



LETTER OF NONCOMPLIANCE

Sent Via Email

July 9, 2020

Mr. Matthew Terhune
206 Berkeley Road
River Edge, NJ 07661

Re: Application for Zoning Officer Review – Proposed Shed
206 Berkeley Road, Block 902 Lot 18

Dear Mr. Terhune,

Your request for zoning approval to construct a shed at 206 Berkeley Road, Block 902 Lot 18, River Edge, New Jersey is in violation of the following sections 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 8 foot by 12 foot shed (96 square feet) will increase the property's improved lot coverage to approximately 39.8%. Variance relief is required.
2. §416-14 Maximum Lot Coverage and §416b Schedule of Zoning District Area, Bulk and Yard Requirements. The R-1 Zone wherein the subject site is located permits a maximum lot coverage of 25% where the proposed 8 foot by 12 foot shed (96 square feet) will increase the property's lot coverage to approximately 26.7%. Variance relief is required.
3. §416-27C(2) Minimum Accessory Structure Setback. Accessory structures and building, including sheds, shall have a minimum setback of 4 feet from lot lines where the proposed location of the shed is within approximately 6 inches of the side lot line. As discussed, the shed may be relocated to a conforming location in the rear yard or variance relief may be requested for the proposed location.

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,

A handwritten signature in blue ink, appearing to read 'T. Behrens, Jr.', with a stylized flourish at the end.

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