

2022 Candidates for Teaneck Council Questionnaire

Name: Hillary Goldberg
Address: 984 Queen Anne Road
Years in Teaneck: 38 Years
Party Affiliation Independent

1. How does Zero-Tax increase work now and what would you propose if elected?

For 8 consecutive years, the council has boasted about 0% tax increases. Over the years this has been harder and harder to achieve, but it has been done primarily through debt and budgetary gimmicks. In the past 4 years alone debt has increased by \$20 million, with \$8 million alone on the Glenpointe tax appeal. For the first 6 years, the flat taxes have been achieved through slowly eliminating services-lowering headcount, delaying projects, while bonding capital expenses. Capital expenses are an appropriate use for bonding. The past two years, however, the council has been bonding legal settlements and retirement payouts, \$8 Million of that was for the Glenpointe tax appeal. for the 2022 budget the \$2M covid relief money was used to keep the budget flat.

If elected, I will take a deep dive into the existing budget and ask the Township manager to meet regularly with the department heads to determine how priorities have changed year over year. Additionally, I will work with the Township CFO to have monthly budget meetings at council meetings with a forecast to determine over/under by year end. Lastly, I will commit to only utilizing more debt for capital expenses, while working on a plan with the CFO and my colleagues to lower our debt service.

2. What is your vision for development in Teaneck? Please address the following in your response: role of land use boards, Master Plan, areas in need of re-development, open space and recreation plan.

Teaneck is at a point of no return, and we must take our town into 2022. Through a new Master Plan, and in the interim ensuring that new development is in line with the goals of the existing Master plan, we can work towards smart development. Our new Master Plan must include multiple opportunities for community input, as well as approval of the Open Space and Recreation Plan and the Recreation Open Space Inventory. With community input on the new Master Plan, we will all have a voice and know what the vision of Teaneck will be.

Development in Teaneck should include mixed-use buildings in all four of our business districts, not our residential districts. This includes retail on the first floor, and 2-3 floors of apartments on top. In order to achieve this, we must work with all stakeholders-developers, landlords, tenants, Planning Board, Council, and the chamber of commerce to address the construction needed to achieve these goals on existing buildings without harming the income of our business owners.

I will not vote in favor of any Area in Need of Redevelopment unless it truly is a blighted area. As far as Areas in Need or Redevelopment that have already occurred, we must work to support the businesses that are impacted through making sure we find

opportunities within our community to maintain their income while searching for new retail space.

3. What services would you provide or increase to help Teaneck seniors age in place (example: Transportation, affordable senior housing, Rodda Center improvements)?

The Rodda Center senior center has not fully restored services since the end of the COVID-19 pandemic, and the seniors want and deserve their senior center back. I will advocate to bring back the senior lunch program at the Rodda Center, open recreation classes up to allow them to take more than 2 classes at a time at a minimum. I would also partner with non-profit groups to bring additional food options such as meals-on-wheels and Table to Table Tuesday, as well as added recreation programs such a trips to Broadway shows, the shore, sporting events to name a few. Lastly, providing information to seniors timely such as the homestead rebate, and information about tax incentive programs for those over the age of 65.

Seniors should not be solely responsible for all information; it is also the responsibility of the Township to make sure its senior residents are able to access the information easily. In order to do so, we should increase availability for senior services coordinator and township social worker to have office hours that are publicly listed, both at the Rodda Center and the Library.

4. How would you meet the demand for more affordable housing for Teaneck residents?

At the earliest possible time, I will make sure we have affordable housing units set aside for Teaneck residents. I will work with Piazza & Associates to not just have seminars, but town halls on how the affordable housing lottery works simultaneously with sign up events. I have maintained my relationships with Fair Share Housing, and will collaborate with them on solutions that have worked in other towns to maintain affordability.

5. How would you increase transparency in government and how will you handle any conflicts of interest (real or the appearance of)?

- I will advocate to promptly re-open all 13 advisory boards to the public. Minutes for every advisory board meeting should be posted on the Township website regularly.**
- Create re-vamped and easy to navigate Township website, where critical information such as budget, tax information, public meeting information and a complete community calendar will be available on the home screen.**
- Ensure all sub-committee minutes and reports are posted promptly and regularly on the Township website and included in each council meeting agenda packet.**
- Hold open Town Halls on important Township issues such as development cannabis, parks, and budgeting to make sure that residents are able to voice their concerns or support on issues, ask their questions, and most importantly receive answers from the experts.**

- **Re-implement workshop meetings as needed.**

6. What is your plan for diversity, equity, and inclusion in Teaneck?

Diversity means not only race, religion, and nationality, but also includes diversity of opinion and experience.

- **By setting term limits for statutory boards members will be appointed over time to include qualified individuals that represent the diversity of Teaneck, including age, gender, race, religion, and nationality.**
- **Working with not for profits to include more community focused efforts to expand outreach and unity efforts within the community.**
- **Work with the Township manager to bring inclusive hiring practices for Township employees.**
- **Provide Diversity Equity and Inclusion training, that will be mandatory, for all elected officials, statutory, advisory board, and employee of the Township.**

7. Should cannabis retail establishments be allowed outside of Alfred Ave in Teaneck? If yes, where?

Cannabis is legal in New Jersey, and Teaneck is not exempt. Alfred Avenue is not an appropriate location for retail establishments primarily due to its location. We should allow four cannabis retail dispensaries in Teaneck, one in each business district, in (The Plaza, Teaneck Road, DeGraw Avenue, and Cedar Lane), in areas of those streets deemed appropriate based on community input and experts.

8. As our population increases so does the need for adequate parking and traffic concerns. How do you plan to address these needs for our residents and merchants? **Multi-level parking garages, while the more expensive option, would be the most efficient. Offering developers PILOT agreements for new buildings, so long as they provide public parking. Additionally, offering a townwide jitney to provide transportation for residents to get to the business districts, would also decrease congestion and increase parking spaces.**