

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

ZB2014-32

Date: 06/25/2014  
Re: Application#: 20140132

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

Voucher/Receipt#	
Check #:	1550
Amount collected	\$ 200.00

Your application for a permit to:

CHANGE OF USE/CONVERT A RESIDENCE FOR USE AS RELIGIOUS EDUCATION CLASSROOMS AT AN EXISTING RESIDENCE / HOUSE OF WORSHIP AS PER THE PLANS DATED 5-5-14

on the property at 554 QUEEN ANNE ROAD TEANECK Block : 2409 Lot : 8  
has been denied for noncompliance with provisions of Article (s) : V Sections :33-17(a)1 , 33-24(a)(3)d , 33-25(d)(3) , 33-25(d)(5) of  
the Municipal Zoning Ordinance for the following reasons:

**BOARD OF ADJUSTMENT APPROVAL REQUIRED. VARIANCES REQUIRED.**

**SITE PLAN APPROVAL REQUIRED.**

**PLEASE BE ADVISED THIS PROPERTY WAS GRANTED A VARIANCE IN 2010. THIS APPLICATION IS BEING REVIEWED AS PER THE INFORMATION SUBMITTED.**

**USE AND CURRENT CONDITIONS.**

The existing property is being used as part residential use and part house of worship.

Applicant is proposing to use the complete property as a house of worship.

A house of worship is a conditional use in the R/S zone.

**LOT SIZE**

21780 square feet is required [ 1/2 acre ]

14,300 square feet is existing.

**PARKING**

There are 5 existing spaces.

There are 6 proposed parking [ including 1 ADA space ]

13 spaces are required.

**BUFFERS**

Buffers are required, a buffer of 11 feet is proposed.

A landscape buffer of not less than 15 feet in width excluding parking shall be provided along the side yard borders of the property.  
Please be advised a permit for a fence 6 feet high in the side yard was approved in 2009 and installed.

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.

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Denied by:

Daniel A. Melfi 6/25/14

Daniel A. Melfi

Zoning Official

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