



ZONING REVIEW
BLOCK:/ LOT: / ZONE:R-1
Letter of Noncompliance

River Edge, NJ 07661 @

Re:

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%. For the property is 1,904.5sq.ft.. The proposed Building Coverage would be 32.2%, (2,451sq.ft.), which would be over the maximum allowed for the property, by 7.2% (547sq.ft.). 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 proposed Lot Coverage not calculating the Amenities would be 34.3% (2,616sq.ft), which would be over the maximum allowed for the property (2,285.4sq.ft.), by 4.3% (331sq.ft.). Variance relief is required.
3. §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 for Amenities (deck, patio) would be 5.% (381sq.ft), which would be the maximum allowed for the property.
4. §416b Schedule of Zoning District Area, Bulk and Yard Requirements. The R-1 Zone permits a minimum Rear Yard Setback of 25ft. proposed setback would be 19ft., which encroaches by 6ft. A variance is required.

Therefore, your application is Denied.

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. Depken

Construction Official / Zoning Officer
Borough of River Edge, 201-599-6322
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