

What elements of the 222-2018 resolution were never discussed by Teaneck Council on November 19, 2018?

After a thorough view of every word spoken by Teaneck Council about “redevelopment” at that Council session, we have identified with **yellow underlining** those portions of Resolution 222 that were never discussed or alluded to; and with **green underlining** those portions of Res 222-2018 never directly cited or quoted except very indirectly by Council or attorney at the Open Session 11/19/2018 meeting.

RESOLUTION 222-2018
Authorize and Request Planning Board of the Township of Teaneck to Undertake A Preliminary Investigation as to Whether Block 1002, Lot 2 and Block 5703, Lot 11 May Be Determined to be Areas in Need of Redevelopment

RESULT:	ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Elie Y. Katz, Deputy Mayor
SECONDER:	Mark J. Schwartz, Councilman
AYES:	Dunleavy, Kaplan, Katz, Pruitt, Rice, Schwartz
ABSENT:	Mohammed Hameeduddin

Resolution 222-2018

Meeting of November 19, 2018

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

222-2018

AUTHORIZE AND REQUEST PLANNING BOARD OF THE TOWNSHIP OF TEANECK TO UNDERTAKE A PRELIMINARY INVESTIGATION AS TO WHETHER BLOCK 1002, LOT 2 AND BLOCK 5703, LOT 11 MAY BE DETERMINED TO BE AREAS IN NEED OF REDEVELOPMENT

BE IT RESOLVED by the Township Council of the Township of Teaneck, Bergen County, New Jersey, pursuant to N.J.S.A. 40A:12A-6, as follows:

1. The Planning Board of the Township of Teaneck is hereby authorized and requested to undertake a preliminary investigation as to whether the areas commonly known as 1600 River Road, Teaneck N.J., **being also known and designated as Block 1002, Lot 2 as shown on the Tax Map of the Township of Teaneck** (the current site of the Teaneck Department of Public Works) and 1425 Teaneck Road, Teaneck, N.J., **also known and designated as Block 5703, Lot 11 as shown on the Tax Map of the Township of Teaneck** (the current site of the Teaneck Department of Public Works **annex**) may be determined to be areas in need of redevelopment **in accordance with the criteria set forth in N.J.S.A. 40A:12A-5.**
2. The redevelopment area determination shall authorize the Township of Teaneck to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (Non-Condensation Redevelopment Area).
3. The Planning Board of the Township of Teaneck, in accordance with the requirements of N.J.S.A. 40A:12A-6 shall prepare a map showing the boundaries of the proposed redevelopment areas and the location of the various parcels of property located therein and shall append to the map a statement setting forth the basis for the investigation.
4. The Planning Board of the Township of Teaneck shall specify a date for and give notice of a hearing for the purpose of hearing persons who are interested in or who would be affected by a determination that the delineated areas are redevelopment areas.

5. The hearing notice shall set forth the general boundaries of the area to be investigated and state that a map has been prepared and can be inspected at the office of the Township Clerk. In addition the notice shall state that the redevelopment determination shall establish a Non-Condensation Redevelopment Area and that a redevelopment area determination shall not authorize the Township of Teaneck to exercise the power of eminent domain to acquire any property within the delineated area.

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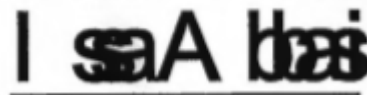
Meeting of November 19,2018

6. A copy of the notice shall be published in the Record once each week for two consecutive weeks, the last publication to be not less than ten days prior to the date set for the hearing. In addition, a copy of the notice shall be mailed at least ten days prior to the date set forth for the hearing to the owner of each parcel of property within the area according to the assessment records of the Township of Teaneck and to all persons at their last known address, if any, whose names are noted on the assessment records as claimants of an interest in any such parcel.

7. At the hearing, which may be adjourned from time to time, the Planning Board shall hear all persons who are interested in or who would be affected by a determination that the delineated areas are redevelopment areas. All objections to such a determination and evidence in support of those objections, given orally or in writing, shall be received and considered and made part of the public record.

8. After completing its hearing on this matter, the Planning Board shall recommend to the Township Council that the delineated areas, or any part thereof, be determined, or not be determined, by the Township Council to be a redevelopment area.

This is to certify that the above Resolution was adopted by the Township Council on November 19,2018

A stylized signature in black ink, appearing to read 'Issa Abbasi'.

Issa Abbasi Township Clerk

The two completely separate discussions of the two DPW properties discussed on November 19, 2018 led to undefined ‘motions’ – never set down in words and made available publicly -- dealing with one or other of these two properties. How those general Council discussions got illegitimately conflated into this 222-2018 resolution remain unclear. However, both state law and township code are clear that NONE of the required steps to a legitimate Council “resolution” did occur. Hence, the clear State requirement (NJSA 40A:12A-6a) that a referral by Council to the Planning Board be “by resolution” never occurred. Again, “by resolution” is the State standard for a Council request to a Planning Board for a preliminary PB examination of “areas in need of redevelopment”. Council simply did not approve such a resolution on 11/19/2019 irrespective of the Clerk-certified certified Resolution 222-2018 that as of 1/28/2019 has, to our knowledge, not appeared anywhere on the Township website.