

ZONING REVIEW

BLOCK:208/ LOT:12/ ZONE:R-1

LETTER OF NONCOMPLIANCE

June 9, 2025

E. Martinez

885 Park Ave. 201-307-1115 (Architect)

River Edge, NJ 07661 eam725@aol.com

Re: Proposed

Dear Property owner,

In doing a zoning permit review for the above referenced property we found the following with the information provided:

1. §416-15 Maximum Lot Coverage and §416b Schedule of Zoning District Area, Bulk and Yard Requirements. The R-1 Zone permits a maximum Lot Coverage of 35% where 5% of the 35% is reserved for Yard Amenities (decks, patios etc.). The proposed Lot Coverage, would be 42.6% (2134sq.ft.), which is over the maximum allowed by 7.6% (379sq.ft.) Variance relief is required.
2. §416b Schedule of Zoning District Area, Bulk and Yard Requirements. The R-1 Zone permits a minimum Front Yard Setback of 30 feet. the existing Front Yard Setback is 17.67feet and the proposed Front Yard Setback would be 17.67feet, which would encroach into the Front Yard Setback by 12.33feet. Variance relief is required.
3. §416b Schedule of Zoning District Area, Bulk and Yard Requirements. The R-1 Zone permits a minimum Rear Yard Setback of 25 feet. the existing Rear Yard Setback is 9.2feet and the proposed Rear Yard Setback would be 9.2feet, which would encroach into the Rear Yard Setback by 15.8feet. Variance relief is required.

Therefore, your application is Denied due to noncompliance of the Borough Codes.

Should you believe that your proposal is in compliance with the Borough Ordinance, you may appeal this decision to the River Edge Land Use Board. Alternatively, if you wish to seek variance relief from the Ordinance requirements, you may submit an application to the River Edge Land Use Board. You have the right to appeal this decision and ask for alternative relief in the form of a variance at the same time. If you wish to appeal and/or apply for a variance, please contact the Borough Land Use Clerk at 201-599-6307.

Sincerely yours,

**Stephen A. Depken**

Construction Official / Zoning Officer

Borough of River Edge, 201-599-6322