



ZONING REVIEW
BLOCK:906 / LOT:19/ ZONE:R-1

LETTER OF NONCOMPLIANCE

May 12, 2026

Mr. & Mrs. J. Funk
204 Wayne Ave.

River Edge, NJ 07661

410-991-3760
201-307-1115

53funk@gmail.com
joe@brunoaia.com

Re: Proposed Addition, Alteration, Renovation

Dear Property owner,

In doing a zoning permit review for the above referenced property we found the following with the information provided, As per architectural plans dated 4/28/2026:

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 1,799sq.ft.(27.19%), which is over the maximum Building Coverage by 2.19%. 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 excluding the 5% Amenities Reserve would be 2,304sq.ft. (34.83%), which is over the Maximum Lot Coverage by 4.83%. A variance would need to be obtained.
 - The proposed Lot Coverage Amenities Reserve would be 368sq.ft. (5.6%), which is over the Maximum Lot Coverage by .6%. 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.	6,614sq.ft	6,614sq.ft.	NO / Pre Exist.
LOT WIDTH	75 ft.	70 ft.	70 ft.	NO / Pre Exist.
LOT DEPTH	100 ft.	100 ft.	100 ft.	NO
BUILDING COVERAGE	25%	20.85%	27.19%	YES
LOT COVERAGE	30%	30.19%	34.83%	YES
LOT COVERAGE AMENITIES	5%	11.47%	5.6%	YES
FRONT YARD SETBACK	30ft.	30.51ft.	30.51ft.	NO
SIDE YARD SETBACK - ONE	7.5ft.	12.35ft.	7.5ft.	NO
SIDE YARD SETBACK - BOTH	15ft.	20ft.	16ft.	NO
REAR YARD SETBACK	25ft.	27.2ft.	27.2ft.	NO
BUILDING HEIGHT	30ft. / 2.5 story	27'-0" / 2 story	27'-0" / 2 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. Deffen

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

Borough of River Edge
Land Use Board
Zoning Variance Application Instructions

All meetings with the Land Use Dept. require appointments in advance.

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

Requirements for Application

All Zoning Applicants must obtain a Letter of Non-compliance from the Building Department prior to completing the application and submission for consideration and scheduling by the Land Use Department.

Upon receipt of a Letter of Non-compliance from the Land Use Official, which outlines the variances you will need for your application, you must complete a Land Use - Planning Application (below), if you wish to proceed with a hearing before the Land Use Board.

Upon submission of the application, and payment of the applicable fees to the Borough of River Edge via the Land Use Department, you will receive instructions, and your date for a scheduled Completeness Review & Hearing before the Municipal Land Use Board, which will be held electronically, via Zoom web conferencing.

You will also receive a certified list of property owners within 200' of the subject property, and a list of Utilities for the applicant to Notice regarding the application being heard, and the scheduled hearing date. A cover letter explaining the procedure, including sample notices, will be included.

NOTE – Until further notice, meetings are held electronically via ZOOM. The log in information and a link to the meeting will be posted on the Borough web site at <https://www.riveredgenj.org/landuse>.

The Municipal Land Use Law mandates that notice must be served to the property owners on the 200' list and Utilities via certified mail, and proof of same (return receipts, and a Notarized Affidavit of Service) must be submitted to the Land Use Board clerk no less than 10 days in advance of the scheduled hearing date.

Notice must also be timely published in the Bergen Record, or the Ridgewood News no less than 10 days in advance of the assigned hearing date.

Proof of publication and service of the notice is required before the Board can act on your application. Also, there are certain minimum requirements to be contained in the notice, such as the date, time and place of the hearing; the nature of the matters to be considered and relief sought; the identification of the property and; the location and times where the maps, plans, applications and supporting materials may be viewed by an interested party. Samples are included with your instructions.

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: Don Funk

Address: 204 WAYNE AVENUE

Email Address: ES FUNK @ CMAIL.COM

Phone Number: 410 991 3700

Professional Representative: Robert J. Funk
APG4BC4-
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 \$450.00

Legal Escrow for Use Variance \$2,000.00

→ *See .cc*

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 for 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 Don & Jill Funk
of 204 WAYNE AVENUE RIVER EDGE NJ
is submitting an application to the River Edge Zoning Board of Adjustment for the property
located at 204 WAYNE AVENUE Block 900 Lot 19
Zoning District R1 in the Borough of River Edge, New Jersey.
Email Address 53 FUNK @ GMAIL 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 AND 410b
Chapter 416 Section: 15 AND 410b
Chapter 416 Section: _____
Chapter: _____ Section: _____

Reasons for the requested action:

PROPOSED 2 STORY ADDITION

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:

NONE KNOWN

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] 6/15/26
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 204 WAYNE AVENUE
Block 900 Lot 19

II. Dimensions

Residential R-1	Zoning Requirement	Zoning non- conforming requirement	Present Layout Existing	Proposed Layout	Notes (*)
Lot size (sq. ft.)	<7500	>7500	6614	6614	REC.
Frontage	75	75	70	70	REC.
Depth	100	100	100	100	
Setbacks (ft.)					
Front yard	30	30	30.51	30.51	
Rear yard	25	25	21.2	21.2	
Side yard #1	7.5	5	3.02	3.02	
Side yard #2	7.5	5	12.35	7.5	
Side yard total	18	12	25.37	20.52	
Side yard corner lot	30	30	NA	NA	
Lot coverage (%)	25	25	20.85	21.19	VAR.
Improved lot coverage (%)	35	35	41.00	40.43	VAR.
Building height	30	30	27'-0"	27'-0"	COM
Number of stories	2-1/2	2-1/2			

Notes (*) from above dimensions:

* COM = COMPLIES.

YARD AMENITIES PERMITS
5% PERMITTED. 5.0% PROPOSED.
IMPROVED LOT COVERAGE (EXCLUDES
YARD AMENITIES). 30% PERMITTED.
34.83% PROPOSED.

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

III. Proposed Improvements

A. Describe the proposed improvements, additions or alteration:

REFER TO ATTACHMENT # 1.

Use additional paper if needed

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

JUNE 12, 2026
FUNK RESIDENCE
204 WAYNE AVENUE
RIVER EDGE, NEW JERSEY

THE FOLLOWING VARIANCES ARE REQUIRED:

MAXIMUM BUILDING COVERAGE. 25% IS PERMITTED. 27.19% IS PROPOSED.
IMPROVED LOT COVERAGE EXCLUDING AMENITIES. 30% IS PERMITTED. 34.83% IS PROPOSED.
IMPROVED LOT COVERAGE INCLUDING AMENITIES RESERVE. 5% IS PERMITTED. 5.6% IS PROPOSED.

THE PROPOSED IMPROVEMENTS ARE AS FOLLOWS:

- EXPANDED KITCHEN AND LIVING SPACE.
- FIRST FLOOR INTERIOR ALTERATIONS.
- NEW SECOND FLOOR BEDROOM.
- NEW SECOND FLOOR BATH AND CLOSETS.

END OF ATTACHMENT #1

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

FOR SIGN APPLICATIONS ONLY

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 ONLY:

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:

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

I, WE Don & Liu Funk 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 TO BE DETERMINED

NAME:

Don & Liu Funk

ADDRESS:

204 WAYNE AVENUE
RIVER EDGE NJ 07601

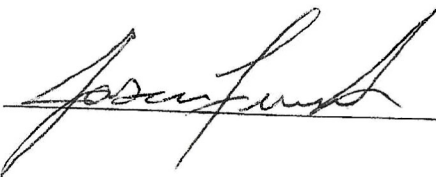
TELEPHONE:

410 991 3700

EMAIL:

EF FUNK @ CMAIL.GG4

SIGNATURE:

 6/15/26

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

CERTIFICATION OF TAX PAYMENT

Don & Liu Funk
Name of Applicant

204 WAYNE AVE
Street Address

906 19.
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 3Q (MAY) 2026 and are not in arrears.

6/15/2026
Date

Debra Mati
Tax Collector
Borough of River Edge
705 Kinderkamack Rd