

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: Matt Terhune

Address: 206 Berkeley Rd

Email Address: MJT 230@gmail.com

Phone Number: 908 399 1598

Professional Representative: _____

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

Applicant Matthew Terhune
of River Edge, NJ
is submitting an application to the River Edge Zoning Board of Adjustment for the property located at 206 Berkeley Rd Block 902 Lot 18
Zoning District R1 in the Borough of River Edge, New Jersey.
Email Address MJT230@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: 15
Chapter 416 Section: 14
Chapter 416 Section: 270(2)
Chapter: Section:

Reasons for the requested action:

House has a single car garage. This space is not enough for yard equipment along with items for 2 children.
Shed is 8' x 12' dimensions

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:

N/A

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

Matthew Terhune

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 206 Berkeley Rd
 Block 18 Lot 902

II. Dimensions

Residential R-1	Zoning Requirement	Zoning non-conforming requirement	Present Layout Existing	Proposed Layout	Notes (*)
Lot size (sq. ft.)	<7500	>7500			
Frontage	75	75			
Depth	100	100			
Setbacks (ft.)					
Front yard	30	30			
Rear yard	25	25			
Side yard #1	7.5	5	17.8'	6"	*
Side yard #2	7.5	5			
Side yard total	18	12			
Side yard corner lot	30	30			
Lot coverage (%)	25	25		26.7	
Improved lot coverage (%)	35	35		39.8	
Building height	32	32			
Number of stories	2-1/2	2-1/2			

Notes (*) from above dimensions:

Shed will sit against wooden fence which lines property. Seting back 5'
will not allow doors to swing open.

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

III. Proposed Improvements

A. Describe the proposed improvements, additions or alteration:

Shed on South-East corner of wood fence area.

Shed will be 8' x 12' in size

My yard + neighbors yard both have a fence. Current area is vacant
House has a 1 car garage + require extra storage area for equipment
+ children's toys

Use additional paper if needed

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

I, WE Matthew Terhune 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: Matthew Terhune

ADDRESS: 206 Berkeley Rd

TELEPHONE: 908 399 1598

EMAIL: MJT230@gmail.com

SIGNATURE: 

Mailed 7/22/20

RIVER EDGE LAND USE BOARD OF ADJUSTMENT
BOROUGH OF RIVER EDGE
705 Kinderkamack Rd.
River Edge, NJ 07661

CERTIFICATION OF TAX PAYMENT

Matthew Terhune

Name of Applicant

206 Berkeley Rd

Street Address

902

Block

18

Lot

I, being the Tax Collector of the Borough of River Edge, New Jersey, do hereby certify that tax charges on the above captioned premise are paid through the current tax period 3rd QTR 2020 and are not in arrears.

7/22/20
Date

Gomaké B. S.
Tax Collector
Borough of River Edge
705 Kinderkamack Rd