

TOWNSHIP OF TEANECK
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held on October 21, 2014 at 7:00 PM in the Council Chambers in the Municipal Building, 818 Teaneck Road, Teaneck, NJ; whereupon the Zoning Board of Adjustment of the Township of Teaneck will consider the following application:

1. Name of Applicant: 554 Queen Anne Road, Inc. d/b/a Congregation Ohr Saadya
2. Street address of property to which application applies: 554 Queen Anne Road
3. Block 2409, Lot 8, Zoning District: R-S
4. Nature of Relief Sought. The property is improved with a single structure containing two uses: single family residential and a house of worship. The house of worship is permitted via approvals granted in 2010. The Applicant now seeks to convert the residential portion of the structure into an area to hold children's youth group services while services are occurring in the sanctuary. The conversion requires a d(3) conditional use variance as the site does not comply with the Conditional Use Criteria pertaining to Houses of Worship as set forth in the Teaneck Land Use Ordinance. The Applicant also requests amended preliminary and final site plan approval together with ancillary variances for number of parking spaces, lot area as to a house of worship, and landscape buffer.

Furthermore, the Applicant seeks to modify/excise certain conditions of an approval granted by the Board on June 16, 2010 (memorialized by the Board by resolution dated September 2, 2010) (the "Prior Approval") which granted use variance and final site plan approval permitting the operation of a House of Worship at the Property. The Applicant seeks to modify/excise certain conditions set forth in the Prior Approval, which currently limit the operations of the House of Worship, to permit additional adult classes/study groups, outdoor celebratory activities and use of tents; to permit regular weekday prayer services; to excise the ban on holding community events at the Property and to permit signs as allowed by the Township code or otherwise.

The applicant also seeks such other variances, exceptions and/or waivers that may be necessary to effectuate the plans submitted or any modification thereof required by the Board.

At said time and place, you, or your agent or attorney, may appear before the Board to present any comments you may have in connection with this application. The application and supporting materials will be available for public review at least ten (10) days prior to the aforesaid meeting during regular business hours in the office of the Secretary of the Zoning Board of Adjustment located in the municipal building, 818 Teaneck Road, Teaneck, NJ.

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