

COSTANZO

LAND USE BOARD ZONING APPLICATION

**Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661**

Ed Alter
Municipal Land Use Clerk
ealter@riveredgenj.org
(201) 599-6306, fax 201-599-6325

Rev. 1/23/23

If no notice is given or if the notice is in some way defective, this defect affects the jurisdiction of the board to act, and any action taken by the board in such cases is a nullity.
If you fail to meet these minimum requirements, the Board will not have jurisdiction, and cannot hear the application on the scheduled date, in which case you would have to re-notice for the next available meeting.

Additionally, submit 16 duplicate sets (packets) containing 1 copy of each of the following to the Land Use Office at least 10 days before the date of the initial hearing:

- Letter of Non-compliance (Denial),
- Completed Land Use - Zoning Application – all pages,
- Site Plan - Plot plan and/or building plans to scale, with dimensions & Elevations, **folded 8 x 10**
- Survey (current & legible & prepared by a licensed land surveyor),
- Signed certification of Tax payment (just 1 original),
- Owner on-site inspection permission form.
- Proof of Notice Affidavit
- Any other relevant documents (professional reports &/or analysis)

APPROVALS REQUIRED

It is the applicant's responsibility to determine what, if any, permits are required from outside agencies to construct their proposed project. Including, but not limited to, the following:

- **Bergen County Soil Conservation District**
- **Bergen County Planning Board**
- **New Jersey Department of Transportation**
- **New Jersey Department of Environmental Protection**

If the applicant fails to meet these minimum requirements, the Board will not have jurisdiction, and cannot hear the application, in which case you would have to re-notice for the next available meeting.

Ed Alter
Municipal Land Use Clerk
Borough of River Edge
Monday - Friday 9am - 2pm
201-599-6306

Contact Person: Christina Costanzo

Address: 320 Lexington Drive River Edge NJ 07661

Email Address: tinacostanzo@optonline.net

Phone Number: 201-446-7241

Professional Representative: _____

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

Applicant Christina Costanzo
of 320 Lexington Drive River Edge NJ 07661
is submitting an application to the River Edge Zoning Board of Adjustment for the property
located at 320 Lexington Dr. River Edge Block 1106 Lot 26
Zoning District R-1 in the Borough of River Edge, New Jersey.
Email Address tinacostanzo@optonline.net

This application is for the following:

- Appeal as per NJSA 40:55D-70a.
- Interpretation as per NJSA 40:55D-70b.
- Variance from the requirements of the River Edge Zoning Ordinance as per NJSA 40:55D-70c.
- Variance from the requirements of the River Edge Zoning Ordinance as per NJSA 40:55D-70d.

The Section(s) of the Zoning Ordinance from which relief is being sought is/are as follow(s):

Chapter 416 Section: 14 MAXIMUM BUILDING COVERAGE
Chapter 416 Section: 15 MAXIMUM LOT COVERAGE
Chapter 416 Section: _____
Chapter: ___ Section: _____

Reasons for the requested action:

PROPOSED ADDITION AND SITE IMPROVEMENTS ARE
PUTTING US OVER ON COVERAGES.

Use additional space if necessary

Please list any previous applications or appeals to the River Edge Zoning Board of Adjustment or Planning Board. Include dates, and any associated resolutions:

Will the applicant appear on his own behalf at the public hearing? Yes No

Will the applicant be represented by an attorney at the public hearing? Yes No

X Christina Costanzo
Signature(s) Owner and/or Authorized Agent If Different Than Applicant

BOROUGH OF RIVER EDGE
 LAND USE BOARD OF ADJUSTMENT
 Application

I. Property Description

Property address 320 Lexington Drive River Edge, NJ 07661

Block 1106 Lot 26

II. Dimensions

Residential R-1	Zoning Requirement	Zoning non-conforming requirement	Present Layout Existing	Proposed Layout	Notes (*)
Lot size (sq. ft.)	<7500	>7500	7,619.1	7,619.1	
Frontage	75	75	56.81	56.81	
Depth	100	100	100	100	
Setbacks (ft.)					
Front yard	30	30	30.26'	24.26'	
Rear yard	25	25	44'	34.9'	
Side yard #1	7.5	5	8.58'	8.58'	
Side yard #2	7.5	5	9.27'	9.27'	
Side yard total	18	12	17.85'	17.85'	
Side yard corner lot	30	30	N/A	N/A	
Lot coverage (%)	25	25	17.5%	32.0%	*
Improved lot coverage (%)	35	35	29.9%	39.3%	*
Building height	30	30	18'	29'	
Number of stories	2-1/2	2-1/2	1 1/2	2 1/2	

Notes (*) from above dimensions:

* VARIANCE REQUIRED.

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

III. Proposed Improvements

A. Describe the proposed improvements, additions or alteration:

- REAR YARD ONE STORY ADDITION

- NEW WOOD DECK

- NEW GRADE LEVEL PATIO

- NEW FRONT WOOD PORCH

- NEW PARTIAL 2ND FLOOR ADDITION

Use additional paper if needed

RIVER EDGE LAND USE BOARD OF ADJUSTMENT
OWNER ON-SITE INSPECTION PERMISSION FORM
STATEMENT

I, WE Christina Costanzo HAVE

APPLIED TO THE RIVER EDGE ZONING BOARD OF ADJUSTMENT FOR:

APPEAL OF DECISION BY THE ADMINISTRATIVE OFFICER

INTERPRETATION OF THE ZONING ORDINANCE

VARIANCE(S)

I, WE, BY SIGNING THIS STATEMENT, AGREE TO AN ON-SITE INSPECTION OF THE
CAPTIONED PREMISE BY ANY MEMBER OF THE ZONING BOARD OF ADJUSTMENT
PRIOR TO THE REGULAR MEETING OF _____

NAME:

Christina Costanzo

ADDRESS:

320 Lexington Drive

River Edge, NJ 07661

TELEPHONE:

201-446-7241

EMAIL:

tinacostanzo@optonline.net

SIGNATURE:

Christina Costanzo

RIVER EDGE LAND USE BOARD OF ADJUSTMENT
BOROUGH OF RIVER EDGE
705 Kinderkamack Rd.
River Edge, NJ 07661

CERTIFICATION OF TAX PAYMENT

Christina Costanzo

Name of Applicant

320 Lexington Drive

Street Address

1106

Block

26

Lot

I, being the ^{Deputy} Tax Collector of the Borough of River Edge, New Jersey, do hereby certify that tax charges on the above captioned premise are paid through the current tax period, 1st QTR 2026 and are not in arrears.

3/31/26

Date

Gonathie Ben
Deputy Tax Collector
Borough of River Edge
705 Kinderkamack Rd