LAND USE BOARD ZONING APPLICATION

Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661

Ed Alter
Municipal Land Use Clerk
ealter@riveredgenj.org
(201) 599-6306, fax 201-599-6325

Additionally, submit 16 duplicate sets (packets) containing 1 copy of each of the following to the Land Use Office in a timely fashion:

Completed Land Use - Zoning Application – all pages,
Letter of Non-compliance (Denial),
Site Plan - Plot plan and/or building plans to scale, with dimensions & Elevations, **folded 8 x 10**
Survey (current & legible & prepared by a licensed land surveyor),
Signed certification of Tax payment (just 1 original),
Owner on-site inspection permission form.
Proof of Notice Affidavit
Any other relevant documents (professional reports &/or analysis)

If the applicant fails to meet these minimum requirements, the Board will not have jurisdiction, and cannot hear the application, in which case you would have to re-notice for the next available meeting.

Ed Alter
Municipal Land Use Clerk
Borough of River Edge
Monday - Friday 9am - 2pm
201-599-6306

Contact Person: Asan Bretton

Address: 29 Hillside Avenue, West Haverstraw, NY 10993

Email Address: abbretton@gmail.com

Phone Number: (845) 271-9240

Professional Representative: Colin M. Quinn, Esq.

745 Kinderkamack Road, River Edge, NJ 07661
general@colinmquinnlaw.com
(201) 599-2000

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

Applicant Asan Bretton
of 29 Hillside Avenue, West Haverstraw, NY 10993
is submitting an application to the River Edge Zoning Board of Adjustment for the property located at 17 Elizabeth Street Block 1407 Lot 3
Zoning District C-2 in the Borough of River Edge, New Jersey.
Email Address abbretton@gmail.com

This application is for the following:

_____ Appeal as per NJSA 40:55D-70a.
_____ Interpretation as per NJSA 40:55D-70b.
X Variance from the requirements of the River Edge Zoning Ordinance as per NJSA 40:55D-70c.
X Variance from the requirements of the River Edge Zoning Ordinance as per NJSA 40:55D-70d.

The Section(s) of the Zoning Ordinance from which relief is being sought is/are as follow(s):

SEE ATTACHED EXHIBIT "A"

Chapter 416 Section: _____
Chapter 416 Section: _____
Chapter 416 Section: _____
Chapter: ___ Section: _____

Reasons for the requested action: Applicant seeks to expand and improve the previously existing, non-conforming residential use in this C-2 Zone. Due to the shape and narrowness of this property, variances are required from the bulk schedule to improve the already existing residential use and provide for onsite parking. A "use" variance is required because the Applicant seeks to expand the previously existing single family residential use to a two family residential use on the premises.

Use additional space if necessary

Please list any previous applications or appeals to the River Edge Zoning Board of Adjustment or Planning Board. Include any associated resolutions:
N/A

Will the applicant appear on his own behalf at the public hearing? Yes ___ No X

Will the applicant be represented by an attorney at the public hearing? Yes X No ___

Signature(s) Owner and/or Authorized Agent If Different Than Applicant

Exhibit "A"

The Section(s) of the Zoning Ordinances from which relief is being sought is/are as follow(s):

1. **Schedule of Zoning District Use Regulations 416:A4.**
   C-2 Zone where a residential building is not permitted in a commercial zone. Variance approval is required.

2. **Chapter 416 Section 416-8. Schedule of Regulations.**
   Front yard of 18.1' is proposed where a minimum front yard setback of 30' is required. Bulk variance approval is required.

3. **Chapter 416 Section 416-8. Schedule of Regulations.**
   Side yard of 3.8 is proposed where a minimum side yard setback of 15' is required. Bulk variance approval is required.

4. **Chapter 416 Section 416-8. Schedule of Regulations.**
   Both side yard of 5.3 is proposed where a minimum (both) side yard setback of 25' is required. Bulk variance approval is required.

5. **Chapter 416 Section 416-8. Schedule of Regulations.**
   Rear yard of 16.9' is proposed where a minimum rear yard setback of 20' is required. Bulk variance approval is required.

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
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I. Property Description

Property address 17 Elizabeth Street

Block 1407 Lot 3

PLEASE SEE ATTACHED EXHIBIT "B" - C-2 ZONE DIMENSIONS

II. Dimensions

Residential R-1	**Zoning Requirement**	**Zoning non-conforming requirement**	**Present Layout Existing**	**Proposed Layout**	**Notes (*)**
Lot size (sq. ft.)	<7500	>7500			
Frontage	75	75			
Depth	100	100			
Setbacks (ft.)					
Front yard	30	30			
Rear yard	25	25			
Side yard #1	7.5	5			
Side yard #2	7.5	5			
Side yard total	18	12			
Side yard corner lot	30	30			
Lot coverage (%)	25	25			
Improved lot coverage (%)	35	35			
Building height	32	32			
Number of stories	2-1/2	2-1/2			

Notes (*) from above dimensions:

Exhibit "B"
C-2 Zone Requirements and Variances

II. Dimensions:

C-2 Commercial				
	Requirements	Existing	Proposed	Variance
Lot Area	10,000 sf/15,000 sf	4,168 sf	4,168 sf	No*
Lot Width	100 ft/150 ft	46.23 ft	46.23 ft	No*
Lot Depth	100 ft	88.52 ft	88.52 ft	No*
Setbacks				
Front Yard Exist.	30 ft	22.0 ft		No*
Front Yard Prop.	30 ft		18.1 ft	Yes
Side Yard Exist.	15 ft	0.1 ft		No*
Side Yard Prop.	15 ft		3.8 ft	Yes
Side Yard (Both) Exist.	35 ft	23.3 ft		No*
Side Yard (Both) Prop.	35 ft		5.3 ft	Yes
Rear Yard	20 ft	34.1 ft	16.9 ft	Yes
Lot Coverage	40%	853 sf/20.5%	1284 sf/30.8%	No
Building Height	2.5 sty/35 ft	2 ½ sty/29.0 ft	2 ½ sty/29.9 ft	No
Improved Lot Coverage	80%	1773 sf/42.5%	2180 sf/52.3%	No
Use variance requested for Residential Building in a Commercial Zone.				Yes**

* Existing Non-Conformity.

** Use variance requested for expansion of pre-existing, non-conforming residential use in a C-2 Zone

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

III. Proposed Improvements

A. Describe the proposed improvements, additions or alteration:

- Renovations to an existing single family home to accomodate a Two-Bedroom Apartment on the First Floor and a Three-Bedroom Apartment on the Second Floor with private entrances for each unit.
- Expansion of the existing second floor footprint to match footprint of the first floor
- Demolition of an attached two-car garage
- Construction of a new attached one-car garage
- Construction of additional basement space
- Renovation to existing building
- Installation of perimeter fence screening in accordance with Site Plan

Use additional paper if needed

RIVER EDGE **LAND USE** BOARD OF ADJUSTMENT

OWNER ON-SITE INSPECTION PERMISSION FORM

STATEMENT

I, WE Asan Bretton HAVE

APPLIED TO THE RIVER EDGE ZONING BOARD OF ADJUSTMENT FOR:

_____ APPEAL OF DECISION BY THE ADMINISTRATIVE OFFICER

_____ INTERPRETATION OF THE ZONING ORDINANCE

X VARIANCE(S)

I, WE, BY SIGNING THIS STATEMENT, AGREE TO AN ON-SITE INSPECTION OF THE CAPTIONED PREMISE BY ANY MEMBER OF THE ZONING BOARD OF ADJUSTMENT PRIOR TO THE REGULAR MEETING OF September 16, 2020 or any subsequent date assigned

NAME: Asan Bretton

ADDRESS: 29 Hillside Avenue
West Haverstraw, NY 10993

TELEPHONE: (845) 271-9240

EMAIL : abbretton@gmail.com

SIGNATURE: _____