



ZONING REVIEW
MEMO

REQUEST LETTER OF INTERPRETATION

June 18, 2026

Re: 265 Adams Ave.
River Edge, NJ 07661
Block:506 / Lot:3 / Zone:R-1

Mr. & Mrs. M. Schweiger 265 Adams Ave. application in front of the Borough's Land Use Board to construct a covered deck (277sq.ft.).

To properly clarify the calculation and Zoning approvals for the property, I will begin with the original decision and proceed to the Land Use Board application.

1. Construction Project approvals for 265 Adams Ave., Sylvia Clancy, (Permit # 25-0118)
 - Document #1 - Zoning Review - Letter of Compliance (dated 2/21/2025).
The Zoning Review approval (2-21-2025) indicated
 - 1) Building Coverage of 1,497sq.ft. / 24.95% Compliant.
 - 2) Lot Coverage of 1,796sq.ft. / 29.93% Compliant.Both coverages were compliant.
 - Document #2 - Architect's proposed Building & Lot Coverage (dated 5/2/2025).
 - 1) Building Coverage of 1,497sq.ft. / 24.95% Compliant.
 - 2) Lot Coverage of 1,796sq.ft. / 29.93% Compliant.Both coverages were compliant.
 - Document #3 - Final As-Built Survey (9/2/2025).
 - 1) When the construction was completed, the As-Built survey (9/2/2025) indicated the Building Coverage of 1,500sq.ft. / 25% Compliant.
 - 2) Lot Coverage of 2,069sq.ft. / 34.48%, (No amenities constructed).
Not Compliant.

2. Proposed Construction of a Covered Deck (277sq.ft.) for 265 Adams Ave., Mr.& Mrs. M. Schweiger.

- Document # 4 - Zoning Review – Letter of Noncompliance (dated 4/23/2026).
- Document # 5 – Architect’s Proposed Zoning Data Sheet (4/15/2026).
- Document # 6 - Architect’s Proposed Site Plan Dated Sheet (4/15/2026).
 - 1) Building Coverage of 1,887sq.ft. (31.5%). Not Compliant
 - 2) Lot Coverage of 2,867sq.ft. (47.8%) Not Compliant
 - 3) Rear Yard Setback of 12.95ft. Not Compliant

3. The reasons for the existing and proposed overages,

- Building Coverage,
 - 1) The property was built to the Maximum Building coverage allowed (25%).
 - 2) In Building Coverage, there are no deductions allowed, as in Amenities for Lot Coverage.
 - 3) The proposed covered deck would be over the Maximum Building Coverage allowed.
 - 4) A variance would still need to be obtained.
- Lot Coverage,
 - 1) Constructed site work that was over the Maximum Lot Coverage allowed (30%) that included the 5% for amenities, without installing any amenities.
 - 2) The overage was inadvertently missed when site inspection was done to finalize the project.
 - 3) The proposed covered deck would not receive a deduction as would an open deck.
 - 4) A variance would still need to be obtained.

The percentages and calculations for Yard Amenities are confusing to architects, builders, and property owners, which I believe is one of the reasons for the coverage issue on this property. With a Maximum Building Coverage of 25% and a Maximum Lot Coverage of 30% excluding Yard Amenities, which would only leave 5% for any other impervious coverages (driveways or other surfaces).

I would respectfully suggest, with the confusion of the calculations and the percentage of impervious surfaces, amending the Borough Codes by.

- Increasing the existing Maximum Lot Coverage of 35%, to 40%, which would include all Building Coverages and impervious surfaces.
- Eliminate the 5% coverages for Yard Amenities.
- That would leave 60% of permeable area for the property.
- Not changing the Maximum Building Coverage of 25%.

Also, if a builder decides to maximize the 25% in the living space of the house and does not construct a deck, the builder could be required to give a notarized letter stating that the property is at the Maximum Building Coverages allowed and a variance would need to be obtained for any additional Building Coverages.

The new owner would then have the option of installing a patio at grade level for outdoor areas, or, going for a variance for a deck or raised patio.

If anyone has any questions or would like to discuss this information further, please don't hesitate to contact me.

Sincerely yours,

Stephen A. Depken

Construction Official / Zoning Officer
Borough of River Edge, 201-599-6322
inspections@riveredgenj.org



ZONING REVIEW

BLOCK:506 / LOT:3 / ZONE: R-1

LETTER OF COMPLIANCE

~~February 10, 2025~~

February 21, 2025 - Revision

S. Clancy

265 Adams Ave.

River Edge, NJ 07661

201-463-8535

clancysylvia@gmail.com

Re: Proposed Addition, Renovation, Alteration

Dear Property owner,

In doing a zoning permit review for the above referenced property we found the following with the information provided:

1. Proposed Building Coverage of 1,497sq.ft would be under the Maximum allowed (25% / 1,500) and would comply with the Borough Code in the R-1 zone.
2. By installing a permeable paver driveway, the proposed Lot Coverage of 1,796sq.ft would be under the Maximum allowed (30% / 1,800) and would comply with the Borough Code in the R-1 zone.
3. The permeability of the pavers will need to be confirmed by the Borough Engineer prior to approval and installation.

Therefore, your application is Approved.

Sincerely yours,

Stephen A. Depken

Construction Official / Zoning Officer

Borough of River Edge, 201-599-6322

L RESIDENTIAL CODE NEW JERSEY EDITION

UILDING CODE NEW JERSEY EDITION

ULMING CODE NEW JERSEY EDITION

E (NFPA 10) 2020

NSERVATION CODE 2021 (LOW RISE RESIDENTIAL)

OTHER RESIDENTIAL)

CODE 2021

ODE 2021

FAMILY

SIFICATION:

ECTED.

ING:

/sf LL + 10 lbs/sf DL = 40 PSF.

/sf LL + 10 lbs/sf DL = 20 PSF.

/sf LL + 10 lbs/sf DL = 50 PSF.

/sf LL + 10 lbs/sf DL = 50 PSF.

/sf LL + 35 lbs/sf DL = 65 PSF.

are feet)

TOTAL

EXISTING	NEW	TOTAL
5 sq. ft.	0 sq. ft.	315 sq. ft.
4 sq. ft.	0 sq. ft.	724 sq. ft.
sq. ft.	240 sq. ft.	1,173 sq. ft.
0 sq. ft.	1,111 sq. ft.	1,591 sq. ft.
2 sq. ft.	1,351 sq. ft.	3,803 sq. ft.

NEW	TOTAL
59	34,227

OUND AND DRY. THEY SHALL BE FREE OF IMPERFECTIONS
ED. THEY SHALL BE OF THE SIZES CALLED FOR ON THESE
IES SPECIFIED HEREIN. THE CONTRACTOR SHALL PROVIDE
COMPLETE FRAMING.

ER SHALL BE IN ACCORDANCE WITH CODE. CUTTING, NOTCHING,
ALL COMPLY WITH MANUFACTURE'S SPECIFICATIONS.
S, GIRDERS AND RAFTERS SHALL BE NO. 2 OR BETTER
OLLOWING MINIMUM CHARACTERISTICS:

ING MAY BE HEM-FIR (NORTH) WITH

RTITIONS, SHOWER, TUB AND AS MAY BE
S AND BEAMS WITH NATURAL CAMBER
AND SECURELY SPIKED TOGETHER
INCHES WITH DOUBLE HEADERS AND

JOISTS SHALL BE AS SIZED ON THE
ARE MANUFACTURED BY TRUSS JOIST
BE INSTALLED IN ACCORDANCE WITH

ORS IN ALL CATHEDRAL AND
RAFTERS AT PAN CEILING.

ING AT THE MID-SPAN OF
THE PLANS. (8' O.C. MAX.)

X 12'S W/ 1/2" PLYWOOD SPACER SPIKED
PLANS.

CONRY, CONCRETE OR EARTH SHALL BE ACQ
ED. SILLS SHALL BE SET ON SILL SEAL
TION WALL WITH 1/2" DIAMETER HOT-DIPPED
OT MAX. SPACING AND TWELVE INCHES FROM
ENERS AND CONNECTORS SHALL BE
IC COATED (ELECTROPLATED) OR
SHALL NOT COME IN CONTACT WITH ALUMINUM,
FLASHING, LAG, AND ANCHOR BOLTS. FOR
ND WATER SHIELD FOR FLASHING BETWEEN
RD.

HALL BE C-D SHEATHING 16/32 OR BETTER
ED ON THE DRAWINGS. IF OSB SHEATHING
Y ADJACENT SHEETS WITH SPACING AS
ALLOW FOR EXPANSION. ALL SHEATHING

WITH FOIL VAPOR BARRIER. VAPOR
TIONS. ROOF AND CEILINGS ADJACENT

POR BARRIER AND FIBERGLASS INSULATION

BATHROOM SPACES AND MASTER BEDROOM

ND GUTTER BRACES WITH TRAPER SLATS

VOLUME OF RUNOFF 626 SF. X 3 INCHES X 1FT/12" = 157 CUBIC FEET
157 CUBIC FEET = 1,174 GALLONS
CULTEC SYSTEM TO SUPPORT 1200 GALLONS

PROPOSED LOT COVERAGE BREAKDOWN
NEW BUILDING COVERAGE = 1,497 s.f.
PERMEABLE PAVERS DRIVEWAY = 502 s.f. x .5 = 251 s.f.
WALKWAY = 48 s.f.
TOTAL = 1,796 s.f.

EXISTING LOT COVERAGE BREAKDOWN
EXISTING BUILDING COVERAGE = 1,102 s.f.
EXISTING DRIVEWAY = 764 s.f.
WALKWAY = 126 s.f.
TOTAL = 1,992 s.f.

TOTAL SOIL DISTURBANCE = 1,589 SF.

5FT. WIDE UTILITY EASEMENT

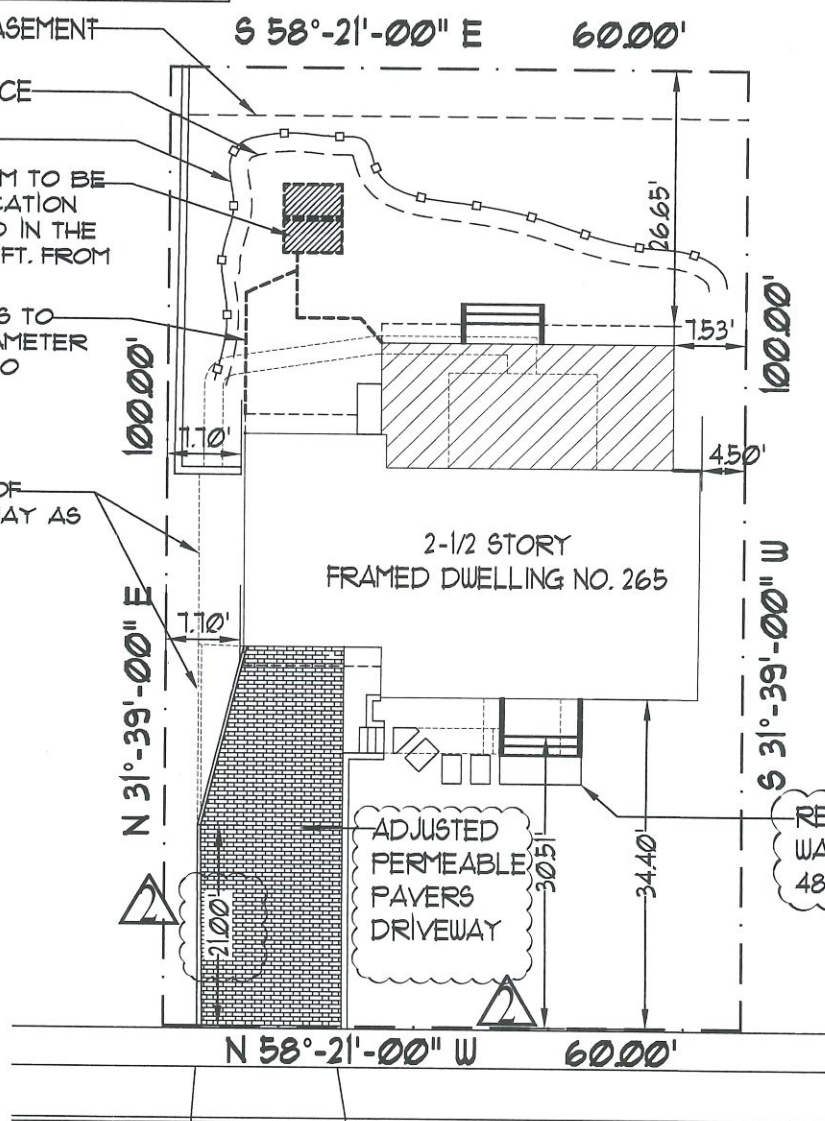
LIMIT OF DISTURBANCE

SILT FENCE

NEW CULTEC SYSTEM TO BE
(2) CHAMBERS LOCATION
TO BE DETERMINED IN THE
FIELD. MAINTAIN 10 FT. FROM
PROPERTY LINE

NEW ROOF LEADERS TO
CONNECT TO 4" DIAMETER
PVC TO CONNECT TO
CULTEC SYSTEM

REMOVE PORTION OF
WALKWAY & DRIVEWAY AS
SHOWN



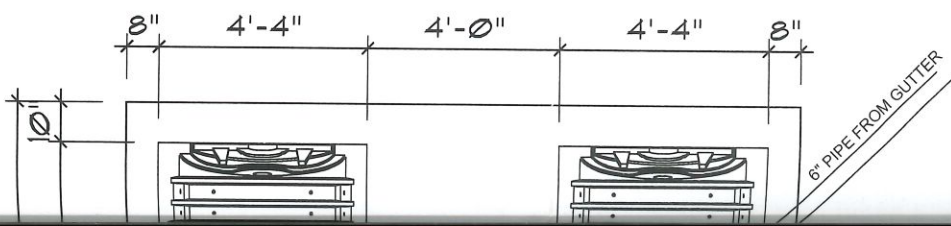
ADAMS AVENUE
50 FT WIDE

SITE PLAN

ALL SITE INFORMATION IS TAKEN FROM AN
OWNER'S PROVIDED SURVEY AS PREPARED
BY SCHMIDT SURVEYING DATED 11-21-2024

ZONING INFORMATION			
R-1 ZONE SINGLE FAMILY			
LOT-3 BLOCK-506			
265 ADAMS AVENUE			
RIVER EDGE, NEW JERSEY			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	7,500 s.f.	6,000 s.f.	no change
LOT WIDTH	75 ft.	60 ft.	no change
LOT DEPTH	100 ft.	100 ft.	no change
MAXIMUM BUILDING HT.	30 ft. 2-1/2 sty.	22 ft.	29.75 ft. 2-1/2 sty.
MAXIMUM BLDG. COVERAGE	25% (1,500 s.f.)	20.92% (1,102 s.f.)	24.96% (1,497 s.f.)
MAXIMUM LOT COVERAGE	30% (1,800 s.f.)	33.2% (1,992 s.f.)	29.93% (1,796 s.f.)
FRONT YARD SETBACK	30 ft.	32 ft.	30.51 ft.
SIDE YARD SETBACK	7.50 ft.	4.5 ft.	7.53 ft.
COMBINED SIDE YARD	15 ft.	12.2 ft.	15.23 ft.
REAR YARD SETBACK	25 ft.	31.81 ft.	26.65 ft.

PERMEABLE



Final As-Built Survey of Addition to property known as Lot 42 in Block 72-H as shown on a certain map entitled "Map of Bergen Builders, Inc. Section #3 Borough of Riveredge Bergen County, New Jersey" and filed in the Bergen County Clerk's Office on April 18, 1947 as Map No. 3530.

Certified to: SYLVIA CLANCY; to be correct.

Scale: 1" = 20 feet

Being Lot 3 in Block 506 on the Tax Map.

Datum: Assumed 100'



STEVEN L. KOESTNER

P.E. & L.S. NJ LIC. # 27901/ NY LIC. # 50865

KOESTNER ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
HACKENSACK, N.J. 07602

August 28, 2025

Rev.: September 2, 2025

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.16 (C45 8-36.3) AND N.J.A.C. 13-40-5.1(b)

BUILDING HEIGHT CALCULATIONS:

AVG GRADE @ 6' FROM BLDG. CORNERS=99.72'
ROOF PEAK=129.50'
BUILDING HEIGHT=129.50'-99.72'=29.78'x30'

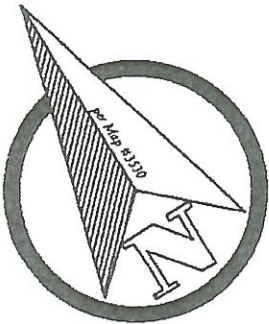
LOT AREA= 6,000 S.F. = 0.1377 ACRES

EXISTING LOT COVERAGE CALCULATIONS:

DWELLING= 1,500 S.F.
CONC./A.C. PAD= 29 S.F.
PL/STEPS= 104 S.F.
PAVERS= 77 S.F.
PERMEABLE PAVER DRIVE(50%)= 359 S.F.
TOTAL COVERAGE= 2,069 S.F.

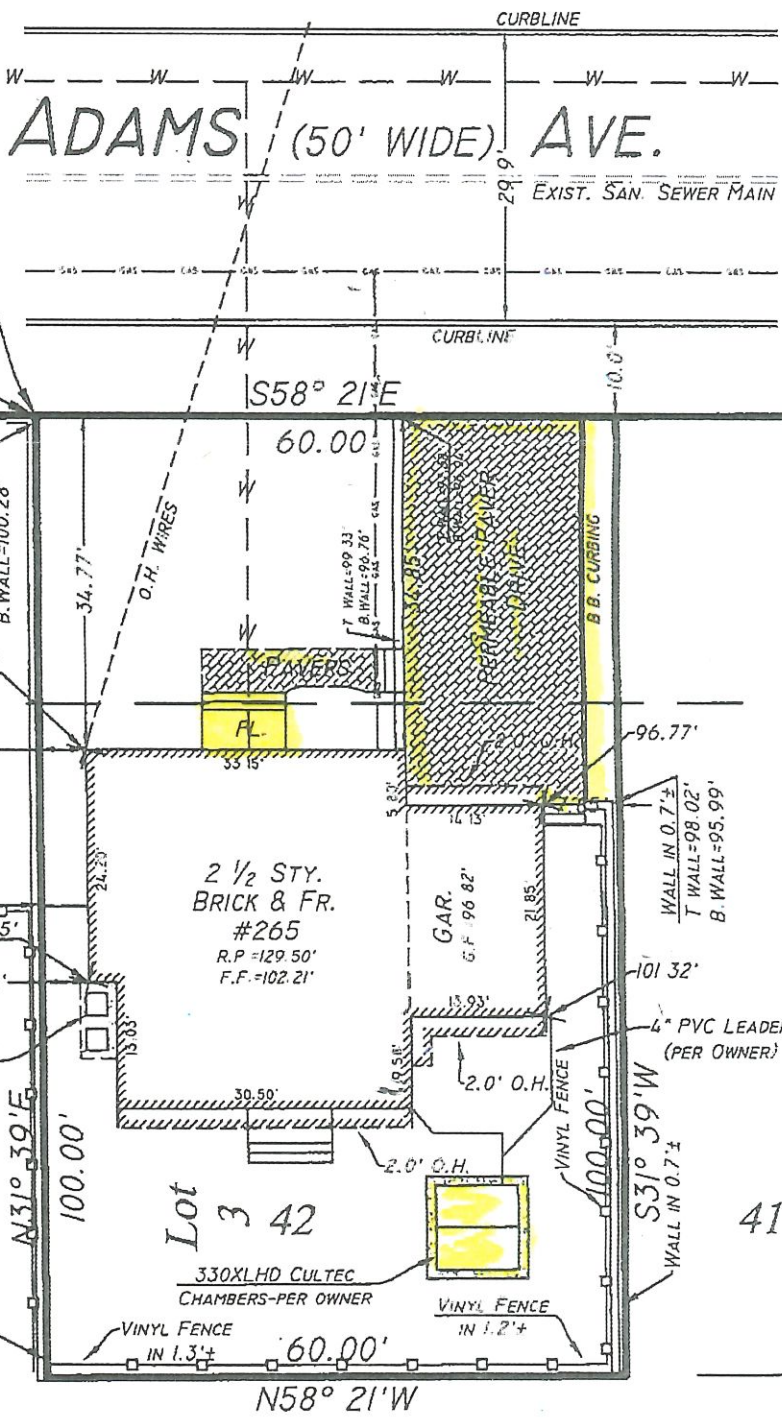
BLDG. COVERAGE (1,500 S.F./6,000 S.F.) *100=25.00%
IMPROVED LOT COVERAGE (2,069 S.F./6,000 S.F.) *100=34.48% < 35%

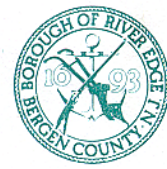
*BLDG. COVERAGE CALCULATED AS PER SITE PLAN.



FIFTH (70' WIDE) AVE.

Tax Block 506
Block 72-H
43





ZONING REVIEW

BLOCK:506/ LOT:3/ ZONE:R-1

LETTER OF NONCOMPLIANCE

April 23, 2026

Mr. & Mrs. M. Schweiger
265 Adams Ave.

River Edge, NJ 07661

201-788-2965

mschweiger33@gmail.com

Re: Proposed Covered Deck (277sq.ft.)

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%.
 - The proposed Building Coverage would be 1,887sq.ft.(31.5%), which is over the maximum Building Coverage of 1,500sq.ft. by 387sq.ft. (6.5%). A variance would need to be obtained.
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 would be 2,867sq.ft. (47.8%), which is over the Maximum Lot Coverage by 767sq.ft. (12.8%). A variance would need to be obtained.
3. The proposed Rear Yard Setback of 12.95ft. would encroach into the minimum setback of 25ft. by 12.05ft.. A variance would need to be obtained.

ZONING DATA – R-1 zone

	REQUIRED / ALLOWED	EXISTING	PROPOSED TOTAL	VARIANCE REQUIRED?
MINIMUM LOT AREA	7,500sq.ft.	6,000sq.ft	6,000sq.ft.	NO / Pre Exist.
LOT WIDTH	75 ft.	60 ft.	60 ft.	NO / Pre Exist.
LOT DEPTH	100 ft.	100 ft.	100 ft.	NO
BUILDING COVERAGE	25%	26.8%	31.5%	YES
LOT COVERAGE	30%	43.2%	47.8%	YES
LOT COVERAGE AMENITIES	5%	0%	0%	NO
FRONT YARD SETBACK	30ft.	34.8ft.	34.8ft.	NO
SIDE YARD SETBACK - ONE	6ft.	7.8ft.	7.8ft.	NO
SIDE YARD SETBACK - BOTH	15ft.	4.6ft.	4.6ft.	NO
REAR YARD SETBACK	25ft.	26.6ft.	12.95ft.	YES
BUILDING HEIGHT	30ft. / 2.5 story	2.5 story	2.5 story	NO

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

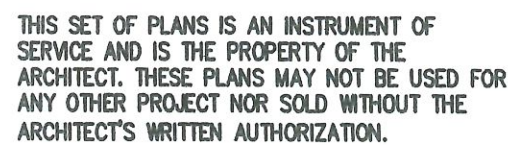
Construction Official / Zoning Officer
Borough of River Edge, 201-599-6322
inspections@riveredgenj.org

ZONING DATA RIVER EDGE, NJ R-1			
	REQUIRED	EXISTING	PROPOSED
LOT DIMENSIONS			
AREA	7,500 SF	6000 SF	6000 SF
WIDTH	75'	60.00'	60.00'
DEPTH	100'	100.00'	100.00'
MIN YARDS PRIMARY			
FRONT	30'	34.80'	34.80'
SIDE 1	7.5'	7.80'	7.80'
SIDE 2	10.5'	4.60'	4.60'
REAR	25'	26.66'	12.95'
MIN YARDS ACCESSORY			
FRONT	-	-	-
SIDE 1	-	-	-
SIDE 2	-	-	-
REAR	-	-	-
MAX HEIGHT			
FEET	30'	26'	26'
STORIES	2 1/2	2	2
MAX COVERAGE			
BUILDING COVERAGE	25%	26.8 %	31.5 %
LOT COVERAGE	35%	43.2 %	47.8 %

<u>PROPOSED LOT COVERAGE</u>	<u>2867.01 SF OR 47.8 %</u>
HOUSE	1574.48 SF
COVERED PORCH	35.59 SF
PROPOSED COVERED DECK	277 SF
DRIVEWAY	764.08 SF
FRONT SIDEWALK	143.06 SF
AC UNIT 1	8.04 SF
AC UNIT 2	6.73 SF
REAR RETAINING WALL	58.03 SF

1.610 26.8%
1.887 31.5%

2,867 47.8%

[illegible]

SCHWEIGER

LOT AREA = 6,000 sq ft

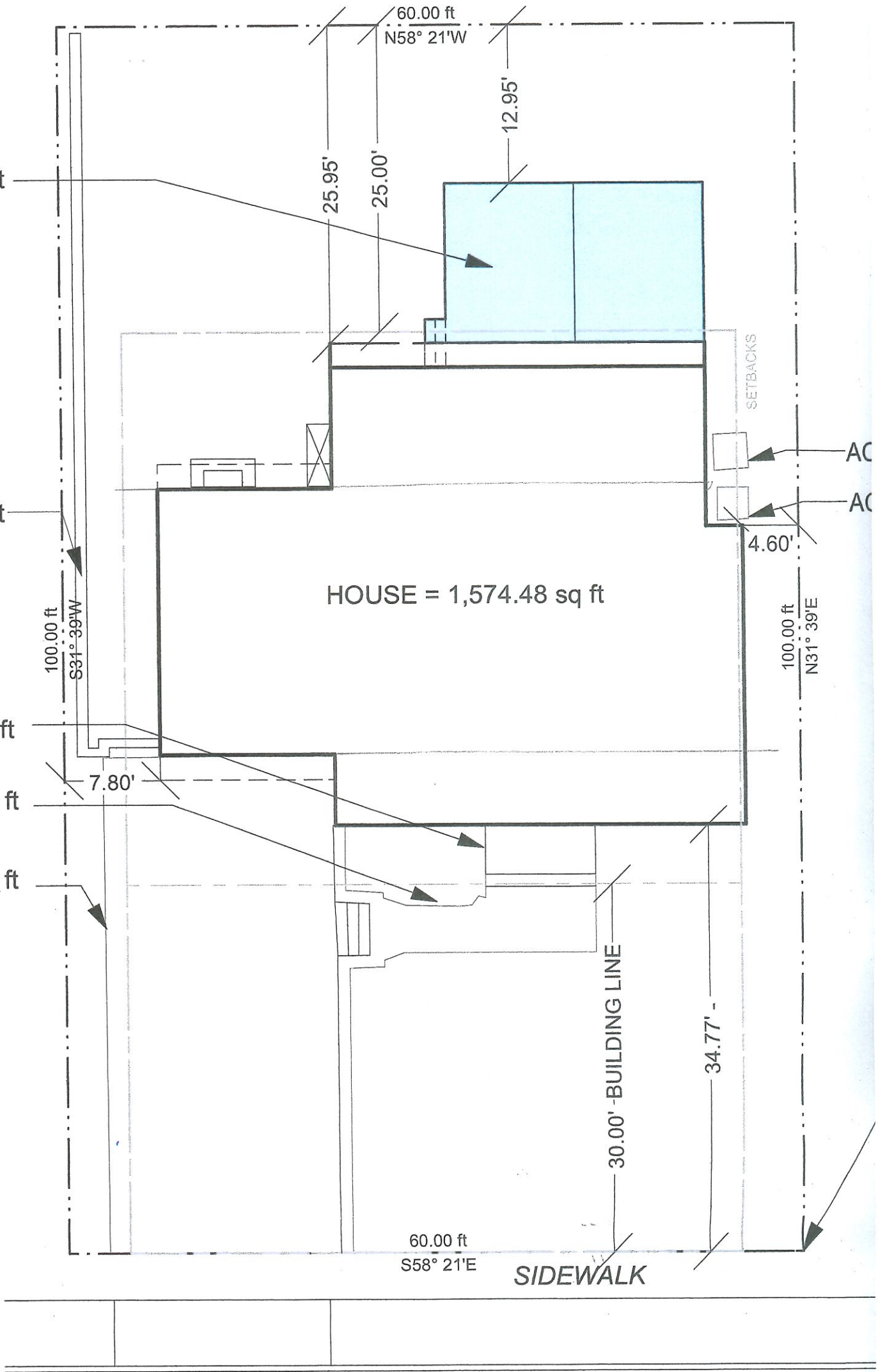
PROPOSED COVERED DECK = 277 sq ft

RETAINING WALL AREA = 58.03 sq ft

COVERED PORCH = 35.59 sq ft

FRONT SIDEWALK AREA = 143.06 sq ft

DRIVEWAY AREA = 764.08 sq ft



ADAMS AVENUE
50' W

SITE PLAN DETAILS REFERENCED
FROM SURVEY PREPARED BY
TITLEMARK, LLC (CHRISTOPHER J.
LANTELME P.E. & L.S. 39580) ON
09/04/25.

SITE PLAN
1 IN = 10 FT

DECK PLAN
1/4 IN = 1 FT