

REFERRAL FORM

Address of Property: 544 Queen Anne Road
Block #2409 - Lot 8 - R/S Zone
Name of Applicant: 554 Queen Anne Road LLC
Address of Applicant: Same as above
Attorney:

Construction Official - Steven M. Gluck
Environmental Commission - Michael Rogovin
Fire Department - Lt. Rolaf
Health Department - Ken Katter
Historic Preservation Commission
Police Department - Traffic Division - Lt. Faggello
Site Plan Review Advisory Board - Gerald Rosen
Special Improvement District
TEDC
Acting Township Engineer - David Hals
TVAC - Larry Robertson
Other -

Please review this application and return to the Board of Adjustment with your comments.

Failure to reply on time may allow the application to proceed without your input.

Board of Adjustment

By: Rosiland V. McLean
Rosiland V. McLean - Secretary

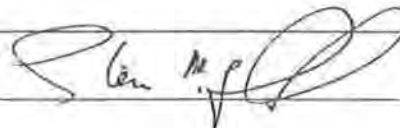
Referral forward: 07/15/14
Return by: ASAP
Survey dated: 5/15/14
Revised architect plan dated: 5/5/14
Letters of refusal dated: 6/25/14

Comments: (Attach separate sheet if additional comments are necessary.)

APPLICANT MUST OBTAIN CERTIFICATE OF OCCUPANCY FOR CHANGE OF USE
IN ACCORDANCE WITH THE NJ UNIFORM CONSTRUCTION CODE RENOVATION
SUBCODE PRIOR TO OCCUPYING RESIDENTIAL PORTION OF BUILDING.

Date: 08.26.2014

Authorized Signature



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Comments: (Attach separate sheet if additional comments are necessary.)

- Sufficient RESTAURANTS AS PER Building Code
- Food Service/IMP AREA MUST BE IN COMPLIANCE WITH CHAPTER 27 OF ^{RETAIL FOOD} ESTABL. CODE
- GENERATORS/AC UNITS MUST BE IN COMPLIANCE w/ ZONING CODE 21-44 THROUGH 21-48
- ANY STATE LICENSES REQUIRED TO OPERATE SUCH MUST BE PROVIDED

Date: 8-25-14 Authorized Signature [Signature]



Teaneck Police Department



Inter-Office Communication

To: Acting Chief Robert Carney #216

Date: August 27, 2014

Subject: 554 Queen Anne Road Inc. – ZB-2014-32

8/29/14

I have reviewed a copy of application ZB-2014-32 from the Zoning Board dated July 15, 2014. The applicant, 554 Queen Anne Road Inc., is proposing to convert a residence for use as religious education classrooms at an existing residence/house of worship. According to the Teaneck Tax Map, the property can further be described as Block #2409, Lot 8.

According to the application, there are currently five (5) existing parking spaces and six (6) proposed parking spaces including one (1) ADA space. However, according to Township Code, thirteen (13) parking spaces are required. Consequently, the Teaneck Police Department Traffic Bureau recommends that the applicant demonstrate the required number of on-site parking prior to site plan approval.

If any further information is required, please advise.

Respectfully submitted,

Lieutenant John A. Faggello

Lieutenant John Faggello #244
Traffic Bureau Commander

Schwanewede / Hals Engineering

9 Post Road
Suite M11
Oakland, New Jersey 07436
E-Mail: Halseng@optonline.net

Professional Engineering and Land Surveying
(201) 337-0053
Fax (201) 337-0173

August 18, 2014

Ms. Helen Zbierski
Engineering Department
Municipal Building
818 Teaneck Road
Teaneck, NJ 07666

Re: Site Plan – Congregation Ohr Saadya
554 Queen Anne Road
Block 2409 – Lot 8
Teaneck, NJ

Dear Ms. Zbierski:

I made a site inspection and reviewed the plans entitled:

- a) "Proposed Building Additions at Existing 2 ½ Story Building, 554 Queen Anne Road" prepared by Lawrence Quirk, AIA, last revised May 5, 2014.
- b) "Survey of Property at 554 Queen Anne Road" prepared by Rigg Associates, PA dated May 16, 2014.

My review finds the application complete, and my comments are as follows:

1. Interior renovations are proposed to the existing residence portion of the building at 554 Queen Anne Road to use the space for religious education. This proposal is a change in the use approval that was granted by the Board of Adjustment Resolution dated September 2, 2010. A "d" variance is required for the proposal.

The proposed site improvements include:

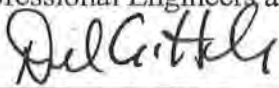
- a) Widening of the driveway from 9' to 11'.
 - b) Installation of a van accessible handicapped parking space.
 - c) Planting of ten (10) 4'-6' high arborvitae along the westerly property line.
2. The driveway is to be widened from 10' to 20' at Van Buren Avenue. Details must be provided for:
 - a) Concrete Curb
 - b) Concrete Driveway Apron
 - c) Concrete Sidewalk
 - d) Hot Mix Asphalt Driveway

3. A handicapped sign and a pavement handicapped symbol must be added to the plan.
4. The sidewalk on the westerly side of the property that connects the building to the Queen Anne Road sidewalk needs to be replaced.

If you should have any questions, please contact my office.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors



David A. Hals, P.E., L.S., P.P. & C.M.E.
Acting Township Engineer