**Borough of River Edge**
705 KINDERKAMACK ROAD, RIVER EDGE, NEW JERSEY 07661 • 201-599-6300
FAX: 201-599-0997

# ZONING REVIEW

BLOCK:1205/ LOT:4/ ZONE:R-1

LETTER OF NONCOMPLIANCE

September 29, 2026

N.&S. Singh
182 Oak Ave.
River Edge, NJ 07661 [redacted] [redacted]

Re: Proposed Deck (55'x 20')

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 3,400sq.ft.(37.2%), which is over the maximum Building Coverage of 2,283sq.ft. by 1,117sq.ft. (12.2%). 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 2,985sq.ft. (32.7%), which is over the Maximum Lot Coverage by 246sq.ft. (2.7%). A variance would need to be obtained.

   - The proposed Yard Amenities Reserve, the rear deck, stairs and platform, 1,080 sq.ft. (75% discounted) = 270 sq.ft., which would comply.

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. | 72 ft. | 72 ft. | NO / Pre Exist. |
| LOT DEPTH | 100 ft. | 123.73 ft. | 123.73 ft. | NO |
| BUILDING COVERAGE | 25% | 25.4% | 37.2% | **YES** |
| LOT COVERAGE | 30% | 32.7% | 34.3% | **YES** |
| LOT COVERAGE AMENITIES | 5% | 0% | 3% | NO |
| FRONT YARD SETBACK | 30ft. | 30ft. | 30ft. | NO |
| SIDE YARD SETBACK - ONE | 6ft. | 7.7ft. | 10.5ft. | NO |
| SIDE YARD SETBACK - BOTH | 15ft. | 17.7ft. | 21.5ft. | NO |
| REAR YARD SETBACK | 25ft. | 48ft. | 30.4ft. | NO |
| BUILDING HEIGHT | 30ft. / 2.5 story | 27'-8" / 2 story | 27'-8" / 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