



ZONING REVIEW
BLOCK:906/ LOT:7/ ZONE:R-1
LETTER OF NONCOMPLIANCE

September 17, 2025

Mr. B. & M. Cardenas
241 Berkeley Rd.

River Edge, NJ 07661 551-489-7557

cardenas88@gmail.com

Re: Proposed Addition/Alteration/Renovation

Dear Property owner,

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

1. §416-14 Maximum Building Coverage and §416b Schedule of Zoning District Area, Bulk and Yard Requirements. The R-1 Zone permits a maximum Building Coverage of 25%. The proposed Building Coverage would be 1,989sq.ft. / 28.41%, which would be over the maximum allowed for the property by 239sq.ft. / 3.41%. 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. Deffen

Construction Official / Zoning Officer
Borough of River Edge, 201-599-6322

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

Applicant BRIAN CARDENAS MEACHAM CARDENAS
of 241 PERFEVER RD. RIVER EDGE NJ
is submitting an application to the River Edge Zoning Board of Adjustment for the property
located at 241 PERFEVER RD. Block 906 Lot 7
Zoning District R1 in the Borough of River Edge, New Jersey.
Email Address _____

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: REFER TO ATTACHMENT #1.
Chapter 416 Section: _____
Chapter 416 Section: _____
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:

NOT APPLICABLE

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 ☒

AGENT (ARCHITECT)
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. A110379

OCTOBER 14, 2025
CARDENAS RESIDENCE
241 BERKELEY ROAD
RIVER EDGE, NEW JERSEY

THE FOLLOWING VARIANCES ARE REQUIRED:

MAXIMUM BUILDING COVERAGE. 25% IS PERMITTED. 28.41% IS PROPOSED.
MINIMUM FRONT YARD SETBACK. 30.00' MINIMUM IS REQUIRED. 27.7' PROPOSED.

THE PROPOSED IMPROVEMENTS ARE AS FOLLOWS:

- EXPANDED KITCHEN.
- FIRST FLOOR INTERIOR ALTERATIONS.
- FRONT PORCH and STAIR.
- NEW SECOND FLOOR BEDROOM.
- NEW SECOND FLOOR BEDROOM EXPANSION AND LAUNDRY ROOM.

END OF ATTACHMENT #1

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

I. Property Description

Property address 241 BEPKEVER RD.

Block 906 Lot 7

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	1000	1000	
Frontage	75	75	70	70	
Depth	100	100	100	100	
Setbacks (ft.)					
Front yard	30	30	31.7'	27.7'	*
Rear yard	25	25	25.10'	25.10'	
Side yard #1	7.5	5	9.0'	9.0'	
Side yard #2	7.5	5	15.5'	15.5'	
Side yard total	18	12	24.5'	24.5'	
Side yard corner lot	30	30			
Lot coverage (%)	25	25	25.45%	28.41%	*
Improved lot coverage (%)	35	35	33.48%	34.77%	
Building height	30	30	27'-0"	27'-0"	
Number of stories	2-1/2	2-1/2	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 ~~BRIAN CARDENAS~~ ~~MESCHIAN~~ ~~WASH~~ ^{CARDENAS} 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:

~~BRIAN CARDENAS~~ ~~MESCHIAN~~ ~~WASH~~ ^{CARDENAS}

ADDRESS:

241 KETTERLEY RD.
RIVER EDGE NJ 07661

TELEPHONE:

551-486-7557

EMAIL:

CARDENAS @ CCMAIL.COM
MESCHIAN @ CCMAIL.COM

SIGNATURE:



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

CERTIFICATION OF TAX PAYMENT

Brian Cardenas, B. & M.
Name of Applicant

241 Berkeley Rd.
Street Address

906 7
Block Lot

I, being the ^{Deputy} 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 3rd QTR 2025 and are not in arrears.

10/14/25
Date

Gemmae Ben
Deputy Tax Collector
Borough of River Edge
705 Kinderkamack Rd