

# **LAND USE BOARD ZONING APPLICATION**

**Borough of River Edge  
705 Kinderkamack Road  
River Edge, NJ 07661  
ph 201-599-6306, fax 201-599-6325**

**Ed Alter  
Municipal Land Use Clerk  
ealter@riveredgenj.org**

Borough of River Edge  
Land Use Board  
Variance Application Instructions

**Requirements for Application**

**All Planning Applicants must obtain a Letter of Non-compliance from the Building Department prior to completing the application and submission for consideration and scheduling by the Land Use Department.**

Upon receipt of a Letter of Non-compliance from the Land Use Official, which outlines the variances you will need for your application, you must complete a Land Use - Planning Application (below), if you wish to proceed with a hearing before the Land Use Board.

Upon submission of the application, and payment of the applicable fees to the Borough of River Edge via the Land Use Department, you will receive instructions, and your date for a scheduled Completeness Review & Hearing before the Municipal Land Use Board.

You will also receive a certified list of property owners within 200' of the subject property, and a list of Utilities for the applicant to Notice regarding the application being heard, and the scheduled hearing date. A cover letter explaining the procedure, including sample notices, will be included.

The Municipal Land Use Law mandates that notice must be served to the property owners on the 200' list and Utilities via certified mail, and proof of same (return receipts, and a Notarized Affidavit of Service) must be submitted to the Land Use Board clerk no less than 10 days in advance of the scheduled hearing date.

Notice must also be timely published in the Bergen Record, or the Ridgewood News no less than 10 days in advance of the assigned hearing date.

Proof of publication and service of the notice is required before the Board can act on your application. Also, there are certain minimum requirements to be contained in the notice, such as the date, time and place of the hearing; the nature of the matters to be considered and relief sought; the identification of the property and; the location and times where the maps, plans, applications and supporting materials may be viewed by an interested party. Samples are included with your instructions.

**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: Jakov Shamis

Address: 230 Kensington rd, River Edge NJ 07661

Email Address: Jacob.shamis@gmail.com

Phone Number: 240-393-8401

Professional Representative: \_\_\_\_\_

Borough of River Edge  
Land Use Board of Adjustment  
Variance Application Instructions

**Fees:**

Residential Variance - Single-family dwelling, or land to be used as such (up to 3).....	\$250.00 ↓
Each additional Variance (over 3).....	\$100.00
Use Variance.....	\$500.00
Property owners list.....	\$ 10.00
Legal Escrow .....	\$375.00 ↓

**Fees must be paid before certified property owners list is issued.**

***Professional Review Escrows***

***1. Review of plans and reports.***

***(a) In addition to the required application fees established herein, the approving authority may require the applicant to establish one (1) or more cash escrow accounts with the Borough of River Edge, to pay the reasonable costs of professional review and consultation. Said escrow fees may be required by any approving authority for any application referred to in this Chapter.***

***(b) If so required by the approving authority, the applicant shall be required to deposit, in addition to any application fees, a sum of money which shall be held separate in escrow by the Treasurer of the Borough of River Edge, to be utilized for reimbursement of the fees charged by experts in reviewing, analyzing, reporting to the authority or testifying before the authority, concerning the application. Any fees charged against that account shall first be approved by the approving authority. The initial amount to be deposited shall be as required by Section 16-3.8.***

We need 2 separate checks, one for application fee, and another for Property Owners List.  
You will be notified of any necessary escrow deposits needed.

Make checks payable to the Borough of River Edge

BOROUGH OF RIVER EDGE  
LAND USE BOARD OF ADJUSTMENT  
Application

Applicant Yachov Shamis  
of 230 Kensington Rd, River edge NJ 07661  
is submitting an application to the River Edge Zoning Board of Adjustment for the property  
located at 230 Kensington Rd. Block 707 Lot 24  
Zoning District R1 in the Borough of River Edge, New Jersey.  
Email Address Jacob.shamis@gmail.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: \_\_\_\_\_  
Chapter 416 Section: \_\_\_\_\_  
Chapter 416 Section: \_\_\_\_\_  
Chapter: \_\_\_\_\_ Section: \_\_\_\_\_

Reasons for the requested action:

Adding a small patio in backyard which will increase coverage to 44.1%.

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:

\_\_\_\_\_  
\_\_\_\_\_

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

Luis

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 230 Kensington rd. River Edge NJ 07661  
Block 707 Lot 24

## II. Dimensions

Residential R-1	Zoning Requirement	Zoning non-conforming requirement	Present Layout Existing	Proposed Layout	Notes (*)
Lot size (sq. ft.)	<7500	>7500	6080 Ft	No change	E
Frontage	75	75	60.03 Ft	No change	E
Depth	100	100	100.6 Ft	No Change	
Setbacks (ft.)					
Front yard	30	30	32.2 Ft	No Change	
Rear yard	25	25	28.5 Ft	No Change	
Side yard #1	7.5	5	7.4 Ft	No change	E
Side yard #2	7.5	5	4.5 ft	No Change	E
Side yard total	18	12	11.9 ft	No Change	E
Side yard corner lot	30	30	N/A	N/A	
Lot coverage (%)	25	25	25.7%	No Change	E
Improved lot coverage (%)	35	35	41.1%	44.2%	E/V
Building height	32	32	<32 Ft	No change	
Number of stories	2-1/2	2-1/2	<del>2</del> 2 1/2	No change	

Notes (\*) from above dimensions:

E - existing nonconforming conditions.  
V - Variance relief request.

BOROUGH OF RIVER EDGE  
LAND USE BOARD OF ADJUSTMENT  
Application

**III. Proposed Improvements**

A. Describe the proposed improvements, additions or alteration:

We would like to add a small patio in the back yard with room for grill, table and chairs. The patio will be built from bristol stones and from pavers. Some soil will be added to level the existing slope we have and a small wall will put in place to support the soil from moving. (about 20" high).

Use additional paper if needed

BOROUGH OF RIVER EDGE  
LAND USE BOARD OF ADJUSTMENT  
Application

**FOR SIGN APPLICATIONS ONLY**

How many signs are located on the property presently? \_\_\_\_\_

1. Sign #1 is setback \_\_\_\_\_ feet from the front property line, \_\_\_\_\_ feet from the left/right side yard line and \_\_\_\_\_ feet above grade.  
The proposed size of sign #1 is \_\_\_\_\_ square feet.
2. Sign #2 is setback \_\_\_\_\_ feet from the front property line, \_\_\_\_\_ feet from the left/right side yard line and \_\_\_\_\_ feet above grade.  
The proposed size of sign #2 is \_\_\_\_\_ square feet.
3. The proposed area of all signs is \_\_\_\_\_ square feet.
4. The proposed total number of signs on the property: \_\_\_\_\_

**FOR FENCE APPLICATIONS ONLY:**

1. Height along front yard line: \_\_\_\_\_ feet.
2. Height between front building line and rear line of building: 6 feet.
3. Height along rear yard line: 6 feet.
4. Describe style and material for proposed fence:

white privacy fence, there is already on  
in the side and some of the back, we  
would like to complete it.

Indicate on the property survey the location and height of the proposed fence.

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

I, WE Yackov Shamis HAVE

APPLIED TO THE RIVER EDGE ZONING BOARD OF ADJUSTMENT FOR:

APPEAL OF DECISION BY THE ADMINISTRATIVE OFFICER

INTERPRETATION OF THE ZONING ORDINANCE

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: Yackov Shamis

ADDRESS: 230 Kensington rd.  
River Edge NJ 07661

TELEPHONE: 240-393-8401

EMAIL: Jacob.shamis@gmail.com

SIGNATURE: 