

**PUBLIC NOTICE
TOWNSHIP OF TEANECK**

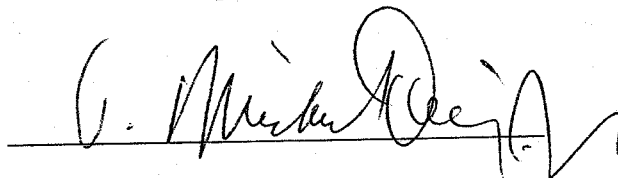
PLEASE TAKE NOTICE that a public hearing will be held on October 14, 2009, at 7:00 P. M. at the Benjamin Franklin Middle School (auditorium) 1300 Windsor Road, Teaneck, New Jersey, before the Board of Adjustment of the Township of Teaneck on the following application.

1. Name of applicant 554 Queen Anne Rd., Inc., DBA "Etz Chaim of Teaneck "
2. Street Address of property to which application applies 554 Queen Anne Rd., Teaneck, New Jersey.
3. Block 2409 Lot 8 Zoning District RS
4. Nature of relief sought Approval of conditional use of premises as a house of worship along with residential use and relief from ordinance requirements of 1/2 acre lot size (33-25(d)(2); on-site parking, 33-25(d)(33); landscape buffer, 33-25(d)(5) and any and all other variances that may be required .

When the case is called, you may appear, either in person or by attorney, and present any testimony which you may have concerning the application.

All documents relating to this application can be inspected in the office of the Secretary of the Approving Authority in the Municipal Building between 10:00 A. M. and 3:00 P. M., Monday through Friday.

Respectfully,



Signature

September 29, 2009

Dated

Form T-6

ZB2009-21

REFERRAL FORM

Address of Property 554 Queen Anne Road
 Lot 8 - Block #2409 - R/S Zone
 Name of Applicant 554 Queen Anne Road LLC - (Michael F. Daly, Jr., Esq.)*
 Address of Applicant Same as above
 Phone # * (856) 833-0006

Construction Official - Steven M. Gluck
 (Environmental Commission - Dr. Harry Kissileff)
 Fire Department - Lt. Brothers
 Health Department - Wayne Fisher
 Historic Preservation Commission
 Police Department - Traffic Division - Lt. Carney
 Site Plan Review Advisory Board - Gerald Rosen
 Special Improvement District
 TEDC
 Township Engineer - Chuck McKearnin
 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. McGeehan
 Secretary

Referral Forward: 08/03/09

Return by: ASAP

Revised Architect plan dated: 007/22/09

Letter of refusal dated: 04/15/09

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

SEE ATTACHED SHEET

Date: 9/16/09

Authorized Signature

Harry R. Kissileff

554 Queen Ann Road

The EC recommends that a use variance only be granted if the following conditions are met: 1) adequate parking or "no overnight parking" signs installed in neighborhood; 2) outdoor lighting must be low level, as building will assume public use; 3) solid waste and recycling plan must be submitted; and 4) landscaping buffers should be installed on all sides and meet Township code.

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Revised Architect plan dated: 007/22/09

Letter of refusal dated: 04/15/09

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

Any Fire Alarm OR Fire SPRINKLER system Required Because of
The CHANGE OF USE will Require EITHER A Gamwell Fire Alarm Box
OR Alarm go to Fire Alarm Monitoring Station. All other comments
will come from the fire subcode official Building Plan
Review for changes to the structure

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Board of Adjustment

By: Rosiland V. McGeehan
 Secretary

Referral Forward: 08/03/09

Return by: ASAP

Revised Architect plan dated: 007/22/09

Letter of refusal dated: 04/15/09

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

- * Replacements of or new HVAC units must comply with Section 21-44 of the Township Code (Noise from Stationary Sources)
- * Appropriate solid waste/recycling area will have to be provided
- * Kitchen/Kitchenette will have to comply with NJAC 18:24 Sanitation in Retail Food Establishments

Date: 9-15-09

Authorized Signature Wayne Fisher
 Health Officer



Teaneck Police Department



Inter-Office Communication

To: Chief Wilson
Date: September 10, 2009
Subject: 554 Queen Anne Road

Sir,

I have reviewed a copy of application ZB2009-21 from the Zoning Board in reference to 554 Queen Anne Road. The applicant, 554 Queen Anne Road LLC, requests permission to utilize a large first floor room as a House of Worship. The remaining areas will continue as a residence.

The proposed plans indicate that 5 parking spaces and 1 handicapped space will be provided. However, the 5 spaces proposed are "stacked" parking spaces, which is less than desirable as congregants would most likely utilize on-street parking so as not to be blocked-in.

Township Code requires 21 parking spaces be provided. It is recommended that the applicant be required to provide the full compliment of on-site parking spaces required as per Township Code.

Should any additional information be required regarding this matter, please advise.

Respectfully Submitted,

Robert A. Carney
Lieutenant Robert Carney

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Board of Adjustment

By: Rosiland V. McGeehan
 Secretary

Referral Forward: 08/03/09

Return by: ASAP

Revised Architect plan dated: 007/22/09

Letter of refusal dated: 04/15/09

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

TVAC requests that instead of the proposed 4 inch steps at the egress doors, the sidewalk be formed into a 4" ramp to facilitate using a wheeled ambulance stretcher. Also, we request that the interior layout be arranged so that the wheeled ambulance stretcher, in full flat position, can easily access the main aisle.

Date: 30 Sept 2009


Authorized Signature

Larry J Robertson
 President, TVAC

**TOWNSHIP OF TEANECK
INTER-OFFICE COMMUNICATION**

Date: August 26, 2009

To: Board of Adjustment

From: Charles J. McKearnin, P.E.
Township Engineer/
Director of Public Works 

Re: House of Worship
554 Queen Anne Road
Block 2409 - Lot 8
ZB-2009-31

The Township's consultant engineer, Schwanewede/Hals Engineering has continued their review of the above referenced application. Attached is the engineering report.

In addition to the engineer's comments, it is recommended low intensity exterior lighting be provided at the entrance/exits of the structure. It is further recommended that the plans reflect such details. Landscaping buffers should be included along the property lines and details and planting lists should be provided.

The applicant should address how the recycling and solid waste will be disposed of. The applicant should address the above noted comments and the engineer's report.

The application is complete at this time.

CJM/jj

cc: Steven Gluck, Construction Official

Schwanewede / Hals Engineering

8/14/09

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 11,, 2009

Mr. Charles McKearnin
Township Engineer
Municipal Building
818 Teaneck Road
Teaneck, NJ 07666

Re: Feldman Residence
554 Queen Anne Road
Block 2409 Lot 8

Dear Mr. McKearnin:

With regard to the above, I have received a set of plans entitled "Feldman Residence, 554 Queen Anne Road, Teaneck, New Jersey," prepared by Carl Mecky, Architect of Fair Lawn, NJ. The set consists of five (5) sheets each dated March 30, 2009 except for Sheet A-0 revised to July 22, 2009.

The application is complete as submitted.

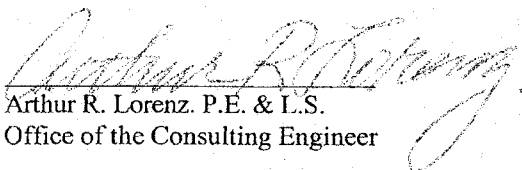
My comments are as follows:

1. In general all of the comments in my letter of June 11, 2009 have been addressed by notes added to the plan.
2. The determination of the Zoning Enforcement Officer that nine (9) variances are required still applies.
3. The number of parked cars should be shown as five (5). Handicapped spaces may not be included in the count.
4. While the parking configuration is unconventional given the proposed use, it should be acceptable.
5. A standard handicapped parking sign should be shown at the northerly end of the space.
6. A detail for driveway pavement should be shown for the handicapped space driveway expansion.
7. While it is noted on the Plan that no new exterior lighting is proposed, information should be shown on the plan that the existing lighting at the entrance/exits of the house of worship is adequate for this use.

If you have questions or comments, please call my office.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors


Arthur R. Lorenz, P.E. & L.S.
Office of the Consulting Engineer

File: 5606-aug 11

TOWNSHIP OF TEANECK
INTER-OFFICE COMMUNICATIONS

Date: June 23, 2009

To: Board of Adjustments

From: Charles McKearnin, P.E.
Township Engineer/
Director of Public Works

Re: 554 Queen Anne Road
Block 2409 - Lot 8
ZB-2009-21

The Township's consulting engineer, Schwanewede/Hals Engineering has reviewed the above referenced application. Attached is the engineer's report.

The developer notes six (6) parking spaces as part of this application. These spaces are *not* shown on the site plan. Landscaping plans should be provided and should include a landscape table indicating, plant type, plant quantity, plant height, and maturity height. The applicant should indicate if the proposed fence and gate will remain as part of this application. The proposed lighting should be addressed.

The applicant should address the above noted comments and the attached engineer's report.

The site plan is incomplete at this time.

CJM/jj

cc: Steve Gluck, Construction Official

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

June 11, 2009

Mr. Charles McKearnin
Township Engineer
Municipal Building
818 Teaneck Road
Teaneck, NJ 07666

Re: Feldman Residence
554 Queen Anne Road
Block 2409 Lot 8

Dear Mr. McKearnin:

With regard to the above, I have received a set of plans entitled "Feldman Residence 554 Queen Anne Road, Teaneck, NJ," prepared by Carl Mecky, Architect, Fair Lawn. The set consists of five (5) sheets all dated March 30, 2009.

The applicant proposes to utilize the existing residence on the property as a residence and a House of Worship. The property is located in the R-S Single Family Residence Zone. A House of Worship is a permitted conditional use.

The Office of the Zoning Enforcement Officer in the Refusal of Permit 20090105 dated April 15, 2009 has determined that nine variances are required.

The application is incomplete as submitted. My comments follow:

1. The applicant proposes six (6) parking spaces. None are shown on the Site Plan.
2. Existing landscaping should be shown particularly in those areas where buffers are required.
3. Existing roadway curb and sidewalk should be shown.
4. A note should be added stating that, "Curb and sidewalk must be replaced, as and if directed by the Township Engineer."
5. There is an existing fence with a gate across the driveway which is not shown on the Site Plan.
6. Lighting, existing and proposed, should be addressed.

Engineering and L.S.
(2)
Fax (2)

7. The division between the residential use and the religious use should be shown on the building footprint on the Site Plan.
8. Entrances and exits relative to each use should be shown on the Site Plan.

If you have questions or comments, please call my office.

Very truly yours,

SCHWANEWEDE/HALS ENGINEERING
Professional Engineers and Land Surveyors

Arthur R. Lorenz, P.E. & L.S.
Office of the Consulting Engineer

F. MICHAEL DAILY JR, LLC

ATTORNEY AT LAW

216 HADDON AVENUE • SENTRY OFFICE PLAZA SUITE 106

WESTMONT, NJ 08108

PHONE (856) 833-0006 • FAX (856) 833-1083

**F. MICHAEL DAILY, JR.
AMY B. SUNNERGREN*
*ADMITTED PA & NJ**

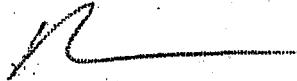
October 9, 2009

Dear Property Owner:

Please be advised that the hearing scheduled before the Teaneck Board of Adjustment for October 14, 2009 on the application of 554 Queen Anne Rd, Inc. has been adjourned. We will provide you with a new notice when another date is set.

Thank you for your kind attention.

Very truly yours,



**F. Michael Daily, Jr.
Attorney for 554 Queen Anne Rd, Inc.**

FMD/mr