



May 27, 2026

VIA EMAIL ONLY

Members of the River Edge Land Use Board  
Borough of River Edge  
705 Kinderkamack Road  
River Edge, New Jersey 07661

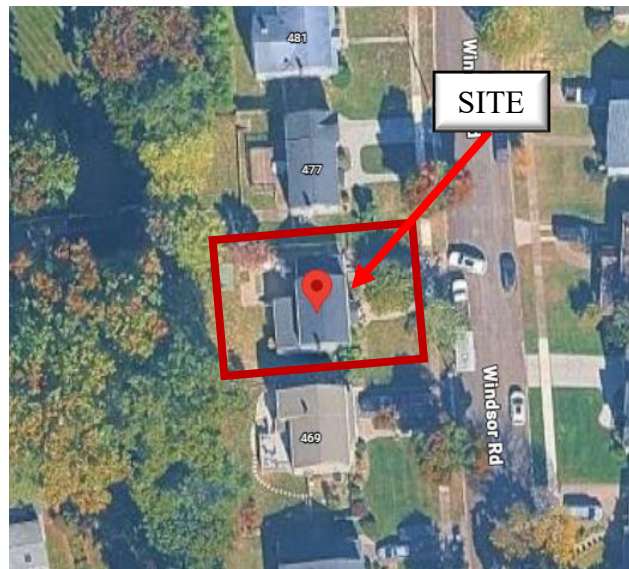
**RE: Proposed Addition, Alteration, Renovation & Site Improvements  
473 Windsor Road  
Block 814, Lot 10  
Borough of River Edge  
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the application and plans for the proposed two-story addition, stone patio, paver patio, platform and stairs, covered front porch and walkways at the above-referenced property. The subject site is located in the Residential (R-1) Zoning District and is characterized by an undersized, rectangular-shaped interior lot that does not conform to the minimum lot width and lot area requirements of the R-1 Zone. The property is bounded by Windsor Road to the east and single-family dwellings to the north, south and west. Existing site improvements include a two-and-a-half-story frame dwelling, vestibule, shed, paver patio, paver driveway, wall and vinyl fence.

The Applicant is proposing a two-story addition, two-car paver driveway, covered front porch and steps, stone patio, platform and steps, stormwater management improvements and paver walkways. The proposed improvements will require variance relief for building coverage, lot coverage (excluding yard amenities), lot coverage (including yard amenities) front yard setback and side yard setback. An analysis of the applicable R-1 District zoning requirements, the associated variances, and our comments based on the submitted application materials are provided below.

**Aerial Photograph**



**Materials Reviewed**

1. Architectural Plan, entitled “Addition and Alteration to the Malki Residence, 473 Windsor Road, River Edge, New Jersey”, consisting of three (3) sheets, signed and sealed by Joseph J. Bruno, AIA, dated March 16, 2026.
2. Property Survey prepared by Steven L. Koestner, P.E. & L.S. of Koestner Associates, dated October 24, 2016.
3. Zoning Review Letter of Noncompliance from Stephen Depken River Edge Construction Official / Zoning Officer dated April 10, 2026.
4. The Borough of River Edge Land Use Board of Adjustment Application.
5. Attachment #1 prepared by Joseph J. Bruno, AIA, dated April 15, 2026.

**Zoning Analysis**

<b>Zoning Requirements Residential (R-1) Zoning District</b>				
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Lot Area	7,500 S.F.	6,000 S.F. <b>(EN)</b>	No change	None
Lot Width	75 Ft.	60.00 Ft. <b>(EN)</b>	No change	None
Lot Depth	100 Ft.	100.00 Ft.	No change	None
Front Yard Setback	30 Ft.	31.00 Ft.	23.12 Ft. <sup>(3)</sup>	<b>Required</b>
Side Yard Setback	6 Ft. <sup>(2)</sup>	12.92 Ft. 7.00 Ft.	9.00 Ft. 7.02 Ft.	None
Combined Side Yard Setback	15 Ft. <sup>(2)</sup>	19.92 Ft.	16.02 Ft.	None
Rear Yard Setback	25 Ft.	37.50 Ft.	30.00 Ft.	None
Building Height	30 Ft.	27.66 Ft.	27.66 Ft.	None
Number of Stories	2 ½ Stories	2 Stories	2 Stories	
Building Coverage	25% (1,500 SF)	19.83% (1,1189.8 SF)	30.00% (1,800 SF)	<b>Required</b>
Lot Coverage (Excluding Yard Amenities)	30% (1,800 SF)	27.41% (1,644.6 SF)	40.96% (2,457.6 SF)	<b>Required</b>
Lot Coverage (Including Yard Amenities)	35% (2,100 SF)	36.41% <b>(EN)</b> (2,166.6 SF)	45.46% (2,727.6 SF)	<b>Required</b>
Minimum Space Between Buildings on Adjoining Properties	12 Ft.	Not Provided <sup>(1)</sup>	Not provided <sup>(1)</sup>	To be confirmed

**(EN)** - Existing Non-Conformity; N/A – Not Applicable

Notes:

- (1) The Applicant must provide all missing zoning information noted above.
- (2) See General Comment #2 below.
- (3) See General Comment #7 below.

## **General Comments**

1. The Applicant shall confirm the variances sought and provide testimony in support of all requested variances from the bulk standards of the R-1 District.
2. Per §416-64D(1)(b) *For lots with a width of 60 feet to but not including 75 feet, the combined side yards shall be not less than 15 feet and the smaller side yard shall not be less than six feet.*
3. The Applicant shall provide testimony regarding the proposed additions including material and style. We recommend the Applicant submit color renderings of the proposed addition.
4. If the Applicant proposes to disturb more than 5,000 square feet of land, a Soil Erosion and Sediment Control Plan Certification must be obtained from the Bergen County Soil Conservation District. The Applicant shall confirm the total disturbance area and provide evidence of compliance with this requirement.
5. The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any streets, sidewalk, public place, or any other private property. A note stating the same shall be added to the Architectural Plan.
6. Per §416-13A(5) *Paved areas, other than such as are required for access to the principal building on a lot, shall not be located less than two feet from any lot line on said lot.* The proposed driveway is 2.50 feet from the northerly property line and therefore complies with this requirement.
7. Per §416-13C(4) *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.* As noted above, the proposed covered front porch is setback 23.12 and will require variance relief.
8. We recommend the Applicant utilize permeable pavers to reduce the proposed lot coverage.

## **Engineering Comments**

### Utilities

1. The Applicant shall confirm there will be no changes to the existing gas, water, electric or sewer utility connections.

### Stormwater Management

2. The Applicant is proposing stormwater management improvements, consisting of three (3) Cultec 330 Standard Duty chambers, to collect the runoff from the new roof area (532 SF). Supporting calculations have been provided confirming the system has adequate capacity to store the runoff from the roof area for a three-inch rainfall event.
3. All stormwater improvements shall be located a minimum of ten (10) feet away from all property lines and building foundations.

4. All stormwater conveyance piping shall be illustrated on the plan and constructed using Schedule 40 PVC.
5. Prior to the installation of the seepage pit, the Applicant shall confirm that the seasonal high groundwater table is at least two (2) feet below the bottom of the proposed stone layer. If this requirement cannot be met, the stormwater management design must be revised to ensure proper system functionality.
6. A permeability test shall be conducted on-site prior to the installation of the seepage pit. The results of this test shall be submitted to our office for review to confirm the suitability of the proposed stormwater management system and ensure it functions as intended.
7. The Applicant is responsible for any negative drainage impacts to adjacent properties due to on-site grading or drainage. Should a negative impact be identified during and/or upon completion of the project, the impact shall be addressed immediately. Notation indicating the same shall be added to the Architectural Plan.

#### Lighting & Landscaping

8. The Applicant shall confirm if new lighting is proposed on the addition.
9. The Applicant shall confirm if new landscaping is proposed.

#### Traffic

10. According to the Residential Site Improvement Standards (RSIS) §5:21-4.14, Table 4.4, a four-bedroom single-family dwelling must provide three (3) off-street parking spaces. Under RSIS §5:21-4.14(d)3, a two-car garage and driveway combination shall count as 3.5 off-street parking spaces, provided a minimum of 20 feet is provided for a minimum length of 18 feet. The Applicant proposes to a two-car garage and driveway; however, the width proposed is only 18 feet, which results in a deficiency and therefore requires a waiver from the RSIS parking requirements.

#### Grading

11. A grading plan has not been submitted. The Applicant shall provide testimony confirming whether any regrading of the property is proposed. If regrading is anticipated, a grading plan must be submitted showing both existing and proposed contours.

#### **Approvals Required**

It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies in order to construct the proposed development. Including, but not limited to, the following:

##### ➤ **Bergen County Soil Conservation District**

A copy of all permits obtained from outside agencies shall be submitted to this office.

### **General Requirements**

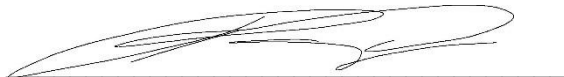
1. The Applicant shall comply with the requirements of Borough Ordinance Chapter 354 regarding Soil Removal, if approved.
2. Construction activities may only be conducted during hours stipulated by Borough Ordinance.
3. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be repaired or replaced.
4. If approved and upon completion of the proposed work a signed a sealed as-built shall be provided and shall include a breakdown of the building and lot coverage.
5. The Applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.

The above comments are based on our review of the submitted application and plans. At this time, we recommend that the application be deemed **complete**. We have made every effort to provide a thorough review; however, any future submissions, depending on the nature of revisions, may require additional review and comments.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.

Borough of River Edge Municipal Land Use Board Engineer

cc: Jessica Hall – Municipal Land Use Clerk (Email only)  
Stephen Depken, River Edge Zoning Officer (Email only)  
Thomas Behrens – Board Planner (Email only)  
Marina Brown, Esq. – Board Attorney (Email only)  
James Malki (Applicant) (Email only)  
Joseph J. Bruno, A.I.A. (Applicant's Architect) (Email only)