

## TDMC Council Questionnaire

Elie Y. Katz  
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Years in Teaneck: 48  
Registered Democrat

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

Life has gotten very expensive. Almost everything we buy costs more today than it did last year. It is wonderful to have great parks, services and amenities, but if our residents can't afford to live in Teaneck, what do we accomplish? In addition, high taxes hurt the property values of all existing homes. I absolutely support a continued zero % increase and if elected, will continue to find additional revenue opportunities so that we don't keep going back to the taxpayers to help fund all of our wants and needs.

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 redevelopment, open space and recreation plan.

I am in favor of "smart development". Very subjective, but the reality is it is not only what I want, but what is appropriate for each area and a compromise/negotiation with the developer of what they are willing to do to invest millions of dollars into our great town. Everyone would love to have the perfect "dream" development, but finding a developer to agree to spend the money and take a business risk is not easy and I like to see results and not just keep it as a dream.

3. What services would you provide or increase to help Teaneck seniors age in place (example: Transportation, affordable senior housing, Rodda Center improvements)?  
I would love to see us giving more programs and transportation to seniors as well as finding ways that we can bring additional government programs (freezes etc) to our fixed income senior population to help with the property taxes. I am the one that pushed and supported more buses for seniors.

4. How would you meet the demand for more affordable housing for Teaneck residents?  
We have a settlement for an affordable housing component in every development. That is more than some of our neighboring towns and their developments have. In addition, I am supporting two senior housing projects in Teaneck to give more inventory for our seniors.

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

I abstain or recuse myself from several votes to make sure that I don't even give the appearance of a conflict.

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

I am a frequent visitor in many of the houses of worship in Teaneck (of all faiths). I send out a monthly newsletter to over 22,000 residents. I am always looking to be more inclusive in my solicitation of board members and residents to be involved in Teaneck.

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

Because legal cannabis is something new, I do feel that we should move carefully and cautiously. I am in favor of expanding to other commercial areas because this can be a very lucrative opportunity for the Township of Teaneck. Going slow and carefully is key in my opinion. People think cannabis, they think retail shops. The reality is, that is only one type of license, There are several other licenses including packing cannabis gummies etc. That doesn't have to be on first floor retail or prominently displayed. So I do feel that as years go one, cannabis will be more of the norm and I don't want to see Teaneck miss out on the additional revenue.

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?

I am a proponent for adding more parking. I created a parking fund that every developer in Teaneck has to pay into so that Teaneck can start building up a piggy bank to help increase and enhance our parking infrastructure. In the recent proposed development with Stop & Shop I required the developer to double the parking spots proposed for Cedar Lane shoppers, not only to help support the current businesses but better planning for the future.

Respectfully Submitted,  
Elie Y. Katz