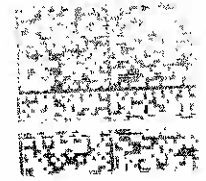
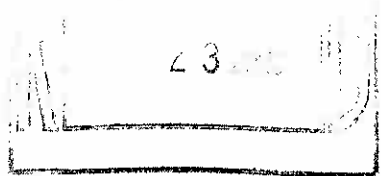


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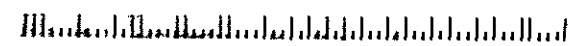
1100 Valley Brook Avenue, P.O. Box 790, Lyndhurst, NJ 07071-0790



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Steven M. Gluck, A.I.A.
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Township of Teaneck
Municipal Building
818 Teaneck Road
Teaneck, NJ 07666

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JOEL R. GLUCKSMAN, Partner
Board Certified in Business Bankruptcy Law by the
American Board of Certification (ABA Approved)
jglucksman@scarincihollenbeck.com

June 20, 2008

Via Email & Reg. Mail
Steven M. Gluck, A.I.A.
Construction Official/Zoning Officer
Township of Teaneck
Municipal Building
818 Teaneck Road
Teaneck, NJ 07666

Re: 554 Queen Anne Road, Teaneck

Dear Mr. Gluck:

Thank you for taking the time to meet with us on May 28, 2008. Stanley Turitz asked that we forward to you a letter memorializing the activities that take place at the above-referenced address. When Rabbi Feldman first decided to have a private prayer group in his home, it was of the utmost importance to him that everything be done above-board and in accordance with local ordinances. This is why he met with you in November, 2007, before any construction at 554 Queen Anne Road commenced. It was very important to him that he received confirmation that what he had planned was acceptable to Teaneck, and he was happy to receive that confirmation from you.

As we discussed on May 28, his plans have not changed since that meeting in November, 2007. It is still his intention to continue to have a private prayer group in his home on the Jewish Sabbath and on yamim tovim/holidays. Generally speaking, this means an afternoon/evening service the night before the holiday, as well as a morning service and an afternoon/evening service the day of the holiday, as well as a Kiddush after davening. Due to the prohibition of driving on these days (one of the primary motivations for a prayer group within walking distance), cars are generally not brought to the services and therefore no strain is placed upon parking availability.

As he further stated, the house is owned by 554 Queen Anne Road, Inc. ("554"), to which the Rabbi pays rent. Although 554 owns the house, it does not have an office there; it does not keep its corporate books or records at the house, and it does not use the house as its mailing address, nor does 554 use the house for any activities other than to rent it to Rabbi Feldman. Furthermore, neither 554 nor Rabbi Feldman charges dues or entry fees to anyone as a requirement to be allowed

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to daven with the Rabbi, nor do they ask that anyone become connected with 554 in order to be allowed to pray with the Rabbi.

In addition, I have obtained and enclose the 554 Certificate of Incorporation, as well as their Registration of Alternate Name for "Etz Chaim of Teaneck."

Finally, as we discussed, if Rabbi Feldman finds the need or desire to significantly expand the offering of this private prayer group, he has advised us that he will first bring it to your attention, so that we may discuss any ramifications to the status of Rabbi Feldman's private prayer group and proceed accordingly.

Again, thank you for your time. Please let me know if there is any further information that you need.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Joel R. Glucksmann". The signature is fluid and cursive, written in a professional style.

JOEL R. GLUCKSMAN

For the Firm

JRG/bc

cc: Rabbi Daniel Feldman (via email only)
Stanley Turitz, Esq. (via email & reg. mail)

From: Stanley Turitz <Stanley.Turitz@fthglaw.com>
To: Joel R. Glucksman <JGlucksman@scarincihollenbeck.com> **Cc:** Patrick J. McNamara <PMcNamara@scarincihollenbeck.com>, sgluck@teanecknjgov.org, Helene Fall <hfall@teanecknjgov.org>
Date: 06/17/2008 01:42 PM
Subject: RE: Rabbi Feldman's House -- 554 Queen Anne Road

This matter will be handled in the building department without any assistance from this office. If Mr.... Gluck or his staff feels there were violations they will be handled in the normal course. If Mr... Gluck feels he needs my assistance he will advise me. With out prejudice I will not comment on your self serving e-mail. The facts will be left for Mr.... Gluck to decide or an appropriate court of law.

I would appreciate your not contacting our office directly on this matter. If Mr... Gluck wishes to consult with us it is up to him.

From: Joel R. Glucksman [mailto:JGlucksman@scarincihollenbeck.com]
Sent: Sunday, June 15, 2008 5:11 PM
To: Stanley Turitz
Cc: Patrick J. McNamara
Subject: Rabbi Feldman's House -- 554 Queen Anne Road

FOR SETTLEMENT PURPOSES ONLY

I have reviewed the violation notices and spoken briefly with my client. This is what appears to me to be our basic situation.

In September, 2007, my client applied for and obtained permits to work on its house. During the construction, the contractors appear to have deviated from the original plans. I do not know the extent of the deviations but am trying to speak with the contractors. The town's inspectors performed preliminary inspections in or about February, 2008 and saw the deviations. They orally instructed my client simply to apply for modifications to the original permits. The client was not told at that time: (i) to cease the work, (ii) to remove the deviations, or (iii) to apply for new permits – just to file for the modifications.

My client filed for the modifications in or about February. The town never acted on the applications. My client made repeated trips to the Building Department, and had cordial exchanges with the employees. At no time was the client told there was a problem. Last week, Building Department inspectors came for what was supposed to be the final inspections and instead issued violation notices. The official in charge, John Gervato, apparently behaved quite unkindly to my client.

When the Rabbi and I met with you and Steve Gluck, we were given to believe that we could schedule final inspections. There was no mention of any outstanding issues.

My client has repeatedly spoken to Building Department employees over the months and expressed that they just want to cooperate and to do what is required by the town. Until last week, they were repeatedly told that the applications to modify the original permits were all that was required. The client therefore feels sandbagged by what happened. I am constrained to agree.

Before we run into time deadlines, I very much want the chance to meet again with you and the town's officials, in the hope that we can continue our efforts to be cooperative. I ask that you reach out to me at your earliest convenience to discuss this. You may reach me today on my cell phone at any time at 973-985-3737. I will be in the office all day tomorrow.

Joel R. Glucksman

Scarinci & Hollenbeck, LLC

1100 Valley Brook Ave., P.O. Box 790

Lyndhurst, NJ 07071-0790

T: 201-896-4100; F: 201-896-8660

Cell: 973-985-3737

jglucksman@njlegalink.com

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