



LETTER OF NONCOMPLIANCE

Sent Via Email

August 13, 2020

Tina Xue
226 Manchester Road
River Edge, NJ 07661
Tina.T.Xue@gmail.com

Re: Application for Zoning Officer Review
226 Manchester Road, Block 901 Lot 22
Proposed Deck

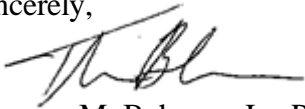
Dear Ms. Xue,

Your request for zoning approval to construct a deck in the rear yard of the above-referenced property in the Borough of River Edge is in violation of the following sections of the Borough ordinance 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 30 foot by 13 foot (390 square feet) deck will increase the property's improved lot coverage to approximately 41.6%. Variance relief is required.
2. §416-14 Maximum Lot Coverage and §416b Schedule of Zoning District Area, Bulk and Yard Requirements. The R-1 Zone wherein the subject site is located permits a maximum lot coverage of 25% where the proposed deck will increase the property's lot coverage to approximately 27.1%. 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,

A handwritten signature in black ink, appearing to read 'T. Behrens', written over a horizontal line.

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