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Professional Representative: JOSEPH J. BRUNO (ARCHITECT)

Borough of River Edge
Land Use Board of Adjustment
Zoning-Variance Application Instructions

Fees:

Residential Variance - Single-family dwelling,
or land to be used as such (up to 3) \$ 350.00

Each additional Variance (over 3) \$ 200.00

Use Variance.....\$1,500.00

Property owners list..... \$ 10.00

Legal Escrow \$ 900.00

Legal Escrow for Use Variance \$ 2,000.00

Fees must be paid before certified property owners list is issued.

Professional Review Escrows

1. Review of plans and reports.

(a) In addition to the required application fees established herein, the approving authority may require the applicant to establish one (1) or more cash escrow accounts with the Borough of River Edge, to pay the reasonable costs of professional review and consultation. Said escrow fees may be required by any approving authority for any application referred to in this Chapter.

(b) If so required by the approving authority, the applicant shall be required to deposit, in addition to any application fees, a sum of money which shall be held separate in escrow by the Treasurer of the Borough of River Edge, to be utilized/or reimbursement of the fees charged by experts in reviewing, analyzing, reporting to the authority or testifying before the authority, concerning the application. Any fees charged against that account shall first be approved by the approving authority. The initial amount to be deposited shall be as required by Section 16-3.8. If the actual cost of professional services exceeds the amount deposited, the applicant shall immediately pay such additional amount as is required to pay all actual costs of professional services.

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT

Application

Applicant: Ernesto & Mayerling Martinez

of 885 PARK AVENUE, RIVER EDGE, NJ

is submitting an application to the River Edge Zoning Board of Adjustment for the property

located at 885 PARK AVE Block 208 Lot 12

Zoning District R1 in the Borough of River Edge, New Jersey.

Email Address EM1725@AOL.COM MAYERLING@YAHOO.COM

This application is for the following:

- ☐ Appeal as per NJSA 40:55D-70a.
- ☐ Interpretation as per NJSA 40:55D-70b.
- ☒ Variance from the requirements of the River Edge Zoning Ordinance as per NJSA 40:55D-70c.
- ☐ Variance from the requirements of the River Edge Zoning Ordinance as per NJSA 40:55D-70d.

The Section(s) of the Zoning Ordinance from which relief is being sought is/ are as follow(s):

Chapter 416 Section: 15 LOT COVERAGE

Chapter 416 Section: 6 FRONT YARD SETBACK

Chapter 416 Section: 6 REAR YARD SETBACK

Chapter: Section:

Reasons for the requested action:

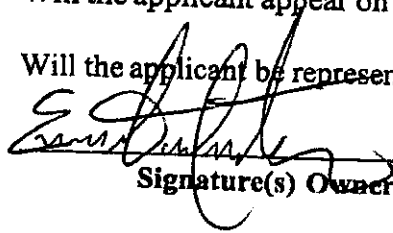
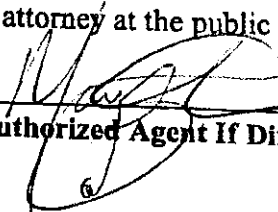
REFER TO ATTACHMENT # 1.

Use additional space if necessary

Please list any previous applications or appeals to the River Edge Zoning Board of Adjustment or Planning Board. Include dates, and any associated resolutions:

Will the applicant appear on his own behalf at the public hearing? Yes ☒ No ☐

Will the applicant be represented by an attorney at the public hearing? Yes ☐ No ☒



Signature(s) Owner and/or Authorized Agent If Different Than Applicant

JOSEPH J. BRUNO, AIA

ARCHITECT

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

29 PASCACK ROAD

PARK RIDGE, NEW JERSEY 07656

TELEPHONE/ FACSIMILE 201-307-1115

LICENSE NO. AI10379

JULY 7, 2025
MARTINEZ/ SANCHEZ RESIDENCE
885 PARK AVENUE
RIVER EDGE, NEW JERSEY

THE FOLLOWING VARIANCES ARE REQUIRED:

MAXIMUM LOT COVERAGE. 35% IS PERMITTED. 37.75% IS PROPOSED.
MINIMUM FRONT YARD SETBACK. 30.00' MINIMUM IS REQUIRED. 17.67' IS EXISTING AND PROPOSED.
MINIMUM REAR YARD SETBACK. 25.00' MINIMUM IS REQUIRED. 9.2' IS EXISTING AND PROPOSED.

THE PROPOSED IMPROVEMENTS ARE AS FOLLOWS:

- EXPANDED KITCHEN AND DINING ROOM.
- FIRST FLOOR INTERIOR ALTERATIONS.
- NEW STONE PATIO.
- NEW MASTER BEDROOM SUITE.
- SECOND FLOOR INTERIOR ALTERATIONS.
- EXPANDED GARAGE.
- BASEMENT INTERIOR ALTERATIONS.

END OF ATTACHMENT #1

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

I. Property Description

Property address 885 PARK AVENUE
Block 208 Lot 12

II. Dimensions

Residential R-1	Zoning Requirement	Zoning non- conforming requirement	Present Layout Existing	Proposed Layout	Notes (*) Variance Required
Lot size (sq. ft.)	<7500	>7500	5012.8	5012.8	
Frontage	75	75	100.25	100.25	
Depth	100	100	50.12'	50.12'	
Setbacks (ft.)					
Front yard	30	30	17.67'	17.67'	*
Rear yard	25	25	9.2'	9.2'	*
Side yard #1	7.5	5	36.3'	26.67'	
Side yard #2	7.5	5	NA	NA	
Side yard total	18	12	NA	NA	
Side yard corner lot	30	30	29.6'	29.6'	
Lot coverage (%)	25	25	17.59%	19.43%	
Improved lot coverage (%)	35	35	31.16%	37.75%	*
Building height	30	30	28'-0"	28'-0"	
Number of stories	2-1/2	2-1/2	2'2	2'2	

Notes (*) from above dimensions:

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

III. Proposed Improvements

A. Describe the proposed improvements, additions or alteration:

REFER TO ATTACHMENT #1.

Use additional paper if needed

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

FOR SIGN APPLICATIONS

How many signs are located on the property presently? _____

1. Sign #1 is setback _____ feet from the front property line, _____ feet from the left/right side yard line and _____ feet above grade.
The proposed size of sign #1 is _____ square feet.
2. Sign #2 is setback-----feet from the front property line, _____ feet from the left/ right side yard line and _____ feet above grade.
The proposed size of sign #2 is _____ square feet.
3. The proposed area of all signs is _____ square feet.
4. The proposed total number of signs on the property: _____

FOR FENCE APPLICATIONS:

1. Height along front yard line: _____ feet.
2. Height between front building line and rear line of building: _____ feet.
3. Height along rear yard line: _____ feet.
4. Describe style and material for proposed fence:

Indicate on the property survey the location and height of the proposed fence.

RIVER EDGE LAND USE BOARD OF ADJUSTMENT
OWNER ON-SITE INSPECTION PERMISSION FORM

STATEMENT

If the applicant is not the owner, the applicant's interest in land must be indicated, e.g., tenant, contract/ purchaser, lien holder, etc., and permission of the property owner to file the application must be submitted.

I (WE) Ernesto & Mayerling Martinez HAVE

APPLIED TO THE RIVER EDGE ZONING BOARD OF ADJUSTMENT FOR:

APPEAL OF DECISION BY THE ADMINISTRATIVE OFFICER

INTERPRETATION OF THE ZONING ORDINANCE

___ VARIANCE(S)

I, (WE) BY SIGNING THIS STATEMENT, AGREE TO AN ON-SITE INSPECTION OF THE CAPTIONED PREMISE BY ANY MEMBER OF THE ZONING BOARD OF ADJUSTMENT PRIOR TO THE REGULAR MEETING OF TBD.

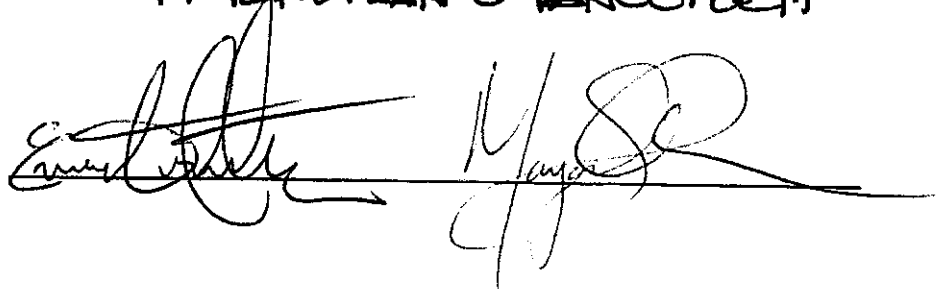
NAME: Ernesto Martinez
Mayerling Martinez

ADDRESS: 885 PARK AVE
RIVER EDGE NJ 07066

TELEPHONE: 347-680-2788

EMAIL: EMART25@AOL.COM
MAYERLING@YAHOO.COM

SIGNATURE:



RIVER EDGE LAND USE BOARD OF ADJUSTMENT
BOROUGH OF RIVER EDGE
705 Kinderkamack Rd.
River Edge, NJ 07661

CERTIFICATION OF TAX PAYMENT

ERNESTO MARTINEZ
MATELINDA SANCHEZ
Name of Applicant

885 PARK AVE
Street Address

208 12
Block Lot

I, being the Tax Collector of the Borough of River Edge, New Jersey, do hereby certify
that tax charges on the above captioned premise are paid through the current tax period
2Q (MAY 1) 2025 and are not in arrears.

6/24/2025
Date

Debra Mati
Tax Collector
Borough of River Edge
705 Kinderkamack Rd

NORTH
REF. No. 1

