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

ZONING REVIEW

BLOCK:113/ LOT:22/ ZONE:R-1

LETTER OF NONCOMPLIANCE

November 10, 2026

H.&D. Walker
272 Woodland Ave.
River Edge, NJ 07661

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:

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 1,700sq.ft.(29.76%), which is over the maximum Building Coverage of 1,428sq.ft. by 272sq.ft. (4.76%). 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 2,224sq.ft. (38.94%), which is over the Maximum Lot Coverage by 510.4sq.ft. (8.94%).
      A variance would need to be obtained.

    - The proposed Yard Amenities Reserve, the decks, 4% which would comply.

    - The total Lot Coverage would be 42.94%.
      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.	5,712sq.ft	5,712sq.ft.	NO / Pre Exist.
LOT WIDTH	75 ft.	71.19 ft.	71.19 ft.	NO / Pre Exist.
LOT DEPTH	100 ft.	88.6ft. / 75.85ft	88.6ft. / 75.85ft	NO / Pre Exist.
BUILDING COVERAGE	25%	28.04%/1,602sqft	29.76%/1,700sqft	**YES**
LOT COVERAGE	30%	37.5%/2,142sqft	38.94%/2,224sqft	**YES**
LOT COVERAGE AMENITIES	5%	0.324%	0.4%/22.5sqft	NO
FRONT YARD SETBACK	30ft.	23.3ft.	30.5ft./new section	NO
SIDE YARD SETBACK - ONE	7.5ft.	5.4ft.	5.4ft.	NO
SIDE YARD SETBACK - BOTH	18ft.	12ft.	12ft.	NO
REAR YARD SETBACK	25ft.	25.6ft.	28ft./new section	NO
BUILDING HEIGHT	30ft. / 2.5 story	26'/ 2.5 story	26'/ 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