



LETTER OF NONCOMPLIANCE

Sent Via Email

October 6, 2020

Mr. Yackov Shamis
230 Kensington Road
River Edge, NJ 07661

Re: Application for Zoning Officer Review
230 Kensington Road, Block 707 Lot 24
Proposed patio

Dear Mr. Shamis,

Your request for zoning approval to develop an approximately 250 square foot patio in the rear yard of the property located at 230 Kensington Road, Block 707 Lot 24, in the Borough of River Edge is in violation of the following Borough Ordinance provisions requiring variance relief from the River Edge Land Use Board:

1. §416-15 Maximum Improved Lot Coverage and §416b Schedule of Zoning District Area, Bulk and Yard Requirements, Maximum Improved Lot Coverage. The R-1 Zone wherein the subject site is located permits a maximum improved lot coverage of 35% where the proposed patio (±250 square feet) will increase the property's improved lot coverage to approximately 44.4% where the property has an existing nonconforming improved lot coverage of 41.1%. Variance relief is required.

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 201-599-6306.

Sincerely,

Thomas M. Behrens, Jr., P.P., AICP
Zoning Officer