenway. EC is working with Marie Warnke of the Hackensack River Greenway Advisory Board for trail improvements along Riverside Trail.

## STATUS OF 2016 GOALS

### 1. Bicycle and Pedestrian Master Plan

The EC has been working with the Council on a Complete Streets Ordinance. Things have begun to move with the proposal to the Council to study what it would mean for Teaneck to adopt a Complete Streets program. The EC will continue to urge the Council to seriously study the Complete Streets idea and adopt an appropriate Ordinance.

### 2. Sustainability

#### a. Plastic Bag Ordinance

The EC worked with the local Girl Scouts troop 19 and Mayor M. Hammeddudin to the Teaneck Council to move the issue front and center on the Town's environmental agenda. The Council passed the first vote on a 5 cent fee on carry-out bags and will consider a final vote on July 6, 2017. The ordinance passed. This makes Teaneck the largest township in New Jersey to have passed an Ordinance limiting the use of plastic carry-out bags. It will go into effect in one year, and will allow time to work with retailers and with residents on implementation.

#### b. Trash Collection

EC Commissioners P. Rhodes and B. Hempel-Gilbert prepared a plan to revamp the Township trash collection structure. It includes a zone structure, limiting the number of haulers in each zone of town and a PAYT proposal. This would reduce the number of trucks that currently have access to all streets. Plan was submitted to the Council at Nov. 14, 2016 meeting. We await action by the Council.

### 3. Assist Hackensack River Greenway Advisory Board

As stated above, the EC will be supervising a \$1500 ANJEC grant for the rehabilitation and expansion of the Greenway. Our point person is EC commissioner Peter Goldman, also a member of said Advisory Board.

### 4. Storm Water Management

We continue to advocate and educate to reduce storm water runoff. We also work with the Zoning Board and Planning Board, continuing through EC site plan reviews.

### 5. Trees and Parkland

Private Tree Ordinance/Overhaul of the Shade Tree Protection Ordinance (in coordination with the Shade Tree Advisory Board).(DD)

We have taken the Tenafly ordinance on private trees as an example of what should be done in Teaneck to insure that trees on private property are protected. In October we instructed the Town Manager to instruct the Township attorney to review the Tenafly ordinance (chapter XXVI Trees – Tenafly 26-1) for applicability to Teaneck. The goal of said ordinance is to regulate tree removal by homeowners and to urge the planting of trees on private and public property. As a follow-up, this was presented to our Council liaison for further action.

We have urged the Council to put shade tree planting into the next budget.

|                   | Tree removals | plantings |
|-------------------|---------------|-----------|
| 2016              | 273           | 369       |
| 2017 (as of 6/26) | 88            | 16        |

Recycling totals for 2016: 27,243 tons

#### 6. Outreach and Community Education

The EC participated in several outreach/education events this year. We were co-sponsors of the Plastic Bag Summit in the fall, led by the Girl Scouts of Troop 19. The EC also participated in the EarthFest in Overpeck Park in June. Sponsored by the Hackensack Riverkeeper, the EC distributed materials on a wide range of environmental issues.

#### 7. Proposed Development along the Rt. 4 Corridor

In April 2017, the Planning Board adopted changes to the township Master Plan that could potentially do great harm to the Greenbelt that was established as a protected Open space in a 1930s Master Plan. The EC, in a unanimous resolution of June 21, 2017, voted to oppose Township Ordinance 4026, establishing a “Self-Storage Office District”. “...this densely wooded parcel is vital for the preservation of the Teaneck environment as a green barrier along the busy Rt. 4 corridor....(the proposed project) will harm the character and historic efforts of previous Councils...to preserve the historic Greenbelt that makes Teaneck unique among towns bordering Rt. 4.)

## 8. Leaf-blower Moderation Ordinance

The EC is working on a draft ordinance to place seasonal limitations on the use of two stroke gas-powered leaf blowers. Several towns have enacted such regulations that limit use of leaf blowers to spring and fall (before May 15 and after September 15).

### PERSONNEL (end of term)

Aryeh Meir – chair, June 30, 2019

Philip Rhodes – vice-chair, MOST representative, June 30, 2018

Bettina Hempel-Gilbert – secretary, June 30, 2020

Don Daume, Site plan reviewer, June 30 2018

Roslyn Turner, June 30, 2017

Paul Hutt, June 30, 2019

Peter Goldman, first alternate, June 30, 2017

Ken Hoffman, second alternate, (June 30, 2018)

Planning Board representative – currently vacant

### ACKNOWLEDGEMENTS

The Environmental Commission acknowledges with gratitude the support 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 EC also thanks Township Engineer Farah Gilani for sharing her time and expertise with the Commission. Our sincere thanks also to Mayor Mohammed Hameeduddin for serving as EC liaison to the Township Council and to all members of the Council for their support of our efforts to protect and defend the quality of the Teaneck environment. Special thanks to Fran Wilson for his assistance regarding recycling and tree planting.

### GOALS FOR SECOND HALF OF 2017 AND 2018

1. Bicycle and Pedestrian Master Plan

- Pass a Complete Streets Ordinance (draft submitted 10/14).
- Work towards the creation of a steering committee on Complete Streets and the Master Plan.

## 2. Sustainability

- Advocate for sustainability through proposed legislation and restart the Advisory Board on Sustainability.
- Strengthen the plastic bag ordinance by a (BYOB) Bring Your Own Bag campaign. Encourage retailers to provide reusable bags.
- Urge the Council to study and approve a “Waste Collection Small Business Opportunity Plan” proposed by the EC. Said plan proposes eight collection zones with trash collectors to bid on contracts for each zone. Each street is served by one collector, and residents pay by number of bags or bins per collection.
- Partner with the business community to increase recycling and reduce plastic bag and Styrofoam use.
- Urge the Township to begin a recycling program for cans and bottles in all parks (especially Votee) and sports fields.
- Work with public and private schools towards Sustainable Jersey goals.
- Explore the potential for instituting green building codes. Advocate for Green Infrastructure. (Sustainable Jersey)
- Explore the possibility for a NRI – Natural Resources Inventory.
- Advocate MOST funds be used for open space enhancement.
- Encourage developers and builders to build smarter using porous paving, rainwater harvesting and rain gardens.
- No-idling campaign. Urge the Council to endorse a No-Idling campaign by posting signs in strategic locations, particularly around schools.
- Recycling of Styrofoam. B. Hempel-Gilbert and K. Hoffman are heading up an effort to organize a Styrofoam collection bin at the recycling center, as well as a textile recycling bin.

## 3. Outreach and Community Education

- Expand outreach activities to Teaneck residents on Teaneck.gov website and on social media.
- Work with other community and civic groups to increase awareness on all environmental issues.



- Participate in public activities such as Hackensack Riverkeepers' EarthFest which the EC participated in the spring.

#### BUDGET FOR 2018

|                                    |          |
|------------------------------------|----------|
| ANJEC dues: group fee              | \$300    |
| Workshops:                         | \$60     |
| Publications:                      | \$200    |
| Environmental Resources Inventory: | \$12,000 |
| Total:                             | \$12,560 |