



March 19, 2026

VIA EMAIL ONLY

Members of the River Edge Land Use Board
Borough of River Edge
705 Kinderkamack Road
River Edge, New Jersey 07661

**RE: Proposed Deck
283 Woodland Avenue
Block 115, Lot 10
Borough of River Edge
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the application and plans for the proposed deck at the above-referenced property. The subject site is located in the Residential (R-1) Zoning District and is characterized by an undersized, rectangular-shaped interior lot that does not conform to the minimum lot width and lot area requirements of the R-1 Zone. The property is bounded by Woodland Avenue to the north and single-family dwellings to the north, east and west. Existing site improvements include a two-and-a-half-story vinyl dwelling, shed, covered porch, macadam driveway and wood fence.

The Applicant is proposing a deck and stairs at the rear of the existing dwelling. The proposed improvements will result in an increase in building coverage and lot coverage, requiring variance relief. An analysis of the applicable R-1 District zoning requirements, the associated variances, and our comments based on the submitted application materials are provided below.

Aerial Photograph



Materials Reviewed

1. Architectural Plan, entitled “New Deck for the Powers Residence, 283 Woodland Avenue, River Edge, New Jersey”, consisting of one (1) sheet, signed and sealed by by Joseph J. Bruno, AIA, dated January 16, 2026.
2. Final As-Built Survey signed by Steven L. Koestner, P.E. & L.S. of Koestner Associates, dated March 22, 2023.
3. Zoning Review Letter of Noncompliance from Stephen Depken River Edge Construction Official / Zoning Officer dated February 12, 2026.
4. The Borough of River Edge Land Use Board of Adjustment Application.
5. Attachment #1 prepared by Joseph J. Bruno, AIA, dated March 7, 2026.

Zoning Analysis

Zoning Requirements Residential (R-1) Zoning District				
Description	Required	Existing	Proposed	Variance
Lot Area	7,500 S.F.	6,000 S.F. (EN)	No change	None
Lot Width	75 Ft.	50.00 Ft. (EN)	No change	None
Lot Depth	100 Ft.	120.00 Ft.	No change	None
Front Yard Setback	30 Ft.	24.48 Ft. (EN)	No change	None
Side Yard Setback	5 Ft. ⁽²⁾	4.76 Ft. (EN) 7.84 Ft.	No change	None
Combined Side Yard Setback	12 Ft. ⁽²⁾	12.60 Ft.	No change	None
Rear Yard Setback	25 Ft.	60 Ft.	45.80 Ft.	None
Building Height	30 Ft.	Not provided	No change	None
Number of Stories	2 ½ Stories			
Building Coverage	25% (1,500 SF)	25.03% (1,502 SF)	30.58% ⁽¹⁾ (1,835 SF)	Required
Lot Coverage (Excluding Yard Amenities)	30% (1,800 SF)	33.47% (EN) (2,008 SF)	33.47% ⁽¹⁾ (2,008 SF)	Required
Lot Coverage (Including Yard Amenities)	35% (2,100 SF)	34.88% (2,093 SF)	40.43% ⁽³⁾ (2,426 SF)	Required

(EN) - Existing Non-Conformity; N/A – Not Applicable

Notes:

- (1) See General Comment #1 below.
- (2) See General Comment #2 below.
- (3) See General Comment #3 below.
- (4) See General Comment #7 below.

General Comments

1. Attachment #1 notes that the building coverage proposed is 29.10% and the lot coverage (excluding yard amenities) is 33.40%. The building coverage in this attachment does not match the breakdown

provided on the Architectural Plan but does match the building coverage noted in the letter of noncompliance. The Applicant shall confirm the correct number and revise the plan accordingly.

2. Per §416-64D(1)(b) *For lots with a width of less than 60 feet, the combined side yards shall be not less than 12 feet and the smaller side yard shall not be less than five feet.* The Zoning Data table on the Architectural Plan shall be revised accordingly.
3. The Architectural Plan shall be revised to include the lot coverage (excluding yard amenities) calculation.
4. The Applicant shall provide testimony regarding the proposed additions including material and style. We recommend the Applicant submit color renderings of the proposed deck.
5. The Applicant shall confirm the variances sought and provide testimony in support of all requested variances from the bulk standards of the R-1 District.
6. If the Applicant proposes to disturb more than 5,000 square feet of land, a Soil Erosion and Sediment Control Plan Certification must be obtained from the Bergen County Soil Conservation District. The Applicant shall confirm the total disturbance area and provide evidence of compliance with this requirement.
7. In the definition of lot coverage in §416-4 decks with open joints and no impervious surface below shall receive a discount of 75% in the lot coverage calculation. The lot coverage calculation on the Architectural Plan does not account for this 75% reduction, which would be an increase of only 83.75 square feet and not 333 square feet. The Applicant shall confirm whether the proposed deck will have open joints and no impervious surface below to receive the discount.
8. The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any streets, sidewalk, public place, or any other private property. A note stating the same shall be added to the Architectural Plan.
9. And offset dimension from the side lot line to the proposed deck shall be provided.

Engineering Comments

Utilities

1. No improvements to the existing utilities are proposed as part of this application.

Stormwater Management

2. The Applicant is proposing to increase the building coverage of the site by 333 square feet. Stormwater management improvements will be required to store runoff from the increase in impervious coverage for a three-inch rainfall event. The plan must be revised to illustrate the proposed stormwater improvements and supporting calculations must be submitted for review.
3. All stormwater improvements shall be located a minimum of ten (10) feet away from all property lines and building foundations.
4. All stormwater conveyance piping shall be constructed using Schedule 40 PVC.

5. Prior to the installation of the seepage pit, the Applicant shall confirm that the seasonal high groundwater table is at least two (2) feet below the bottom of the proposed stone layer. If this requirement cannot be met, the stormwater management design must be revised to ensure proper system functionality.
6. A permeability test shall be conducted on-site prior to the installation of the seepage pit. The results of this test shall be submitted to our office for review to confirm the suitability of the proposed stormwater management system and ensure it functions as intended.
7. The Applicant is responsible for any negative drainage impacts to adjacent properties due to on-site grading or drainage. Should a negative impact be identified during and/or upon completion of the project, the impact shall be addressed immediately. Notation indicating the same shall be added to the Architectural Plan.

Lighting & Landscaping

8. No lighting or landscaping improvements are proposed as part of this application.

Traffic

9. No change to the existing dwelling is proposed as part of this application. Therefore, there is no change to the parking requirements.

Grading

10. A grading plan has not been submitted. The Applicant shall provide testimony confirming whether any regrading of the property is proposed. If regrading is anticipated, a grading plan must be submitted showing both existing and proposed contours.

Approvals Required

It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies in order to construct the proposed development. Including, but not limited to, the following:

➤ **Bergen County Soil Conservation District**

A copy of all permits obtained from outside agencies shall be submitted to this office.

General Requirements

1. The Applicant shall comply with the requirements of Borough Ordinance Chapter 354 regarding Soil Removal, if approved.
2. Construction activities may only be conducted during hours stipulated by Borough Ordinance.
3. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be repaired or replaced.
4. If approved and upon completion of the proposed work a signed a sealed as-built shall be provided and shall include a breakdown of the building and lot coverage.

5. The Applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.

The above comments are based on our review of the submitted application and plans. At this time, we recommend that the application be deemed **complete**. We have made every effort to provide a thorough review; however, any future submissions, depending on the nature of revisions, may require additional review and comments.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.

Borough of River Edge Municipal Land Use Board Engineer

- cc: Jessica Hall – Municipal Land Use Clerk (Email only)
Stephen Depken, River Edge Zoning Officer (Email only)
Thomas Behrens – Board Planner (Email only)
Marina Stinely, Esq. – Board Attorney (Email only)
Richard & Mary Powers (Applicant) (Email only)
Joseph J. Bruno, A.I.A. (Applicant's Architect) (Email only)