

REFUSAL OF PERMIT
OFFICE OF THE ZONING ENFORCEMENT OFFICER
OF
TOWNSHIP OF TEANECK

ZB 2009-21

Date: 04/15/2009

Re:Application#: 20090105

To:
554 QUEEN ANNE ROAD INC
193 VANDELINDA AVENUE
TEANECK NJ 07666

Voucher/Receipt#	
Check #:	172
Amount collected	\$ 100.00

Your application for a permit to:

CONVERSION OF A EXISTING FAMILY ROOM AT A RESIDENTIAL SINGLE FAMILY DWELLING TO A HOUSE OF WORSHIP AS INDICATED ON THE SUBMITTED DOCUMENTS.

on the property at 554 QUEEN ANNE ROAD TEANECK Block : 2409 Lot : 8 Qual : Zone : RS

has been denied for noncompliance with provisions of Article (s) : Sections : of the Municipal Zoning Ordinance for the following reasons:

ZONING BOARD OF ADJUSTMENT APPROVALS REQUIRED - SITE PLAN APPROVAL REQUIRED - VARIANCES REQUIRED - SEE ATTACHED LETTER DATED 4-15-2009 FOR VARIANCES. REVIEW BASED ON PLANS SUBMITTED 3-3-09. REVISED PLANS WILL REQUIRE ADDITIONAL ZONING REVIEW AND MAY REQUIRE ADDITIONAL VARIANCES.

Information on procedures for an appeal of this decision to the Board of Adjustment can be obtained from the Secretary of the Board of Adjustment. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the board of Adjustment and can obtain from the Secretary of the Board of Adjustment the required forms .

The permit which you submitted has been placed in the inactive files in the Community Development Office / Construction Code Department / Zoning Department. Please contact this office to reactivate the permit.

Denied by:


Daniel A. Melfi

4/15/2009

Zoning Official

CC: Secretary, Board of Adjustment
Permit
Letter
Daniel A. Melfi, Zoning Official

Variances for 554 Queen Ann Road

April 15 2009,

The proposed conversion of an existing family room at a single family dwelling to a house of worship at 554 Queen Anne Road Block 2409 Lot 8 requires 9 variances. This is a corner lot with 2 front yards and 2 side yards. The variances are as follows.

1. Section 33-17 SITE PLAN APPROVAL
The proposed application requires site plan approval.
2. Section 33-24(a)(3)(d) USE VARIANCE
The proposed house of worship does not satisfy all of the conditional use criteria so a use variance is required.
3. Section 33-25(d)(2)a. LOT AREA
The existing lot area is 14,300 square feet. The required lot area for a house of worship is 21,780 square feet. (1/2 acre.)
4. Section 33-25(d)(2)a. FRONT YARD SET BACK
The existing front yard set back is 25.26 feet. The required front yard set back is 25 feet or a distance equal to the height of the building, which ever is greater. The building height is 33 feet. The required front yard set back is 33 feet.
5. Section 33-25(d)(3) OFF-STREET PARKING
The existing lot has 5 parking spaces for in line parking of vehicles. The applicant is proposing 6 parking spaces.(1 handicap space included) The required number of parking spaces is 19 for a house of worship with 1900 square feet of public assembly area and 2 parking spaces for the dwelling. The combined total number of parking spaces for this lot is 21 spaces.

6. Section 33-25(d)(5) LANDSCAPE BUFFER

The existing side yard landscaping buffer on the Van Buren Avenue side of the property is 0 feet. The proposed side yard landscaping buffer is 0 feet. The required landscaping buffer in the side yard is 15 feet.

* Code states that whenever a use or structure is required to be screened or a buffer area is required, it shall consist of massed evergreen and deciduous trees, planted in such a fashion that will produce, within three growing seasons, a screen of at least six feet in height. The quantity of existing natural screening shall be taken into consideration in evaluating the development application. Evergreen trees shall not be less than five feet high when planted and the lowest branches shall be not more than one foot above the ground. Also in the event that evergreens and deciduous trees will not grow satisfactorily in said buffer areas, privacy fence, six feet tall may be required pursuant to the permit procedures of chapter 2 of this code. In the alternative a landscaped berm may be required not less than five feet high

7. Section 33-25(d)(5) LANDSCAPE BUFFER

The existing side yard landscaping buffer on the Queen Anne road side of the property is 0 feet. The proposed side yard landscaping buffer is 0 feet. The required landscaping buffer in the side yard is 15 feet.

Code states that whenever a use or structure is required to be screened or a buffer area is required, it shall consist of massed evergreen and deciduous trees, planted in such a fashion that will produce, within three growing seasons, a screen of at least six feet in

height. The quantity of existing natural screening shall be taken into consideration in evaluating the development application. Evergreen trees shall not be less than five feet high when planted and the lowest branches shall be not more than one foot above the ground. Also in the event that evergreens and deciduous trees will not grow satisfactorily in said buffer areas, privacy fence, six feet tall may be required pursuant to the permit procedures of chapter 2 of this code. In the alternative a landscaped berm may be required not less than five feet high.

8. Section 33-25(d)(6) EXTERIOR DESIGN

Code states that the exterior design of any structure used in connection with such facility shall conform to the general character of the area. The addition does not conform to the general character of the area.

9. Section 33-24(a)(5)f.1. PARKING IN THE SIDE YARD

Existing / proposed plan shows parking in the side yard extending past the building line. Parking is shown in two side yards.

Code states that paving in a side yard is limited to a twelve (12) foot wide driveway leading to a garage or parking space in the rear yard, or a walkway no wider than three (3) feet. Only one such driveway and one such walkway shall be permitted in the side yard.

ZB 2009#21

TOWNSHIP OF TEANECK

Form T-13

DO NOT WRITE IN THIS SPACE	
FILED:	<u>5/22 20 09</u>
120 Days	
from filing	<u>20</u>

APPEAL FOR VARIANCE FROM CERTAIN PROVISIONS OF THE ZONING ORDINANCE

Lot	<u>8</u>	Block	<u>2409</u>	Tax Map Sheet	
Street Address	<u>554 Queen Anne Rd.</u>				
Name of Applicant					
Address of Applicant					

- Name of Owner 554 Queen Anne Road, Inc.
(If different from applicant)* (If a corporation, furnish name of president or secretary)
- Address of Owner 554 Queen Anne Rd., Teaneck, NJ 07666
- Dimensions of subject premises 110' X 130' Ft.
- Area of subject premises 14,300 Sq. Ft.
- Area of existing structures to remain on subject premises 3,186 Sq. Ft.
- Area of proposed structures _____ Sq. Ft.
- Total area of subject premises to be occupied by structures 3,186 Sq. Ft.
- Percentage of subject premises to be occupied by structures 22.27 Percent
- Zone in which premises are located RS
- State whether there have been any previous development applications involving these premises (variance, subdivision, site plan, other) Yes _____ No X
 - Nature of application _____
 - Date of Decision _____
 - Disposition _____
- State whether there are any covenants or easements imposed by the Township of Teaneck, or imposed by other governmental agencies, or relating to utilities. Attach a copy of any such covenants, deed restrictions, exceptions or easements. The granting of this application does not modify or reinstate any Yes _____ No X

*If applicant is not the owner, Owner Authorization Form



TOWNSHIP OF TEANECK

12. State whether there are any taxes or assessments for local improvements due or delinquent on the property which is the subject of this application:

Yes _____ No X

APPLICATION IS HEREBY MADE TO THE BOARD OF ADJUSTMENT/
PLANNING BOARD FOR VARIANCE RELIEF AS FOLLOWS:

The applicant hereby request permission to (circle whichever applies) erect, alter, move, convert, use -

a House of worship in a single family home

contrary to the requirement of Sections _____

of the Teaneck Zoning Ordinance 1811, as amended and supplemented, upon the premises know as

554 Queen Anne Road Block 2409 Lot 8
Street and Number

The proposed building or structure or use is contrary to the ordinance in the following particulars: State Specifically)

1. Lot is less than 1/2 acre 33-25(d)(2)
2. Lot does not have sufficient on-site parking 33-25(d)(3)
3. Lot does not have landscape buffer 33-25(d)(5)
4. Site Plan Approval 33-17
5. Use Variance 33-24(a) (3) (d) 33'
6. 25' 26" front yard setback where 37' is required 33-25 (d) (2) 9
7. Exterior design 33-25 (d) (6)
8. Parking in side yard 33-29 (a) (5) f.1

State whether the Construction Official/Administrative Officer has examined the application for the proposed uses and refused a certificate of occupancy/use.

Yes _____ No X

State whether the Construction Official/Administrative Officer has examined the plans for the proposed building or structure and refused building permit.

Yes _____ No X

Date of denial by Construction Official/Administrative Officer _____

I hereby certify that the foregoing statements are true to the best of my knowledge and belief:

Robert E. Lind

Signature of Applicant

Dated: 05/05/09

TOWNSHIP OF TEANECK

DO NOT WRITE IN THIS SPACE		
Filed	5-22	20 09
45 Days from Filing		20

APPLICATION FOR APPROVAL OF FINAL SITE PLAN

Application is hereby made to the Planning Board/Board of Adjustment of the Township of Teaneck for approval of final site plan of the major subdivision shown and described on the accompanying maps and documents:

Lot	2409	Block	8	Tax Map Sheet	
Street Address	554 Queen Anne Road				
The above premises are owned by	554 Queen Anne Rd, Inc.				
Whose address is	554 P.O. Box 1072, Teaneck, NJ				

1. Applicant's Name 554 Queen Anne Road, Inc.
 Address PO Box 1072, Teaneck, NJ Phone _____

2. Name and address of present owner (if other than above)
 Name _____
 Address _____

3. Amount of Performance Guarantee \$ unknown

4. Accompanying this Application is Final Site Plan Prepared by _____
 _____ a licensed engineer and
 Surveyor of New Jersey drawn in accordance with Section _____ of the
 Teaneck Township Code.

5. Date of Preliminary Approval _____

I hereby certify that the following statements are true, to the best of my knowledge, information and belief.

** If applicant is not the owner, Owner Authorization Form must be completed by owner and the submitted herewith.

R. H. W. H.

Signature of Applicant*

P.O. Box 1072 Teaneck, NJ 07666

Address of Applicant

Telephone Number of Applicant

If represented by an Attorney

Attorney's Name

Attorney's Address

Attorney's Telephone Number

Filing Date _____

Hearing Date _____

Disposition Date _____

Fee Receipt No. _____

TOWNSHIP OF TEANECK
SITE PLAN CHECKLIST

Name of Applicant: 554 Queen Anne Rd Development Name: _____
 Plan Prepared By: _____ Date: _____ Latest Rev. Date: _____
 DATE: X = Completed; W = Waiver Requested; N/A = Not Applicable
 _____ First blank to be checked by applicant or applicant's surveyor and/or engineer (A)
 _____ Second blank to be checked by Township Engineer (T)

ADMINISTRATION AND PROCEDURES:

<u>X</u> <u>A</u> <u>T</u> 22 prints of Plan	<u>A</u> <u>T</u> Escrow Fund: \$ _____
<u>X</u> <u>A</u> <u>T</u> 1 Application Form	_____ 3 copies covenants, deeds, easements
_____ Fee Paid \$ _____	<u>N/A</u> _____ 2 copies drainage calculations
_____ Owner's Authorization Form	<u>N/A</u> _____ 2 copies soil erosion & sediment control data
_____ Taxes Paid to Date: / /	<u>N/A</u> _____ Environmental Impact Statement
_____ Affidavit of Publication from Official Newspaper	_____ Names/Address of Stockholders/Partners (10% interest or more)
_____ Affidavit of Proof of Service with Notice Form & P. O. Receipts	<u>N/A</u> _____ Variance Application Form (if required)
	<u>N/A</u> _____ Copy of Plan to County Planning Board

PLAN DETAILS: (Applicant may request Approving Authority to waive any of following items)

<u>X</u> <u>A</u> <u>T</u> Clearly and legibly drawn	<u>A</u> <u>T</u> Existing Natural Features:
<u>X</u> <u>A</u> <u>T</u> Graphics scale 1" = 50' (Min.)	<u>A</u> <u>T</u> Soil Types
<u>X</u> <u>A</u> <u>T</u> North Arrow on Plan	<u>N/A</u> _____ Rock Outcroppings
<u>N/A</u> <u>A</u> <u>T</u> Key Map within 1,000 feet w/North Arrow	<u>N/A</u> _____ Slopes Over 20%
<u>X</u> <u>A</u> <u>T</u> Certified boundary survey including distances measured along right-of-way lines of existing streets abutting property, to nearest intersections(s)	<u>N/A</u> _____ Wooded Areas
<u>X</u> <u>A</u> <u>T</u> Sheet size: 30x42, 24x36, 15x21	<u>N/A</u> _____ Other
<u>X</u> <u>A</u> <u>T</u> Elevations with exterior facade specs	Other Features:
<u>N/A</u> <u>A</u> <u>T</u> Existing and proposed contours with at least 5 ft. intervals, based on U. S. Coast & Geodetic Survey	Existing:
<u>X</u> <u>A</u> <u>T</u> Area to nearest 0.1 acre	<u>X</u> _____ Streets*
<u>N/A</u> <u>A</u> <u>T</u> Existing structures to be demolished	<u>X</u> _____ Buildings*
<u>X</u> <u>A</u> <u>T</u> Each lot line dimension to nearest 0.01 sq. ft.	<u>N/A</u> _____ Bldg. setback lines
<u>N/A</u> <u>A</u> <u>T</u> Dimensions of properties within 200 ft.	<u>N/A</u> _____ Railroad right-of-way*
<u>X</u> <u>A</u> <u>T</u> Lot area to nearest 0.01 ft.	<u>N/A</u> _____ Public easements
<u>N/A</u> <u>A</u> <u>T</u> Approx. grading plan, if elevations changed more than 2 feet	<u>X</u> _____ Fences and walls
	<u>N/A</u> _____ Watercourses*
	<u>N/A</u> _____ Bridges*
	<u>N/A</u> _____ Culverts*
	<u>N/A</u> _____ Land to be dedicated
	<u>N/A</u> _____ Signage
	*These require spot elevations
	On-tract Improvements:
	<u>N/A</u> _____ Streets
	<u>N/A</u> _____ Storm drains and/or sanitary sewers
	<u>N/A</u> _____ Other
	Proposed Sewer & Utility Layouts:
	<u>N/A</u> _____ Water
	<u>N/A</u> _____ Sanitary Sewer
	<u>N/A</u> _____ Telephone & Cable T. V.
	<u>N/A</u> _____ Parc tests and soil logs
	<u>N/A</u> _____ Storm Drains
	<u>N/A</u> _____ Gas
	<u>N/A</u> _____ Electricity
	<u>N/A</u> _____ Other
	<u>N/A</u> _____ All systems underground
	<u>N/A</u> _____ Dry sanitary sewer line

Title Block:
X _____ Name of Development/Applicant
X _____ Block and Lot Numbers & Zoning District
X _____ Preparation & Revision Dates
X _____ Person(s) preparing plan with seal, lic.#, signature

Zoning Table:
X _____ Set forth comparison of ordinance and proposed development with respect to area, width and depth of lots; yard dimensions; height; floor area ratios; lot coverage; building coverage; on-site parking

(Continued on reverse side)

REQUIRED LEGENDS:

Approved by the Planning Board/Zoning Board of Adjustment of the Township of Teaneck, N. J.

Date

Chairperson

Secretary

It is hereby certified that this site plan meets all codes and ordinances under my jurisdiction.

Date

Township Engineer

Date

Construction Official

It is hereby certified that all required improvements have been installed or that a performance guarantee has been posted in accordance with municipal ordinances.

Date

Construction Official

Date

Township Engineer

It is hereby certified that tax payments are current.

Date

Tax Collector

CERTIFICATE OF COMPLETENESS

This is to certify the completeness of the above referenced development application.

Date

Township Engineer

TOWNSHIP OF TEANECK

Form T-10

File Number ZB2009-21

DO NOT WRITE IN THIS SPACE	
Filed	<u>5-22</u> 20 <u>09</u>
45 Days from Filing (10 acres or less)	<u>20</u>
95 Days from Filing (more than 10 acres)	<u>20</u>

SITE PLAN APPLICATION/DISPOSITION REPORT BY
 SITE PLAN REVIEW ADVISORY BOARD
 (Submit with required fee and _____ copies of site plan
 containing information listed on site plan checklist)

- Name of applicant 554 Queen Anne Rd, Inc Phone # _____
- Address of applicant 554 Queen Anne Rd, Teaneck
- If subject premises is owned by a corporation, furnish name of preside and secretary
Robert Ehrlich
- Existing New _____ Expansion _____ Alternation _____
- Zone R-S Estimated Cost _____ Estimated Date of Compliance _____
- What is building or site used for now? Residential
- What is proposed to be done Change property to mixed use
- Describe what is proposed to be done Convert large 1st floor room to House of worship. The remaining areas will continue as a residence
- Are there any deed restrictions, covenants, exceptions, variances or easements on this property?
 Yes _____ No _____
 If "yes", a copy of such covenants, deed restrictions, exceptions, variances or easements shall be submitted with the application. The granting of a subdivision does not modify or rescind any such provisions.
 Date 05/22/09 Signature of Applicant Robert Ehrlich

To Be Completed By Site Plan Review Advisory Board

10. Recommended for approval without conditions _____

11. Recommended for denial for the following reasons: _____

12. Recommended for approval subject to the following conditions: _____

Date of Meeting Action Taken _____

Chairman of Site Plan Review Advisory Board

ADDITIONAL DETAILS AS REQUIRED BY SUPPLEMENT 78

In accordance with Section 33-17(c) (2) s of the Township Development Regulations the following will be required:

Proposed location, direction of illumination, power and time of proposed outdoor lighting, type of standards to be employed, radius of light and intensity in foot candles.

In accordance with Section 33-17 (c) (2) t of the Township Development Regulations the following will be required:

Proposed screening, landscaping and planting plan, indicating natural vegetation to remain and type of vegetation to be utilized. All trees which are to be removed as the result of the construction of proposed buildings and other structures on site shall be clearly designated. The applicant shall certify the necessity of the removal of the so-designated trees and why alternative locations for construction of proposed buildings and other structures are not feasible on site. Every tree at least five (5) inches in caliper shall be specifically and clearly identified.

<u>A</u>	<u>T</u>
<u>NA</u>	___ All trees 5" and over in caliper
<u>NA</u>	___ All trees to be removed
<u>NA</u>	___ Lighting location, intensity