

# Borough of River Edge

705 KINDERKAMACK ROAD, RIVER EDGE, NEW JERSEY 07661 • 201-599-6300

FAX: 201-599-0997



## ZONING REVIEW BLOCK:115/ LOT:10/ ZONE:R-1 Letter of Noncompliance

February 12, 2026

Mr. & Mrs. R. Powers  
283 Woodland Ave.  
River Edge, NJ 07661      732-598-2713

Re: Deck (20'x 16') opened

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%. For the property is 1,500sq.ft.. The proposed Building Coverage would be 29.1%. (1,751sq.ft.), which would be over the maximum allowed for the property, by 4.1% (251sq.ft.). Variance relief is required.
2. §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 for Amenities would be compliant.  
The proposed Lot Coverage would be 33.4% (2,009sq.ft.), which would be over the maximum allowed for the property (1,800sq.ft.), by 3.4% (209sq.ft.). Variance relief is required.

Therefore, your application is Denied, until further information is provided.

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 H. Deffen*

Construction Official / Zoning Officer  
Borough of River Edge, 201-599-6322  
inspections@riveredgenj.org

BOROUGH OF RIVER EDGE  
LAND USE BOARD OF ADJUSTMENT  
Application

Applicant. RICHARD & MARY POWERS  
of 283 WOODLAND AVE

is submitting an application to the River Edge Zoning Board of Adjustment for the property located at 283 WOODLAND AVE Block 115 Lot. 10  
Zoning District R1 in the Borough of River Edge, New Jersey.  
Email Address POWERS FAM 2025 @ VERIZON.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: 14 MAX. BUILDING COVERAGE  
Chapter 416 Section: 15 MAX LOT COVERAGE  
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

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

BOROUGH OF RIVER EDGE  
 LAND USE BOARD OF ADJUSTMENT  
 Application

**I. Property Description**

Property address 283 WOODLAND AVE  
 Block 115 Lot 10

**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	6000	6000	
Frontage	75	75	50.0	50.0	
Depth	100	100	120.0	120.0	
<b>Setbacks (ft.)</b>					
Front vard	30	30	24.48	24.48	
Rearvard	25	25	60.00'	45.8	
Side vard #1	7.5	5	4.76	4.76	
Side vard #2	7.5	5	7.84	7.84	
Side vard total	18	12	12.6	12.6	
Side vard comer lot	30	30			
Lot coverage (%)	25	25	25.03	30.58	Y
Improved lot coverage (%)	35	35	34.88	40.43	Y
Building height	30	30			
Number of stories	2-1/2	2-1/2			

Notes (\*) from above dimensions:

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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 32 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:

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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 RICHARD & MARY POWER 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 TO BE DETERMINED

NAME: RICHARD & MARY POWER

ADDRESS: 283 WOODLAND AVE  
RIVER EDGE NJ 07661

TELEPHONE: 732-598-2713 or 201-741-3460

EMAIL: POWER@FAM2025@VERIZON.NET

SIGNATURE: 

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

**CERTIFICATION OF TAX PAYMENT**

RICHARD & MARY POWERS.  
Name of Applicant

283 WOODLAND AVE  
Street Address

115                      10  
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 1Q (FEB. 1) 2026 and are not in arrears.

3/2/2026  
Date

Debra Mati  
Tax Collector  
Borough of River Edge  
705 Kinderkamack Rd

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

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MARCH 7, 2026  
POWERS RESIDENCE  
283 WOODLAND AVENUE  
RIVER EDGE, NEW JERSEY

THE FOLLOWING VARIANCES ARE REQUIRED:

MAXIMUM BUILDING COVERAGE. 25% IS PERMITTED. 29.1% IS PROPOSED.

MINIMUM LOT COVERAGE. 30% (EXCLUDING YARD AMENITIES) IS PERMITTED. 33.4% PROPOSED.

THE PROPOSED IMPROVEMENTS ARE AS FOLLOWS:

- NEW UNCOVERED WOOD DECK AND STAIRS TO YARD.

END OF ATTACHMENT #1