



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
320 Lexington Drive
Block 1106, Lot 26
Borough of River Edge
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the application and plans for the proposed one & two-story additions, patio, wood deck, 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 oversized, trapezoidal-shaped interior lot that is conforming with all bulk requirements of the R-1 Zone. The property is bounded by Lexington Drive to the south and single-family dwellings to the north, east and west. Existing site improvements include a one-story frame dwelling, macadam driveway, concrete patio, concrete walkways and concrete walls.

The Applicant is proposing a one and two-story additions, a wood deck and steps, patio, covered front porch, and walkways. The proposed improvements will require variance relief for building coverage, lot coverage (excluding yard amenities), lot coverage (including yard amenities) and rear 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 “Proposed Addition and Interior Alteration: For: Costanzo Residence, 320 Lexington Drive, River Edge, New Jersey”, consisting of five (5) sheets, signed and sealed by Scott C. Bella, R.A., dated September 25, 2025.
2. Property Survey prepared by John Hooyman, Jr., P.L.S. of Hooyman Surveying Associates, dated November 10, 2004.
3. Zoning Review Letter of Noncompliance from Stephen Depken River Edge Construction Official / Zoning Officer, no date.
4. The Borough of River Edge Land Use Board of Adjustment Application.

Zoning Analysis

Zoning Requirements Residential (R-1) Zoning District				
Description	Required	Existing	Proposed	Variance
Lot Area	7,500 S.F.	7,619.1 S.F.	No change	None
Lot Width	75 Ft.	75.69 Ft. ⁽¹⁾	No change	None
Lot Depth	100 Ft.	100.00 Ft.	No change	None
Front Yard Setback	30 Ft.	30.26 Ft.	24.26 Ft. ⁽²⁾	None
Side Yard Setback	7.5 Ft.	8.58 Ft. 9.27 Ft.	No change	None
Combined Side Yard Setback	18 Ft.	17.85 Ft. (EN)	No change	None
Rear Yard Setback	25 Ft.	44.00 Ft.	19.00 Ft.	Required
Building Height	30 Ft.	18 Ft.	29.00 Ft.	None
Number of Stories	2 ½ Stories	1 Story	2 Stories	
Building Coverage	25% (1,904.7 SF)	17.50% (1,333.3 SF)	32.00% ⁽¹⁾ (2,438.12 SF)	Required
Lot Coverage (Excluding Yard Amenities)	30% (2,285.7 SF)	Not provided	33.08% (2,521 SF)	Required
Lot Coverage (Including Yard Amenities)	35% (2,666.6 SF)	29.90% (2,278.1 SF)	39.30% (3,001 SF)	Required
Minimum Space Between Buildings on Adjoining Properties	12 Ft.	Not provided	Not provided	To be confirmed

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

Note(s):

- (1) The Applicant must provide all missing zoning information noted above.
- (2) The front yard setback provided in the Zoning Information Table on the Architectural Plan is incorrect and shall be revised accordingly.
- (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. The Applicant shall provide testimony regarding the proposed additions including material and style. We recommend the Applicant submit color renderings of the proposed addition.
3. 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.
4. In the definition of lot coverage in §416-4 decks with open joints and no impervious surface below shall receive a discount of 75% in the lot coverage calculation. The lot coverage calculation on the Architectural Plan accounts for this 75% reduction for the proposed platform and steps; however, the material has not been provided. The Applicant shall confirm whether the proposed platform will have open joints and no impervious surface below in order to receive the discount.
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 existing drive is setback less than two feet from the side lot line. We recommend this is reduced to conform with this regulation.
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.* The existing coverage porch is nonconforming but will require variance relief under the proposed conditions.

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 to increase the building coverage of the site by 722.9 square feet. Stormwater management improvements will be required to store runoff from the increase in impervious coverage for a three-inch rainfall event. The plan must be revised to illustrate the proposed stormwater improvements and supporting calculations must be submitted for review.
3. All stormwater improvements shall be located a minimum of ten (10) away from all property lines and building foundations.
4. All stormwater conveyance piping shall be 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)2, a one-car garage and driveway combination counts as only two off-street parking spaces. The Applicant proposes to retain the existing one-car garage and driveway configuration, which results in a deficiency and therefore requires a waiver from the RSIS parking requirements.

Grading

11. It is noted that an existing paver wall is located along the easterly property line in the rear yard. The Applicant shall confirm if this wall is to be replaced to accommodate the new paver patio. If so, a grading plan must be submitted illustrating existing and proposed contours. The Applicant shall also confirm if any other regarding is anticipated in connection with the proposed improvements.

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)
Christina Costanzo (Applicant) (Email only)
Scott C. Bella, R.A. (Applicant's Architect) (Email only)