Borough of River Edge
705 KINDERKAMACK ROAD, RIVER EDGE, NEW JERSEY 07661 • 201-599-6300
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ZONING REVIEW
BLOCK:607/ LOT:7/ ZONE:R-1

LETTER OF NONCOMPLIANCE

August 5, 2026

Uwais Syed
657 Bogert Rd.
River Edge, NJ 07661 [redacted] [redacted]

Re: Proposed Additions/Alterations/Renovations

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 2,143sq.ft.(35.4%), which is over the maximum Building Coverage of 1,515sq.ft. by 628sq.ft. (10.3%). 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 2,342.5sq.ft. (38.6%), which is over the Maximum Lot Coverage by 524.5sq.ft. (8.6%).
      A variance would need to be obtained.

    - The proposed Yard Amenities Reserve, the Deck and Paved Areas, would be 301.8sq.ft., which would comply.

    - The total Lot Coverage (30%,5%) 2644.3sq.ft. would be over by 523.3sq.ft./ 8.6%.
      A variance would need to be obtained.

3. §416-13 Yard Regulations and §416b Schedule of Zoning District Area, Bulk and Yard Requirements. The R-1 Zone permits Covered front porches and awnings may project no more than six feet into a required front yard setback. provided same comply with all other

setback and coverage requirements and do not exceed the first story of the building in height.

- The proposed front yard setback (Bogert Rd.) of 23ft. would encroach by approximately 1ft.
- The proposed front yard setback (Jefferson Ave.) of 9ft. would encroach by approximately 15ft.
  A variance would need to be obtained.

4. §416-13 Yard Regulations and §416b Schedule of Zoning District Area, Bulk and Yard Requirements.
   - The proposed minimum side yard setback of 5.66ft. would encroach by 1.84ft.
     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.	6,060sq.ft	6,060sq.ft.	NO / Pre Exist.
LOT WIDTH	75 ft.	Irregular	Irregular	NO / Pre Exist.
LOT DEPTH	100 ft.	122.98 ft.	122.98 ft.	NO
BUILDING COVERAGE	25%	31.89%	35.4%	**YES**
LOT COVERAGE	30%	27.41%	38.6%	**YES**
LOT COVERAGE AMENITIES	5%	6.1%	4.9%	NO
FRONT YARD SETBACK (BOGERT RD)	30ft.	31.5ft.	23ft.	**YES**
FRONT YARD SETBACK (JEFFERSON AVE)	30ft.	.5ft. (DECK)	.5ft. (DECK) 9ft. (PORCH)	**YES**
SIDE YARD SETBACK - ONE	7.5ft.	5.67ft.	5.67ft.	NO

SIDE YARD SETBACK - BOTH	15ft.	-	-	NO
REAR YARD SETBACK	25ft.	35.5ft.	35.5ft.	NO
BUILDING HEIGHT	30ft. / 2.5 story	30ft. / 2,5 story	30ft. / 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