

Borough of River Edge

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FAX: 201-599-0997



LETTER OF NONCOMPLIANCE

Sent Via Email

August 13, 2020

Tarikbin & Fatma OK
c/o Benjamin Wine, Esq.
2 University Plaza Drive, Suite 109
Hackensack, NJ 07601

Re: Application for Zoning Officer Review
364 Lee Avenue, Block 1002 Lot 54
Proposed pool and associated improvements

Dear Mr. Wine,

Your Clients' request for zoning approval to construct an in-ground swimming pool and associated improvements at 364 Lee Avenue, Block 1002 Lot 54, in the Borough of River Edge is in violation of the following Borough Ordinance provisions requiring variance relief from the River Edge Land Use Board:

1. §416-28.B. Swimming Pool Minimum Front Yard Setback and Location in Front Yard Where Prohibited. The exterior wall face of the proposed in-ground pool has a proposed minimum front yard setback of 16.4 feet where a minimum setback of 25 feet for in-ground pools is required from any street property line and where such "bodies of water shall not encroach on any front or side yard required by [Chapter 416]." Variance relief is required.

Should you believe that your Clients' proposal is in compliance with the Borough Ordinance, your Clients may appeal this decision to the River Edge Land Use Board. Alternatively, if your Clients wish to seek variance relief from the Ordinance requirements, they may submit an application to the River Edge Land Use Board. Your Clients have the right to appeal this decision and ask for alternative relief in the form of a variance at the same time. If your Clients 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