TOWNSHIP OF TEANECK

PAUL A. VOLCKER
MUNICIPAL GREEN
818 TEANECK ROAD
TEANECK, NEW JERSEY 07666
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August 8,2008

554 Queen Anne Road, Inc.
a.k.a. Etz Chaim of Teaneck
c/o Gary E. Miller
193 Vandelinda Avenue
Teaneck, New Jersey 07666

Rabbi Daniel Feldman
554 Queen Anne Road
Teaneck, New Jersey 07666

Re: DECISION AND ORDER
554 Queen Anne Road
Block 2409, Lot 8, RS Zoning District

Gentlemen:

As a result of my meeting with Rabbi Feldman in November, 2007, and our meeting with your attorney, Joel E. Glucksman, Esq., on May 28,2008, I received a letter from Mr. Glucksman dated June 20,2008, memorializing the representations made concerning the "private prayer group" being held at the above referenced premises. Subsequent to these events, a packet of information, dated July 22,2008, had been submitted to the Teaneck Building Department by a group of residents in the vicinity of 554 Queen Anne Road containing statements, photographs and copies of documents pertaining to the use of the above premises. I have reviewed this information and compared it to the representations contained in Mr. Glucksman's letter. Based on my review, it is my opinion that the facts demonstrate that the above premises are now being used for a second principal use as a house of worshiplplace of public assembly without first obtaining a zoning permit in violation of the provisions of Section 33-23(d)(3)a of the Development Regulations Ordinance of the Township of Teaneck, being Chapter 33 of the Code of the Township of Teaneck. As a result of this decision, the following actions are being taken by this enforcing agency:

1. You are hereby ordered to cease and desist from using the premises as a house of worship/place of public assembly within 20 days from the date of this decision.
2. In the event such use is not discontinued and in the event no appeal of this decision is filed with the Teaneck Zoning Board of Adjustment within such twenty day period pursuant to *N.J.S.A.* 40:55D-72, summonses will be issued for each day the violation continues.

You have the right to file an appeal from this decision to the Zoning Board of Adjustment of the Township of Teaneck by filing such appeal and payment of the required filing fee within 20 days of the date of this decision pursuant to the provisions of *N.J.S.A.* 40:55D-72.

In addition, you have the right to apply for a Zoning Permit. My preliminary review of the file indicates that an application for a Zoning Permit would be denied unless application is made to, and approvals are first obtained from, the Zoning Board of Adjustment pursuant to the provisions of *N.*J.S.A. 40:55D-70(d) and *N.J.S.A.* 40:55D-76 for site plan approval (see Section 33-17), conditional use approval (see Section 33-24(a)(3)d and 33-25(d)) and for variances from the conditions for a conditional use (see Sections 33-25(d)(2), (3) and (5)). Furthermore, any such approvals would also be subject to compliance with the New Jersey Uniform Construction Code, including the requirements for use group A-3, houses of worship/places of public assembly.

The Township of Teaneck reserves the right to verify compliance with the above directives, as well as, any other legal rights to enforce the terms of this decision and order.

BY ORDER OF:

Steven M. **Gluck,** RA
Construction Official/Zoning Officer

cc: Ferrara, Turitz, Harraka & Goldberg PC
Helene V. Fall; Municipal Manager
Joel E. Glucksman, Esq.
Raphael Campeas
Janet Abbott

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