

### TOWNSHIP OF TEANECK

PAUL A. VOLKER MUNICIPAL GREEN  
818 TEANECK ROAD  
TEANECK, NEW JERSEY 07666  
**BUILDING DEPARTMENT**  
PHONE (201) 837-4830 FAX (201) 837-1222  
EMAIL - building@teanecknjgov.org

MAR - 3 2009

## APPLICATION FOR ZONING PERMIT DA

NO OCCUPANCY IS PERMITTED PRIOR TO THE ISSUANCE OF THE REQUIRED ZONING PERMIT  
COMPLETE ALL REQUESTED INFORMATION - PLEASE PRINT OR TYPE - ILLEGIBLE FORMS WILL NOT BE ACCEPTED

<p align="center"><b>LOCATION INFORMATION</b></p> <p>BLOCK <u>544</u> LOT <u>184</u> ZONE DISTRICT _____</p> <p>WORK SITE LOCATION <u>2409</u> INCLUDE IDENTIFIERS <u>554 Queen Anne Road</u> (i.e. Apt. No., Unit No., Suite No., Floor, etc.) _____</p>	<p align="center"><b>OFFICE USE ONLY</b></p> <p>APPLICATION DEEMED COMPLETE</p> <p>BY: _____ DATE: _____</p> <p>ZONING CONTROL NUMBER: _____</p>
---	--

**ZONING PROPOSAL**

EXISTING USE OR LAST PRIOR USE OF PROPERTY \_\_\_\_\_

ONE FAMILY     TWO-FAMILY     MULTI-FAMILY     NON-RESIDENTIAL

PROPOSED PRINCIPAL USE AND ACCESSORY USES (ATTACH ADDITIONAL SHEETS IF NECESSARY)  
House of Worship in a single family home

PROJECT DESCRIPTION \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

NAME OF PROPERTY OWNER 554 Queen Anne Rd Inc. DBA ETC Chain of Teaneck

NAME OF PRINCIPAL OFFICER Robert Erlich

OWNER HOME ADDRESS P.O. Box 1072

CITY Teaneck STATE NJ ZIP CODE 07666

TELEPHONE NO. \_\_\_\_\_ FAX \_\_\_\_\_

EMERGENCY CONTACT PERSON \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

**APPLICANT INFORMATION**

NAME OF APPLICANT 554 Queen Anne Rd Inc DBA ETC Chain of Teaneck

APPLICANT HOME ADDRESS P.O. Box 1072

CITY Teaneck STATE NJ ZIP CODE 07666

TELEPHONE NO. \_\_\_\_\_ FAX \_\_\_\_\_

**BUSINESS INFORMATION**

LEGAL NAME OF BUSINESS 554 Queen Anne Rd Inc.

NAME BUSINESS TRADING AS ETC Chain of Teaneck

NAME OF PRINCIPAL OFFICER Robert Erlich

EMERGENCY CONTACT PERSON Rachelle Mandelbaum TELEPHONE NO. [REDACTED]

**TOWNSHIP OF TEANECK  
BUILDING DEPARTMENT  
APPLICATION FOR ZONING PERMIT**

**ZONING WORKSHEET**

WORK SITE LOCATION 554 QUEEN ANNE ROAD

BLOCK 2409 LOT 8 ZONE DISTRICT RS

LOT AREA 14300 SQUARE FEET

MAXIMUM BUILDING COVERAGE - 25 % OF LOT AREA = 3575 SQUARE FEET

MAXIMUM LOT COVERAGE - 40 % OF LOT AREA = 5720 SQUARE FEET

ITEM DESCRIPTION	EXISTING AREA (SQUARE FEET)	PROPOSED AREA (SQUARE FEET)	REMARKS
1. BUILDING FOOTPRINT	3116		
2. DETACHED GARAGE			
3. ROOFED PORCHES, PATIOS, DECKS AND BREEZEWAYS	70		
4. STORAGE SHEDS			
5. OTHER ACCESSORY BUILDINGS			
6. DRIVEWAYS AND PARKING AREAS	970	250	
7. OPEN ENTRIES AND STEPS	72		
8. OPEN PATIOS, TERRACES AND DECKS			
9. WALKWAYS	950		
10. SWIMMING POOLS			
11. OTHER			
12. OTHER			
<b>BUILDING COVERAGE (ADD ITEMS 1 THROUGH 5)</b>	<b>3186 S.F. 22.27 %</b>	<b>3186 S.F. 22.27 %</b>	DIVIDE THE TOTAL SQUARE FOOT AREA BY THE LOT AREA TO DETERMINE THE % OF COVERAGE
<b>LOT COVERAGE (ADD ITEMS 1 THROUGH 12)</b>	<b>5178 S.F. 36.20 %</b>	<b>5428 S.F. 37.95 %</b>	

Christopher Rodriguez

PERSON COMPLETING WORKSHEET

2.27.0

DATE

PAGE

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

Date: 03/06/2009

Re:Application#: 20090105

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

Voucher/Receipt#

Check #: 172

Amount collected \$ 100.00

Your application for a permit to:

CONVERSION OF A EXISTING FAMILY ROOM AT A RESIDENTIAL SINGLE FAMILY DWELLING TO A HOUSE OF WORSHIP AS INDICATED ON THE SUBMITTED DOCUMENTS.

on the property at 554 QUEEN ANNE ROAD TEANECK Block : 2409 Lot : 8 Qual : Zone : RS

has been denied for noncompliance with provisions of Article (s) : V Sections :33-25(d)(2)a. , 33-25(d)(2)a. , 33-25(d)(3) , 33-25(d)(5) , 33-25(d)(6) of the Municipal Zoning Ordinance for the following reasons:

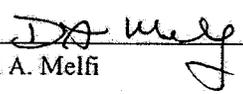
**(CORNER LOT) APPLICATION IS DEEMED TO BE INCOMPLETE. SUBMITTED SURVEY DOES NOT ACCURATELY REFLECT THE EXISTING CONDITIONS OF THE PROPERTY. ( MISSING WALKWAY IN THE SIDE YARD) SUBMITTED ARCHITECTURAL PLAN MUST BE REVISED TO INCLUDE BUILDING HEIGHT AND ZONING TABLE WITH HOUSE OF WORSHIP SQUARE FOOTAGE AND RESIDENTIAL SQUARE FOOTAGE. PLAN MUST INCLUDE DETAIL AND SQUARE FOOTAGE OF ALL ROOMS IN THE EXISTING DWELLING. LOT AREA** The existing lot area is 14,300 square feet. The required lot area for a house of worship is 1/2 acre. **PARKING** The existing parking is for 5 in line vehicles. The proposed is for 6 parking spaces. The required number of parking spaces is 13 for the house of worship and 2 parking spaces for the existing dwelling. (The proposed parking space is not UCC compliant.) **LANDSCAPE BUFFER** The existing landscaping buffer is 0.0 feet. The proposed landscaping buffer is 0.0 feet The required landscaping buffer (side yard) is 15 feet. **EXTERIOR DESIGN** The exterior design of any structure used in connection with such facility shall conform to the general character of the area. **REVIEW BASED ON PLANS SUBMITTED 3-3-09. REVISED PLANS WILL REQUIRE ADDITIONAL ZONING REVIEW AND MAY REQUIRE ADDITIONAL VARIANCES.**

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.

Denied by:

  
Daniel A. Melfi

3/6/09

Zoning Official

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

