

ZB 2014 # 32

TOWNSHIP OF TEANECK

Form T-13

DO NOT WRITE IN THIS SPACE
FILED: 7-15 20 14
120 Days
from filing 20

APPEAL FOR VARIANCE FROM CERTAIN PROVISIONS
OF THE ZONING ORDINANCE

Lot 8 Block 2409 Tax Map Sheet 24
Street Address 554 Queen Anne Road
Name of Applicant 554 Queen Anne Road, Inc. d/b/a Congregation Ohi Saadya
Address of Applicant 554 Queen Anne Road, Teaneck New Jersey

- 1. Name of Owner Same as Applicant (If different from applicant)* (If a corporation, furnish name of president or secretary)
- 2. Address of Owner Same as Applicant
- 3. Dimensions of subject premises 110' x 130' Ft.
- 4. Area of subject premises 14,300 Sq. Ft.
- 5. Area of existing structures to remain on subject premises 3204 Sq. Ft.
- 6. Area of proposed structures No new structures proposed. Sq. Ft.
- 7. Total area of subject premises to be occupied by structures 3204 Sq. Ft.
- 8. Percentage of subject premises to be occupied by structures 22.41 Percent
- 9. Zone in which premises are located RS
- 10. State whether there have been any previous development applications involving these premises (variance, subdivision, site plan, other) Yes xxx No
- a) Nature of application Use portion of building as House of Worship
- b) Date of Decision September 2010
- c) Disposition Approved
- 11. 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 rescind any Yes No xxx

*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 xxx

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 convert 1st floor of existing residence into youth group space to be used during services.

contrary to the requirement of Sections 33-25

of the Teaneck Zoning Ordinance 1811, as amended and supplemented, upon the premises known 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. Site on which youth groups will occur does not meet the conditional use requirements
2. for Houses of Worship, set forth in Chapter 33, subsection 25.
3. Lot Size 21780 SF Required v. 14,300 SF Existing
4. Parking - 13 Required v. 6 Proposed
5. Buffers
6. See letter of denial dated June 25, 2014.

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

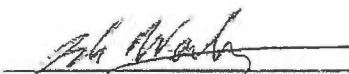
Yes xxx No _____

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

Yes _____ No xxx

Date of denial by Construction Official/Administrative Officer June 25, 2014

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


Signature of Applicant

Dated: 7.9.14

TOWNSHIP OF TEANECK

DO NOT WRITE IN THIS SPACE		
Filed	<u>7-15</u>	20 <u>14</u>
45 Days from Filing		20 <u> </u>

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 <u>8</u>	Block <u>2409</u>	Tax Map Sheet <u>24</u>
Street Address <u>554 Queen Anne Road</u>		
The above premises are owned by <u>554 Queen Anne Rd., Inc. d/b/a Congregation Ohr Saadya</u>		
Whose address is <u>554 Queen Anne Road, Teaneck New Jersey</u>		

1. Applicant's Name 554 Queen Anne Rd., Inc. d/b/a Congregation Ohr Saadya
 Address 554 Queen Anne Road, Teaneck New Jersey Phone _____

2. Name and address of present owner (If other than above)
 Name Same As Applicant
 Address Same As Applicant

3. Amount of Performance Guarantee \$ _____

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

5. Date of Preliminary Approval _____

(OVER)

Form T-19

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.



Signature of Applicant*

354 Queen Anne Road Teaneck New Jersey

Address of Applicant

215.206.8660

Telephone Number of Applicant

If represented by an Attorney

Matthew G. Capizzi, Esq.

Attorney's Name

11 Hillside Ave., 2nd Fl.

Attorney's Address

201.266.8300

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. Inc. Development Name: 554 Queen Anne Rd
 Plan Prepared By: Lawrence P. Quirk, AIA, Architect Date: 5/27/14 Latest Rev. Date: 5/27/14
 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>A</u>	<u>T</u>		<u>A</u>	<u>T</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22 prints of Plan	<input type="checkbox"/>	<input type="checkbox"/>	Escrow Fund: \$ _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Application Form	<input type="checkbox"/>	<input type="checkbox"/>	3 copies covenants, deeds, easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fee Paid \$ _____	<input type="checkbox"/>	<input type="checkbox"/>	2 copies drainage calculations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owner's Authorization Form	<input type="checkbox"/>	<input type="checkbox"/>	2 copies soil erosion & sediment control data
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Taxes Paid to Date: / /	<input type="checkbox"/>	<input type="checkbox"/>	Environmental Impact Statement
<input type="checkbox"/>	<input type="checkbox"/>	Affidavit of Publication from Official Newspaper	<input type="checkbox"/>	<input type="checkbox"/>	Names/Address of Stockholders/Partners (10% interest or more)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Affidavit of Proof of Service with Notice Form & P. O. Receipts	<input type="checkbox"/>	<input type="checkbox"/>	Variance Application Form (if required)
			<input type="checkbox"/>	<input type="checkbox"/>	Copy of Plan to County Planning Board

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

<u>A</u>	<u>T</u>		<u>A</u>	<u>T</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clearly and legibly drawn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Soil Types
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Graphics scale 1" = 50' (Min.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rock Outcroppings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North Arrow on Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slopes Over 20%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Key Map within 1,000 feet w/North Arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wooded Areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Certified boundary survey including distances measured along right-of-way lines of existing streets abutting property, to nearest intersection(s)	<input type="checkbox"/>	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheet size: 11x42, 24x36, 15x21	<u>Other Features:</u>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevations with exterior facade specs	<u>Existing:</u>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed contours with at least 5 ft. intervals, based on U. S. Coast & Geodetic Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Area to nearest 0.1 acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buildings*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing structures to be demolished	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Blgd. setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Each lot line dimension to nearest 0.01 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Railroad right-of-way*
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimensions of properties within 200 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public easements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lot area to nearest 0.01 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences and walls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approx. grading plan, if elevations changed more than 2 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Watercourses*
			<input type="checkbox"/>	<input type="checkbox"/>	Bridges*
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Calverts*
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land to be dedicated
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signage
				<input type="checkbox"/>	*These require spot elevations
			<u>Off-tract Improvements:</u>		
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm drain and/or sanitary sewers
			<input type="checkbox"/>	<input type="checkbox"/>	Other
			<u>Proposed Sewer & Utility Layouts:</u>		
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Telephone & Cable T. V.
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Part tests and soil logs
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Drain
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	All systems underground
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dry sanitary sewer line

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

Zoning Table:
 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

DO NOT WRITE IN THIS SPACE

File Number 2B2014-32

Filed 7-15 2014
45 Days from Filing _____ 20 _____
(10 acres or less)
95 Days from Filing _____ 20 _____
(more than 10 acres)

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)

1. Name of applicant 554 Queen Anne Rd., Inc., d/b/a Congregation Ohr Saadya Phone # (215) 205-8660
2. Address of applicant 554 Queen Anne Rd, Teaneck, New Jersey
3. If subject premises is owned by a corporation, furnish name of president and secretary
Josh Weinberg; President
4. Existing _____ New _____ Expansion _____ Alternation xxx
5. Zone RS Estimated Cost _____ Estimated Date of Compliance _____
6. What is building or site used for now? House of Worship
7. What is proposed to be done Convert residence into area to hold youth groups
8. Describe what is proposed to be done _____
Convert residence into area to hold youth groups when services are occurring in the sanctuary.
9. Are there any deed restrictions, covenants, exceptions, variances or easements on this property?
Yes xxx - variances 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 7-9-14 Signature of Applicant [Signature]

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.

A T

xxx _____ All trees 5" and over in caliper

N/A _____ All trees to be removed

N/A _____ Lighting location, intensity