



ZONING REVIEW
BLOCK:814/ LOT:10/ ZONE:R-1

LETTER OF NONCOMPLIANCE

April 10, 2026

Mr. & Mrs. J. Malki
473 Windsor Rd.

River Edge, NJ 07661

201-706-7005

jm@jmmichaelrealty.com (Prop Owner)

joe@brunoaia.com (Architect)

Re: Proposed 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%.
 - The proposed Building Coverage would be 1,806sq.ft.(30%), which is over the maximum Building Coverage of 1,500sq.ft. by 306sq.ft. (5%). A variance would need to be obtained.
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 proposed Lot Coverage excluding the 5% Amenities Reserve would be 2,458sq.ft. (41%), which is over the Maximum Lot Coverage by 658sq.ft. (11%). A variance would need to be obtained.
 - The proposed Yard Amenities Reserve, the rear stairs and platform, 62sq.ft., which would comply.
 - The total Lot Coverage (30%,5%) would be over by 11%. A variance would need to be obtained.

3. §416-13 Yard Regulations and §416b Schedule of Zoning District Area, Bulk and Yard Requirements. The R-1 Zone permits Covered front porches and awnings may project no more than six feet into a required front yard setback. provided same comply with all other setback and coverage requirements and do not exceed the first story of the building in height.

- The proposed front yard setback of 23ft. would encroach by approximately 1ft. A variance would need to be obtained.

ZONING DATA – R-1 zone

	REQUIRED / ALLOWED	EXISTING	PROPOSED TOTAL	VARIANCE REQUIRED?
MINIMUM LOT AREA	7,500sq.ft.	6,000sq.ft	6,000sq.ft.	NO / Pre Exist.
LOT WIDTH	75 ft.	60 ft.	60 ft.	NO / Pre Exist.
LOT DEPTH	100 ft.	100 ft.	100 ft.	NO
BUILDING COVERAGE	25%	19.83%	30%	YES
LOT COVERAGE	30%	27.41%	41%	YES
LOT COVERAGE AMENITIES	5%	9%	4.5%	NO
FRONT YARD SETBACK	30ft.	31ft.	23ft.	YES
SIDE YARD SETBACK - ONE	6ft.	12.92ft.	9ft.	NO
SIDE YARD SETBACK - BOTH	15ft.	20ft.	16ft.	NO
REAR YARD SETBACK	25ft.	37.5ft.	30ft.	NO
BUILDING HEIGHT	30ft. / 2.5 story	27'-8" / 2 story	27'-8" / 2 story	NO

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