

ZONING REVIEW
BLOCK:706/ LOT:3/ ZONE:R-1

LETTER OF NONCOMPLIANCE

June 17, 2026

K. & N. Medrzychowski

267 Manning Ave.

River Edge, NJ 07661 203-817-7517

kmedrzychowski@gmail.com

Re: Proposed Patio / Pergola

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 2,026sq.ft.(27.5%), which is over the maximum Building Coverage of 1,844sq.ft. by 182sq.ft. (.025%). 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 Total Lot Coverage would be 3,040sq.ft. (41%) would be over the Maximum Lot Coverage by 459sq.ft. (.06%). 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.	7,375sq.ft	7,375sq.ft.	NO / Pre Exist.
LOT WIDTH	75 ft.	59 ft.	59 ft.	NO / Pre Exist.
LOT DEPTH	100 ft.	125 ft.	125 ft.	NO
BUILDING COVERAGE	25%	24%	27%	YES
LOT COVERAGE TOTAL	30%	40%	41%	YES
LOT COVERAGE AMENITIES	5%			NO
FRONT YARD SETBACK	30ft.	31ft.	31ft.	NO
SIDE YARD SETBACK - ONE	7.5ft.	5.1ft.	5.1ft.	NO
SIDE YARD SETBACK - BOTH	18ft.	13ft.	13ft.	NO
REAR YARD SETBACK	25ft.	48ft.	39ft.	NO
BUILDING HEIGHT	30ft. / 2.5 story	28ft. / 2.5 story	28ft. / 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