



ZONING REVIEW  
BLOCK:112/ LOT:15/ ZONE:R-1

LETTER OF NONCOMPLIANCE

March 25, 2026

D. & L. D'allessandro  
292 Woodland Ave.

River Edge, NJ 07661

201-290-0643

djdallessandro@gmail.com (???)

Re: 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% where the proposed lot coverage is 29%. 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 Lot Coverage for the structure and driveway is 1,815sq.ft. (34.5%), which would be over the 30% maximum allowed by 240sq.ft. (4.5%). Variance relief is required.
  - The Lot Coverage for the Amenities Reserve for the paver patio, and walkways would be 404sq.ft. (34.5%), which would be over the 5% maximum allowed by 141sq.ft. (2.6%). Variance relief is required.
  - The plans submitted do not indicate permeable paver are being installed. Therefore, no deduction was calculated for the paver areas.
3. You will need to provide information that the open space between the building and a building on an adjoining property is not less than 12 ft. as per §416-64D.(1)(c).

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  
inspections@riveredgenj.org