

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: Tamara & Darko Subasic

Address: 320 Wales Avenue, River Edge, NJ

Email Address: tamarahr@yahoo.com

Phone Number: 201-877-8375

Professional Representative: _____

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

Applicant Tamara & Darko Subasic
of 320 Wales Avenue, River Edge, NJ
is submitting an application to the River Edge Zoning Board of Adjustment for the property
located at 320 Wales Avenue, River Edge, NJ Block 115 Lot 23
Zoning District R-1 in the Borough of River Edge, New Jersey.
Email Address tamarahr@yahoo.com

This application is for the following:

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

Chapter 416 Section: A7
Chapter 416 Section: _____
Chapter 416 Section: _____
Chapter: ___ Section: _____

Reasons for the requested action:

We would like to construct a back yard patio which will result in a violation of a Maximum Improved Lot Coverage. Maximum lot coverage allowed is 35% or 2,115.4 square feet. Existing coverage is 1,975.6 sq. ft. and the new patio would result in a total coverage of 38.2% which is 3.2% or 193.6 sq. ft. over allowable improved lot coverage.

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:

none

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

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

T. Subasic Darko Subasic

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

BOROUGH OF RIVER EDGE
 LAND USE BOARD OF ADJUSTMENT
 Application

I. Property Description

Property address 320 Wales Avenue, River Edge, NJ
 Block 115 Lot 23

II. Dimensions

Residential R-1	Zoning Requirement	Zoning non-conforming requirement	Present Layout Existing	Proposed Layout	Notes (*)
Lot size (sq. ft.)	<7500	>7500	6,044	6,044	existing non conforming
Frontage	75	75	50	50	existing non conforming
Depth	100	100	121	121	
Setbacks (ft.)					
Front yard	30	30	31.85	31.85	
Rear yard	25	25	42	42	
Side yard #1	7.5	5	8.29	8.29	
Side yard #2	7.5	5	15.53	15.53	
Side yard total	18	12	21.82	21.82	
Side yard corner lot	30	30	---	----	
Lot coverage (%)	25	25	20.4	20.4	
Improved lot coverage (%)	35	35	32.7	38.2	3.2% variance
Building height	32	32	25+/-	25+/-	
Number of stories	2-1/2	2-1/2	2	2	

Notes (*) from above dimensions:

RIVER EDGE LAND USE BOARD OF ADJUSTMENT
OWNER ON-SITE INSPECTION PERMISSION FORM
STATEMENT

I, WE Tamara & Darko Subasic 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 _____

NAME: Tamara & Darko Subasic

ADDRESS: 320 Wales Avenue, River Edge, NJ

River Edge, NJ 07661

TELEPHONE: 201-877-8375

EMAIL : tamarahr@yahoo.com

SIGNATURE: 