



ZONING REVIEW

Block:1415 / Lot:1.01 / Zone:C2/Cannabis Overlay Zone

Letter of Non-compliance

March 30, 2026

75 NJ-4, River Edge, NJ, 07661

Philisa Corporation (property owner)

PO Box 4197

River Edge, NJ 07661

Sweetspot River Edge LLC

75 NJ-4

River Edge, NJ, 07661

203-667-6696

bherbst@sweetspotfarms.com

Re: Proposed Signage Update

Dear Property owner,

In doing a zoning permit review for the above referenced property we found the following with the information provided:

1. The proposed updated signage request does not comply with the Borough Codes, as per Article X Signs and Signage / Chapter§416. Variance relief is required.
2. You will need to obtain Site Plan Approval from the Borough's Land Use Board as per Ordinance #24-04E.2.D..

Therefore, your application is Denied.

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 201-599-6307.

Sincerely yours,

Stephen A. Depken

Construction Official / Zoning Officer

Borough of River Edge

201-599-6322 / inspections@riveredgenj.org