

We are residents of the Township of Teaneck who live in the immediate vicinity of 554 Queen Anne Road at the corner of Van Buren Avenue. We are aware that the property at 554 Queen Anne Road is being purchased by a religious organization for the purpose of creating a House of Worship. We submit this petition to ask respectfully that the Township of Teaneck enforce all necessary laws, rules and regulations regarding the operation of a House of Worship at this property. We do so mindful of the facts detailed in the attached document.

NAME	ADDRESS	SIGNATURE
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1. In May 2006, residents of Griggs Ave. (and perhaps other neighbors) received a certified letter from a "Betty Gable" stating that a "synagogue-center" was "being proposed" "to encompass the entire block fronting on Queen Anne Road between Griggs and Van Buren". The letter said the synagogue-center would include the adjacent properties of 554 and 576 Queen Anne Road. The May 2006 Betty Gable Letter is attached to this document;
2. The May 2006 letter specified that the "newly proposed facility on Queen Anne Road... will serve as a synagogue as well as future expansion to include a social hall, meeting hall and possibly mikva."
3. The May 2006 letter explained that the "synagogue-center" would be pursued in phases. It stated "The first stage will encompass one property, followed by an expansion phase stretching to the 2nd property."
4. On May 22, 2006 the owner of 576 Queen Anne Road was cited for three violations of illegal use and maintenance of that property. These violations included illegal use of the property as a business.
5. On July 26, 2006 the owner of 576 Queen Anne Road pled guilty to all three violations of illegal use and maintenance of that property. He agreed to remove the businesses he was operating at the property within thirty days or by August 25, 2006. The owner of the property did not remove the businesses from the property by that date.
6. On December 1, 2006 residents of Griggs Ave (and perhaps some other neighboring streets) received a second "Betty Gable" letter. The letter began by identifying that it was being sent on behalf of "the two adjacent properties at 554 and 576 Queen Anne Road." The December Betty Gable letter stated that "we plan on asking the town to approve the combining of these two properties as a single residential property." The December Betty Gable letter is attached to this document.
7. One week later, on the weekend of December 8-9, 2006 a group began holding religious services in 576 Queen Anne Road in violation of the Teaneck Township Code. The group continued to use 576 Queen Anne Road as a House of Worship into mid January 2007. At the same time, 576 Queen Anne continued to be used illegally as a place of business in violation of Teaneck Township Code.
8. On January 11, 2007 the Township of Teaneck cited the owner of 576 Queen Anne Road for two violations of illegal use of the property including illegal use as a House of Worship and illegal use as a Business Office.
9. On January 16, 2007, the Township of Teaneck instituted a Notice of Violation and Enforcement Action against the owner of 576 Queen Anne Road stating: "The use of the building as a house of worship and as a business office is to cease

immediately. The building may only be used as a single family detached dwelling.”

10. On March 21, 2007, the owner of 576 Queen Anne Road again pled guilty before the Teaneck Municipal Court to the violations of illegal use of that property including illegal use as a House of Worship and as a Business Office. The Municipal Court also denied the property owner’s application to seal the pleas. The Court found “this situation I find to be outrageous. I find absolutely no remorse” The Court ordered the Teaneck Buildings’ Department to conduct “daily inspection” of the property;
11. Based on information we believe the group of people that is purchasing 554 Queen Anne Road to be used as a House of Worship includes the same group that used 576 Queen Anne Road as a House of Worship illegally in December 2006 and January 2007;
12. Based on information, we believe the group that plans to use 554 Queen Anne Road as a House of Worship is charging membership and other payments to a no-for-profit religious organization and the members include the many of the same people who used 576 Queen Anne road illegally as a House of Worship in December 2006 and January 2007;
13. Based on information, we believe the group of people that is purchasing 554 Queen Anne Road would eventually like to expand the House of Worship to encompass the adjacent property at 576 Queen Anne Road as well;
14. Based on information we believe the group that is purchasing 554 Queen Anne Road plans to let individuals reside at the property, even though those individuals will probably not own any portion of the property or make rental payments for the use of the property.

May 11, 2006

Dear neighbor:

We would like to inform you, as a courtesy, that the property at 576 Queen Anne Road, together with the adjacent property at 554 Queen Anne Road, are being proposed as the site of a new Teaneck synagogue-center. The proposal may encompass the entire block fronting to Queen Anne Road, between Griggs and Van Buren.

We are all excited, as I'm certain you are, about the fast growing and expanding Jewish community we live in. The natural growth, coupled with the attractiveness of this community to newcomers, continues to pose growth related challenges to our neighborhood orthodox community services sector.

This newly proposed facility on Queen Anne Road, will help by bringing additional resources to this part of Teaneck. It will serve as a synagogue, as well as future expansion to include a social hall, meeting facilities, and possibly mikvah. The first stage will encompass one property, followed by an expansion phase stretching to the 2nd property.

We understand people may be uncomfortable with fast growing neighborhoods. As such, we are reaching out to our neighbors at this point in time.

Thank you.
Betty Gable

December 1, 2006

Dear Neighbor:

We represent the two adjacent properties at 554 and 576 Queen Anne Road.

We are contacting you today as a courtesy to inform you that we plan on asking the town to approve the combining of these two properties as a single residential property.

We will be extra sensitive to any disruption this may cause you, as we know construction can sometimes be burdensome. We invite you to contact us with any concerns you may have. Should any of the construction disruptions inconvenience you, we may consider compensating you for such occurrences.

Sincerely yours,

Betty Gable

sig.veri.932529124531247

Betty Gable on behalf of property owners

George, at 554 Queen Anne Road

Mario, at 576 Queen Anne Road

554 - 576 Queen Anne Road, Teaneck, New Jersey 07666