



LETTER OF NONCOMPLIANCE

Sent Via Email

August 10, 2020

Darko & Tamara Subasic
320 Wales Avenue
River Edge, NJ 07661
tamarahr@yahoo.com

Re: Application for Zoning Officer Review
320 Wales Avenue, Block 115 Lot 23
Proposed Patio

Dear Mr. and Mrs. Subasic,

Your request for zoning approval to install a new 27.78 foot by 12 foot patio at the above referenced property in River Edge is in violation of the following section of the Borough Ordinance:

1. §416-15 Maximum Improved Lot Coverage and §416b Schedule of Zoning District Area, Bulk and Yard Requirements, Maximum Improved Lot Coverage. The R-1 Zone wherein the subject site is located permits a maximum improved lot coverage of 35% where the proposed patio (333.36 square feet) will increase the property's improved lot coverage to approximately 38.2%. Variance relief is required.

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 201-599-6306.

Sincerely,

Thomas M. Behrens, Jr., P.P., AICP
Zoning Officer