TOWNSHIP OF TEANECK
BOARD OF ADJUSTMENT
THURSDAY, SEPTEMBER 2, 2010

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IN THE MATTER OF: : TRANSCRIPT OF

APPLICATION AND PUBLIC HEARING : PROCEEDING

on Investigation and Adoption :
:
of 554 Queen Anne Road LLC :
:
. . . . . .

B E F O R E:

TOWNSHIP OF TEANECK BOARD OF ADJUSTMENT
THERE BEING PRESENT:

OSCAR McCLOUD
ANNEKEE BRAHVER-KEELY
HARVEY ROSEN
SETH LEVINE
ANNE SENTER, Chairperson

A L S O P R E S E N T:

HAROLD RITVO, Esq.
Counsel to the Board

Reported by: ANGELA M. SHAW-CROCKETT
Certified Court Reporter
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EXAMINATION BY	WITNESS	PAGE
(NONE)		

EXHIBITS

FOR ID	DESCRIPTION	PAGE
(NONE)		

ZB2009-21 - 554 Queen Anne Road LLC - (Michael F. Daily, Esq., & Edward Trawinski, Esq.)- 554 Queen Anne Road - Block #2409 - Lot 8 - R/S zone
Applicant seeks a conversion of an existing family room at a residential single-family dwelling to a house of worship. Site plan approval required. Variances required: Use variance, lot area, front yard setback, off-street parking, exterior design & parking in the side yard. Date of application: 05/22/09 - Plans deemed complete: 08/26/09 - 120 days: 12/24/09

(Time noted: 7:20 p.m.)

MR. RITVO: The next one is 554 Queen Anne Road. And I wanted to speak to this before you adopt it.

I received, as I do with approved resolutions, I sent this resolution to the attorney for the applicant to see if there were any comments, not in terms of allowing input or changes, but just to see what the attorney felt that it would fairly memorialize the approval. And he did ask me to do that.

And there are a number of suggested changes that have come back that I said I would discuss with the Board. But we don't have a lot of members who are qualified to vote here at this time, including the Chair.

So it's up to you whether those members who are here want to do it. There are a

25 significant number of things -- of issues that

1 should be discussed and I made some of the
2 changes, but I would suggest that you -- that
3 you -- that may want to -- there's only --
4 MR. ROSEN: Can we table this?
5 MR. RITVO: You can move it to the next
6 meeting because there's not a lot of people,
7 including the Chair.
8 MS. BRAHVER-KEELY: I think it's important
9 in this particular case.
10 MR. ROSEN: This is a complicated case
11 with 25 or 30 stipulations. I think it would
12 only be fair that those members who were
13 present should have the opportunity to review
14 whatever changes and vote accordingly.
15 So I would make a motion that we table to
16 the October meeting.
17 CHAIRWOMAN SENTER: Is there a second?
18 MR. RITVO: The Chair is involved in this.
19 So I would suggest --
20 MS. BRAHVER-KEELY: Oh, I can't.
21 MR. RITVO: Then who is next in line here?
22 I guess Ms. Brahver-Keely.
23 MS. BRAHVER-KEELY: No, I think this one
24 is too complicated to just pass. Let us read

25 it carefully.

1 So I think we should all have a chance to
2 review it, those -- the five people that voted
3 on it. So if you can send it to us, then we
4 can memorialize it at the next meeting.
5 MR. RITVO: Okay.
6 MR. EHRLICH: With all due respect,
7 that's --
8 CHAIRWOMAN SENTER: There's no comment
9 permitted, Madam Chair, because there's no
10 notice to the public. And because there's no
11 notice to the public, it's not appropriate for
12 anyone to comment. Otherwise we'd be violating
13 Open Public Meetings Act.
14 MR. CAMPEAS: If the --
15 MR. RITVO: There's no comment available
16 by anyone.
17 MR. CAMPEAS: If the attorney from the
18 other side --
19 MR. RITVO: There is no comment -- Madam
20 Chair?
21 CHAIRWOMAN SENTER: I'm sorry.
22 MR. RITVO: Ms. Brahver-Keely, there is no
23 comment available by anyone.
24 MR. CAMPEAS: How do we obtain copies so

25 we can have the opportunity --

1 MR. RITVO: I suggest you move on to the
2 next item.
3 CHAIRWOMAN SENTER: Anybody who has
4 further questions can call the clerk after
5 Labor Day, when she'll be in, and she'll direct
6 your call or your question to the proper --
7 MS. BRAHVER-KEELY: Just to clarify, we
8 very carefully went over the conditions, the
9 five of us, when we voted in open public. So
10 everybody heard it who was present and we'd
11 just like to go over and make sure that
12 everything is in place of what we said.
13 So we'll carry it to the October -- I
14 forget which date?
15 MR. RITVO: I think it's October 4th. You
16 don't have to carry to a date. Next meeting.
17 MS. BRAHVER-KEELY: It's automatic. We
18 can't memorialize.
19 CHAIRWOMAN SENTER: So wait, do we have to
20 vote on that or not?
21 MR. RITVO: The Chair decides. If anyone
22 wants to overrule the Chair under our rules --
23 MS. BRAHVER-KEELY: That's what I --
24 CHAIRWOMAN SENTER: October 7th.

MS. BRAHVER-KEELY: It'll just have to

wait until the next meeting.

MR. EHRLICH: It can't wait. I'm sorry this can't wait. This is ridiculous.

MR. RITVO: You may not speak, sir. You are out of order. I cannot allow this Board to violate the Open Public Meetings Act, which is what you're asking to do.

Unless there's notice to the public that an application is going to be discussed with the public, it cannot be discussed.

MR. EHRLICH: Is there an open session after this?

MR. RITVO: There will no opportunity to discuss this tonight.

MR. EHRLICH: Okay. Thank you, I'm sorry.

(Time noted: 7:24 p.m.)

C E R T I F I C A T E

I hereby certify that the proceedings herein are from the notes taken by me in this matter of the aforementioned case; and that this is a correct transcription of the same.

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ANGELA M. SHAW-CROCKETT
Registered Professional Reporter
Certified Court Reporter
License No. XI102184