



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. Depken

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