

Contact Person: AMR MALKI  
 Address: 473 WINDSOR ROAD RIVER EDGE NJ 07601  
 Email Address: AM@MICHAELREALETY.COM  
 Phone Number: 201 706 7005  
 Professional Representative: JOSEPH J. BRUNO  
201 307. 1115

Borough of River Edge  
Land Use Board of Adjustment  
Zoning-Variance Application Instructions

Fees:

Residential Variance - Single-family dwelling, or land to be used as such (up to 3) .....	\$ 350.00
Each additional Variance (over 3) .....	\$ 200.00
Use Variance.....	\$1,500.00
Property owners list.....	\$ 10.00
Legal Escrow .....	\$ 900.00
Legal Escrow for Use Variance .....	\$ 2,000.00

Fees must be paid before certified property owners list is issued.

*Professional Review Escrows*

*1. Review of plans and reports.*

*(a) In addition to the required application fees established herein, the approving authority may require the applicant to establish one (1) or more cash escrow accounts with the Borough of River Edge, to pay the reasonable costs of professional review and consultation. Said escrow fees may be required by any approving authority for any application referred to in this Chapter.*

*(b) If so required by the approving authority, the applicant shall be required to deposit, in addition to any application fees, a sum of money which shall be held separate in escrow by the Treasurer of the Borough of River Edge, to be utilized/or reimbursement of the fees charged by experts in reviewing, analyzing, reporting to the authority or testifying before the authority, concerning the application. Any fees charged against that account shall first be approved by the approving authority. The initial amount to be deposited shall be as required by Section 16-3.8. If the actual cost of professional services exceeds the amount deposited, the applicant shall immediately pay such additional amount as is required to pay all actual costs of professional services.*

We require separate checks for each fee. You will be notified of any necessary escrow deposits needed.

Make checks payable to the Borough of River Edge

BOROUGH OF RIVER EDGE  
LAND USE BOARD OF ADJUSTMENT

Application

Applicant JAMES & CHARUENE MAUKI  
of 473 WINDSOR ROAD  
is submitting an application to the River Edge Zoning Board of Adjustment for the property  
located at 473 WINDSOR RD. Block 814 Lot 10  
Zoning District R1 in the Borough of River Edge, New Jersey.  
Email Address JM@JMICHAELSMOORE.COM

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 BUILDING COVERAGE  
Chapter 416 Section: 15 LOT COVERAGE  
Chapter 416 Section: 13 FRONT YARD SETBACK  
Chapter:    Section:   

Reasons for the requested action:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

[Signature]  
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 473 WINDSOR ROAD  
Block 814 Lot 10

**II. Dimensions**

Residential R-1	Zoning Requirement	Zoning non-conforming requirement	Present Layout Existing	Proposed Layout	Notes (*) Variance Required
Lot size (sq. ft.)	<7500	>7500	6000	6000	NO PE
Frontage	75	75	60 FT.	60 FT.	NO PE
Depth	100	100	100	100	NO
<b>Setbacks (ft.)</b>					
Front yard	30	30	31.0'	23.0	YES
Rear yard	25	25	37.5'	30.0'	NO
Side yard #1	7.5	5	12.92'	9.0'	NO
Side yard #2	7.5	5	7.0	7.02'	NO
Side yard total	18	12	19.92	16.0	NO
Side yard corner lot	30	30	NA	NA	NA
Lot coverage (%)	25	25	19.83%	30%	YES
Improved lot coverage (%)	35	35	30.41%	45.40%	YES
Building height	30	30	27'-8"	27'-8"	NO
Number of stories	2-1/2	2-1/2	2	2	NO

Notes (\*) from above dimensions:

\* NO, PE = NO. PRE EXISTING CONDITION



JOSEPH J. BRUNO, AIA

ARCHITECT

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

29 PASCACK ROAD

PARK RIDGE, NEW JERSEY 07656

TELEPHONE/ FACSIMILE 201-307-1115

LICENSE NO. A110379

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APRIL 15, 2026  
MALKI RESIDENCE  
472 WINDSOR ROAD  
RIVER EDGE, NEW JERSEY

THE FOLLOWING VARIANCES ARE REQUIRED:

MINIMUM FRONT YARD SETBACK: 30.00' IS REQUIRED. 31.00' IS EXISTING. 23.00' IS PROPOSED TO THE COVERED PORCH (Permitted by ordinance to encroach by 6.00' for a Front Yard Setback distance of 24.00'). 1.00' VARIANCE IS REQUIRED.

MAXIMUM BUILDING COVERAGE: 25% IS PERMITTED. 19.83% IS EXISTING. 30.00% IS PROPOSED.

MAXIMUM LOT COVERAGE: 30.00% IS PERMITTED. 27.41% IS EXISTING. 41% IS PROPOSED.

THE PROPOSED IMPROVEMENTS ARE AS FOLLOWS:

- EXPANDED KITCHEN AND LIVING SPACE.
- FIRST FLOOR INTERIOR ALTERATIONS.
- NEW SECOND FLOOR MASTER BEDROOM SUITE.
- NEW SECOND FLOOR BATHS AND CLOSETS.
- NEW SECOND FLOOR LAUNDRY ROOM.

END OF ATTACHMENT #1

BOROUGH OF RIVER EDGE  
LAND USE BOARD OF ADJUSTMENT  
Application

**FOR SIGN APPLICATIONS**

How many signs are located on the property presently? \_\_\_\_\_

1. Sign #1 is setback \_\_\_\_\_ feet from the front property line, \_\_\_\_\_ feet from the left/right side yard line and \_\_\_\_\_ feet above grade.  
The proposed size of sign #1 is \_\_\_\_\_ square feet.
2. Sign #2 is setback \_\_\_\_\_ feet from the front property line, \_\_\_\_\_ feet from the left/ right side yard line and \_\_\_\_\_ feet above grade.  
The proposed size of sign #2 is \_\_\_\_\_ square feet.
3. The proposed area of all signs is \_\_\_\_\_ square feet.
4. The proposed total number of signs on the property: \_\_\_\_\_

**FOR FENCE APPLICATIONS:**

1. Height along front yard line: \_\_\_\_\_ feet.
2. Height between front building line and rear line of building: \_\_\_\_\_ feet.
3. Height along rear yard line: \_\_\_\_\_ feet.
4. Describe style and material for proposed fence:

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Indicate on the property survey the location and height of the proposed fence.

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

STATEMENT

If the applicant is not the owner, the applicant's interest in land must be indicated, e.g., tenant, contract/purchaser, lien holder, etc., and permission of the property owner to file the application must be submitted.

I, (WE) LAMES & CHARVENE MAUKI 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 TBD

NAME:

LAMES & CHARVENE MAUKI

ADDRESS:

473 WINDSOR RD.  
RIVER EDGE NJ 07061

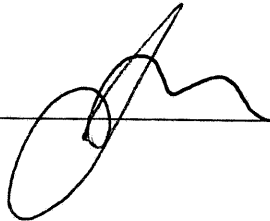
TELEPHONE:

201 706 7005

EMAIL:

JM@MICHAELREAGAN.COM

SIGNATURE:



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

**CERTIFICATION OF TAX PAYMENT**

LAMES MAUKI

Name of Applicant

473 WINDSOR RD.

Street Address

814                      10

Block

Lot

I, being the 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 1Q (FEB.1) 2026 and are not in arrears.

3/31/2026

Date

Debra Mati

Tax Collector  
Borough of River Edge  
705 Kinderkamack Rd