



September 3, 2026

VIA EMAIL ONLY

Members of the River Edge Land Use Board
Borough of River Edge
705 Kinderkamack Road
River Edge, New Jersey 07661

**RE: Proposed Addition, Alteration & Site Improvements
204 Wayne Avenue
Block 906, Lot 19
Borough of River Edge
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the application and plans submitted for the proposed addition, alteration and site improvements at the above-mentioned property. The subject site is located in the Residential (R-1) Zoning District and is characterized by an undersized, trapezoidal-shaped interior lot that does not conform to the minimum lot width and lot area requirements of the R-1 Zone. The property is bounded by Wayne Avenue to the south and single-family dwellings to the east, north and west. Existing site improvements include a two-story frame/brick dwelling, woodshed, macadam driveway, paver patio and walkways, wood platforms, bluestone walkways and PVC fence.

The Applicant is proposing one and two-story additions at the rear of the existing dwelling and a new stone patio with stairs. The proposed improvements will require variance relief for building coverage, lot coverage (excluding yard amenities) and lot coverage (including yard amenities). An analysis of the applicable R-1 District zoning requirements, the associated variances, and our comments based on the submitted application materials are provided below.

Aerial Photograph



Materials Reviewed

1. Architectural Plan, entitled “Addition and Alterations to the Funk Residence, 204 Wayne Avenue, River Edge, New Jersey”, consisting of three (3) sheets, signed and sealed by Joseph J. Bruno, A.I.A., dated April 28, 2026.
2. Survey, entitled “Map of Property for Jason Funk & Jill Funk, Husband and Wife”, consisting of one (1) sheet prepared by Thomas G. Stearns III, P.E. & L.S. of GB Engineering, LLC, dated April 14, 2026.
3. Zoning Review Letter of Noncompliance from Stephen Depken River Edge Construction Official / Zoning Officer dated May 12, 2026.
4. The Borough of River Edge Land Use Board of Adjustment Application.

Zoning Analysis

Zoning Requirements Residential (R-1) Zoning District				
Description	Required	Existing	Proposed	Variance
Lot Area	7,500 S.F.	6,614 S.F. (EN)	No change	None
Lot Width	75 Ft.	70.00 Ft. (EN)	No change	None
Lot Depth	100 Ft.	100.00 Ft.	No change	None
Front Yard Setback	30 Ft.	30.51 Ft.	No change	None
Side Yard Setback	6 Ft. ⁽³⁾	13.02 Ft. 12.35 Ft.	No change 7.50 Ft.	None
Combined Side Yard Setback	15 Ft. ⁽³⁾	25.37 Ft.	20.52 Ft.	None
Rear Yard Setback	25 Ft.	27.20 Ft.	24.50 Ft. ⁽²⁾	Required
Building Height	30 Ft.	27.00 Ft.	No change	None
Number of Stories	2 ½ Stories	2.5 Stories	No change	
Building Coverage	25% (1,653.5 SF)	20.85% (EN) (1,379 SF)	27.19% (1,799 SF)	Required
Lot Coverage (Excluding Yard Amenities)	30% (1,984.2 SF)	30.19% (EN) (1,997 SF)	34.83% (2,304 SF)	Required
Lot Coverage (Including Yard Amenities)	35% (2,314.9 SF)	41.66% (EN) (2,756 SF)	40.43% (2,672 SF)	Required
Minimum Space Between Buildings on Adjoining Properties	12 Ft.	> 12 Ft.	Not provided ⁽¹⁾	To be confirmed

(EN) - Existing Non-Conformity; N/A – Not Applicable

Notes:

- (1) The Applicant must provide all missing zoning information noted above.
- (2) Rear yard setback shall be taken from the raised wood platform.
- (3) Per §416-64D(1)(b) *For lots with a width of 60 feet to but not including 75 feet, the combined side yards shall be not less than 15 feet and the smaller side yard shall not be less than six feet.*

Zoning Requirements Accessory Buildings and Structures				
Description	Required	Existing	Proposed	Variance
Maximum Height	12 Ft.	Not Provided	N/A	None
Front Yard Setback	30 Ft.	> 30 Ft.	N/A	None
Side Yard Setback	4 Ft.	2.57 Ft. (EN)	N/A	None
Rear Yard Setback	4 Ft.	4.27 Ft.	N/A	None
Setback from Single-Family Dwelling	5 Ft.	< 5 Ft. ⁽⁴⁾ (EN)	N/A	None
Aggregate Cover	See Note (5) below	Not provided	N/A	None

(EN) - Existing Non-Conformity; N/A – Not Applicable

Notes:

(4) Existing A/C unit.

(5) 30% of side or rear yard or 150 SF for roofed structures.

Off-Street Parking Requirements Residential Site Improvements Standards		
Required	Proposed	Waiver
Single-family detached, 4-bedroom: 2.5 parking spaces required ⁽¹⁾	One-car garage and driveway combination: 2.0 parking spaces ⁽²⁾	None

(EN) - Existing Non-Conformity; N/A – Not Applicable

Notes:

(1) Per N.J.A.C. 5:21-4.14 Table 4.4 Note <a> *When determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.*

(2) Per N.J.A.C. 5:21-4.14(d)2 *A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way.*

General Comments

1. The Applicant shall confirm the variances sought and provide testimony in support of all requested variances from the bulk standards of the R-1 District.
2. The Applicant shall provide testimony regarding the proposed additions including material and style. We recommend the Applicant submit color renderings of the proposed addition.
3. If the Applicant proposes to disturb more than 5,000 square feet of land, a Soil Erosion and Sediment Control Plan Certification must be obtained from the Bergen County Soil Conservation District. The Applicant shall confirm the total disturbance area and provide evidence of compliance with this requirement.
4. The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any streets, sidewalk, public place, or any other private property. A note stating the same shall be added to the Architectural Plan.

5. The existing A/C unit is not depicted on the architectural plot plat. The Applicant shall address whether the A/C unit will remain in the location shown on the survey or be relocated.
6. The rear yard setback shall be taken from the proposed raised wood platform as noted in note (2) below the Zoning Requirements table.

Engineering Comments

Utilities

1. The Applicant shall confirm there will be no changes to the existing gas, water, electric or sewer utility connections.

Stormwater Management

2. The Applicant is proposing to increase the building coverage of the site by 307 square feet. Stormwater management improvements will be required to store runoff from the increase in building coverage for a three-inch rainfall event. The plan must be revised to illustrate the proposed stormwater improvements and supporting calculations must be submitted for review.
3. All stormwater improvements shall be located a minimum of ten (10) feet away from all property lines and building foundations.
4. All stormwater conveyance piping shall be illustrated on the plan and constructed using Schedule 40 PVC.
5. Prior to the installation of the stormwater improvements, the Applicant shall confirm that the seasonal high groundwater table is at least two (2) feet below the bottom of the proposed stone layer. If this requirement cannot be met, the stormwater management design must be revised to ensure proper system functionality.
6. A permeability test shall be conducted on-site prior to the installation of the stormwater improvements. The results of this test shall be submitted to our office for review to confirm the suitability of the proposed stormwater management system and ensure it functions as intended.
7. The Applicant is responsible for any negative drainage impacts to adjacent properties due to on-site grading or drainage. Should a negative impact be identified during and/or upon completion of the project, the impact shall be addressed immediately. Notation indicating the same shall be added to the Architectural Plan.

Lighting & Landscaping

8. The Applicant shall confirm if new lighting is proposed on the addition. Light spillage at property lines shall not exceed 1.0 footcandles per §350-28F,

Traffic

9. As noted in the table above, the Applicant complies with the required number of parking spaces from the Residential Site Improvements Standards for a four-bedroom dwelling.

Grading

10. A grading plan has not been submitted. The Applicant shall provide testimony confirming whether any regrading of the property is proposed. If regrading is anticipated, a grading plan must be submitted showing both existing and proposed contours.

Approvals Required

It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies in order to construct the proposed development. Including, but not limited to, the following:

➤ **Bergen County Soil Conservation District**

A copy of all permits obtained from outside agencies shall be submitted to this office.

General Requirements

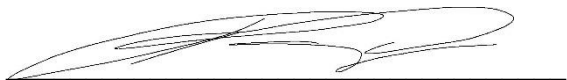
1. The Applicant shall comply with the requirements of Borough Ordinance Chapter 354 regarding Soil Removal, if approved.
2. Construction activities may only be conducted during hours stipulated by Borough Ordinance.
3. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be repaired or replaced.
4. If approved and upon completion of the proposed work a signed and sealed as-built shall be provided and shall include a breakdown of the building and lot coverage.
5. The Applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational Safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.

The above comments are based on our review of the submitted application and plans. We have made every effort to provide a thorough review; however, any future submissions, depending on the nature of revisions, may require additional review and comments.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.

Borough of River Edge Municipal Land Use Board Engineer

cc: Jessica Hall – Municipal Land Use Clerk (*Email only*)
Stephen Depken, River Edge Zoning Officer (*Email only*)

Thomas Behrens – Board Planner (*Email only*)

Marina Brown, Esq. – Board Attorney (*Email only*)

Jason & Jill Funk (Applicants) (*Email only*)

Joseph J. Bruno, A.I.A. (Applicant's Architect) (*Email only*)