

Contact Person: DAVID DAVIDSON
 Address: 292 WOODLAND AVE. RIVER EDGE
 Email Address: DJ.DAVIDSON@GMAIL.COM NJ 07631
 Phone Number: 201 290 0043
 Professional Representative: BERNARD J. BRUNO

201 307 1115
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.

We require separate checks for each fee. You will be notified of any necessary escrow deposits needed.

Make checks payable to the Borough of River Edge

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

Applicant. DAVID & LAUREN DAUESANDRO
of 292 WOODLAND AVE RIVER EDGE NJ 07061
is submitting an application to the River Edge Zoning Board of Adjustment for the property
located at 292 WOODLAND AVE Block 112 Lot 15
Zoning District R1 in the Borough of River Edge, New Jersey.
Email Address DJDAUESANDRO@GMAIL.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 & 416 b
Chapter 416 Section: 15 & 416 b
Chapter 416 Section: _____
Chapter: _ Section: _____

Reasons for the requested action:

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]
 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 292 WOODLAND AVE
 Block 112 Lot 15

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	5250	5250	
Frontage	75	75	50	50	
Depth	100	100	105	105	
Setbacks (ft.)					
Front vard	30	30	25.7	25.7	
Rearvard	25	25	31.0	32.34	
Side vard #1	7.5	5	5.8	5.8	
Side vard #2	7.5	5	12.0	7.07	
Side vard total	18	12	17.8	13.47	
Side vard comer lot	30	30	—	—	
Lot coverage (%)	25	25	26.07%	29%	
Improved lot coverage (%)	35	35	49.73%	41.08%	
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

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

March 31, 2026
D'ALESSANDRO RESIDENCE
292 WOODLAND AVENUE
RIVER EDGE, NEW JERSEY

THE FOLLOWING VARIANCES ARE REQUIRED:

MINIMUM FRONT YARD SETBACK. 30.00' MINIMUM IS REQUIRED. 25.7' PROPOSED.
MAXIMUM BUILDING COVERAGE. 25% IS PERMITTED. 29.0% IS PROPOSED.
IMPROVED LOT COVERAGE EXCLUDING AMENITIES. 30% IS PERMITTED. 37.2% IS PROPOSED.
IMPROVED LOT COVERAGE INCLUDING AMENITIES RESERVE. 5% IS PERMITTED. 7.0% IS PROPOSED.
SIDE YARD SETBACK EAST SIDE. 7.5' IS REQUIRED. 5.8' IS PROPOSED TO MATCH THE EXISTING.

THE PROPOSED IMPROVEMENTS ARE AS FOLLOWS:

- EXPANDED KITCHEN AND LIVING SPACE.
- FIRST FLOOR INTERIOR ALTERATIONS.
- FIRST FLOOR INTERIOR STAIR AND STORAGE.
- NEW SECOND FLOOR HOME OFFICE.
- NEW SECOND FLOOR BATH AND CLOSETS.

END OF ATTACHMENT #1

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:

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 DAVID & LAUREN DAUELLANDRO 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 _____

NAME: DAVID & LAUREN DAUELLANDRO

ADDRESS: 292 WOODLAND AVE.
RIVER EDGE NJ 07661

TELEPHONE: 201 290 0643

EMAIL: DJDAUELLANDRO@GMAIL.COM

SIGNATURE: _____

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

CERTIFICATION OF TAX PAYMENT

DAVID & LAUREN
DAUSANDEO

Name of Applicant

292 WOODLAND AVE

Street Address

12

Block

13

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.

3/23/2026

Date

Debra Mati

Tax Collector
Borough of River Edge
705 Kinderkamack Rd