F. MICHAEL DAILY JR, LLC

ATTORNEYATLAW

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*

November 20, 2008

Secretary, Zoning Board of Adjustment Township of Teaneck 818 Teaneck Road Teaneck, NJ 07666

> In Re: Daniel Feldman and 554 Queen Anne Road, The A.K.A. Etz Chaim of Teaneck Appeal of Decision of the Zoning Official 51 1 244 PS 11 14 14 1

Dear Secretary:

Please be advised that the property owner wishes to amend its pending request for a hearing on its appeal of the decision of the Construction Official/Zoning Officer of the Township of Teaneck, to include an application for a variance. It also requests that the application for the variance be considered before the appeal. Finally, we also request that the hearing for December 4, 2008, be adjourned so that we can make the aforesaid amendment to our application.

Thank you for your kind attention and anticipated cooperation.

1. Mucha Can n

FMD/mr

Steven Gluck, Construction/Zoning Officer CC. Stanley Turitz, Esq. (via email) Rabbi Daniel Feldman

Law Offices HAROLD RITVO, P.C. One University Plaza Hackensack, N.J. 07601

Harold Ritvo

Telephone (201) 487-5600 Facsimile (201) 487-5850

Brynne Fall Ritvo Members of N.J. and N.Y. Bar

November 21, 2008

Via Facsimile (856) 833-1083

F. Michael Daily, Jr., Esq. 216 Haddon Avenue Sentry Office Plaza Suite 106 Westmont, NJ 08108

Re: Daniel Feldman/554 Queen Anne Road The A.K.A. Etz Chaim of Teaneck

Dear Mr. Daily:

The Secretary of the Zoning Board has forwarded your letter of November 20, 2008 to me. As Attorney for the Board, I must advise you that two issues must be addressed.

First, an extension of time is required to continue the application beyond December 4, 2008. Secondly, you will have to prepare and file an application for the variance relief your client is seeking. I further understand that you have not noticed the public for the meeting of December 4, 2008. Therefore, the application need not be carried.

May I suggest, in order to avoid having a procedural dismissal of the matter, that you forward a letter extending the time to hear the original application until March 15, 2008. We can then discuss an appropriate hearing date.

Very truly yours,

Harold Kitvo

HR/ma

cc: Steven Gluck, Construction Code Official Stanley Turitz, Esq., Township Attorney Teaneck Board of Adjustment

F. MICHAEL DAILY JR, LLC

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*

December 3, 2008

Via Fax (201) 487-5850 Harold Ritvo, P.C. One University Plaza Hackensack, NJ 07601

In Re: Daniel Feldman/554 Queen Anne Road

Dear Mr. Ritvo:

Thank you for your letter of November 21, 2008. Unfortunately, I was out of the office on vacation from that date until yesterday. In any event, please find request that I have forwarded to the Secretary of the Board, which I believe complies with your suggestion.

Thank you for your kind attention.

Very truly yours,

F. Michael Daily, Jr

FMD/mr

Steven Gluck, Construction Code Official (via Fax (201) 837-1222) Stanley Turitz, Esq., Township Attorney (via Fax (201) 489-0880)

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

P. Michabl Daily, Jr Amy B. Sunnergren*

December 3, 2008

Via Fax (201) 837-1222 and First Class Mail
Secretary, Zoning Board of Adjustment, Township of Teaneck
818 Teaneck Road
Teaneck, NJ 07666

In Re: Daniel Feldman/554 Queen Anne Road

Dear Secretary:

Pursuant to the suggestion of Mr. Ritvo, Attorney for the Board, I herewith request on behalf of my clients that the time to hear our presently pending application, which is scheduled to be heard tomorrow, December 4, 2008, be extended until March 15, 2008. If there is a problem with this please advise at once.

FMD/mr

Steven Gluck, Construction Code Official (via Fax (201) 837-1222)
Stanley Turitz, Esq., Township Attorney (via Fax (201) 489-0880)
Harold Ritvo, Esq., Attorney for Board of Adjustment (via Fax (201) 487-5850)

Stanley Turitz

From:

Cohen, Allan (TW) [Allan.Cohen@timewarner.com]

Sent:

Thursday, February 19, 2009 8:22 AM

To:

Stanley Turitz

Cc:

dailyfm@hotmail.com

Subject:

554 Variance - A-3

Attachments: 554 Variance - A-3 -.pdf

Stanley - After we spoke, Rachelle mentioned that steve gluck (a few weeks ago) had told her to file the variance application as a two use variance. She tried to reach steve but because he is on vacation she got steve's assistant who might call you to discuss. Attached is the draft form of the variance for you to look at when they or steve calls you. I think this balances all the concerns.

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ZB	#	TOWNSHIP OF TEA	NECK	
Forn	n T-13	DO NOT	WRITE IN THIS SPACE	
		FILED:	20	
		120 Days	20	
		from filing	20	
	APPE.	AL FOR YARIANCE FROM C OF THE ZONING ORD		
	Lot 8	Block 2409	Tax Map Sheet _	
	Street Address 554	Oueen Anne Rd.		
	Name of Applicant			
	Address of Applicant			
•	Name of Owner 554	Queen Anne Roa t)* (If a corporation, furnish na	me of president or secretary)	
				c
			Teaneck, NJ 0766	
3. E	Dimensions of subject prem	ises 110' X 130'		· F
4. A	rea of subject premises	14,300		Sq. F
			3,186	
6. A	Area of proposes structures			
			3,186	Sq. F
8. P	ercentage of subject prem	ises to be occupied by structures	s_22.27	Percent
		located R		
l O. S	State whether there have b	een any previous development a ision, site plan, other) Yes	applications involving these	
8) Nature of application			
h) Date of Decision			
c	e) Disposition			
	State whether there are as	ny covenants or easements impo encies, or relating to utilities. A	sed by the Township of Teaneck, ttach a copy of any such covenan s application does not modify or YesNo	its, acea rescind any

TOWNSHIP OF TEANECK

Yes	No	X			
APPLICATION IS HEREBY MA PLANNING BOARD FOR V					
e applicant hereby request permission to (circl	e whichever appl	ies) erect, alt	er, move, c	onvert,	use -
Structure as a house of w	orship; Ra	abbi to	reside	at	premis
entrary to the requirement of Sections	·			·	
the Teaneck Zoning Ordinance 1811, as amend					
554 Queen Anne Road Street and Number					
ne proposed building or structure or use is cont pecifically)		ance in the fe	ollowing pa	rticular	s: State
House of worship in resident	cial area;				
Lot is less than 1/2 acre 3	3-25 (d) (2)				
Lot does not have on-site pa					
Lot does not have landscape					
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ate whether the Construction Official/Adminis oposed uses and refused a certificate of occupa	trative Officer in incy/use.	is crammicu	ne appnea		
Yes		No	, <u>x</u>		
ate whether the Construction Official/Adminin	strative Officer				
Yes		No	<u> </u>	ζ	
ate of denial by Construction Official/Adminis	trative Officer				
hereby certify that the foregoing					
atements are true to the best of y knowledge and belief:			. * .		
J knowledge and belief:		Signa	ture of Ap	plicant	