

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: Jason R. Tuvel, Esq.

Address: 2 University Plaza Dr., Suite 109, Hackensack, NJ 07601

Email Address: jason@primelaw.com

Phone Number: (201) 883-1010

Professional Representative: Jason R. Tuvel, Esq.

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

Applicant Tarikbin & Fatma Ok
of 364 Lee Avenue
is submitting an application to the River Edge Zoning Board of Adjustment for the property
located at 364 Lee Avenue Block 1002 Lot 54
Zoning District R-1 in the Borough of River Edge, New Jersey.
Email Address jason@primelaw.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: 28(B)
Chapter 416 Section: _____
Chapter 416 Section: _____
Chapter: ___ Section: _____

Reasons for the requested action:

Applicant proposes to construct an in-ground swimming pool within a required front yard setback.
The subject property is located on a lot with three (3) front yards. Pool setback of 16.4 ft. proposed
where 25 ft. are required.

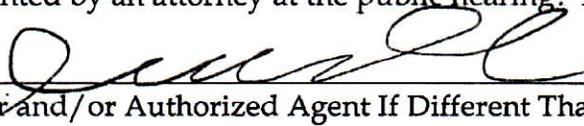
Use additional space if necessary

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

November 9, 2017 - Approval of fence construction

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)  and/or Authorized Agent If Different Than Applicant

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

I. Property DescriptionProperty address 364 Lee AvenueBlock 1002 Lot 54**II. Dimensions**

Residential R-1	Zoning Requirement	Zoning non-conforming requirement	Present Layout Existing	Proposed Layout	Notes (*)
Lot size (sq. ft.)	<7500	>7500	10,876	10,876	
Frontage	75	75	125.15	125.15	
Depth	100	100	86.9	86.9	1
Setbacks (ft.)					
Front yard	30	30	30.2	30.2	
Rear yard	25	25	20.7	20.7	2
Side yard #1	7.5	5	N/A	N/A	3
Side yard #2	7.5	5	N/A	N/A	4
Side yard total	18	12	N/A	N/A	5
Side yard corner lot	30	30	N/A	N/A	6
Lot coverage (%)	25	25	13	13	
Improved lot coverage (%)	35	35	22.3	30.4	
Building height	32	32	30	30	
Number of stories	2-1/2	2-1/2	2	2	

Notes (*) from above dimensions:

1. Existing nonconforming2. Existing nonconforming3. No side yard - corner property with three (3) frontages4. No side yard - corner property with three (3) frontages5. No side yard - corner property with three (3) frontages6. No side yard - corner property with three (3) frontages

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

I, WE Tarikbin Ok 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: Tarikbin Ok

ADDRESS: 364 Lee Avenue

River Edge, NJ 07661

TELEPHONE: (201) 883-1010 - attorney

EMAIL : jason@primelaw.com - attorney

SIGNATURE:

