

201-599-6306

Contact Person: Kenneth Norrell

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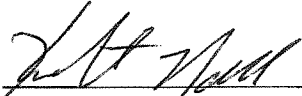
Attorney: Thomas J. Barrett, Esq. (201) 262-2300

To the Applicant:

If the funds are depleted in one category, the Borough of River Edge may use an available balance in another.

☒ Yes, I give my permission to use the escrow as needed

☐ No, I will make supplementary deposits upon request for individual services.



Applicant Signature Kenneth Norrell

7/31/2025

Date

1413 / 5

Block/ Lot

Notice of Appeal
Land Use Board
Borough of River Edge

To the Planning Board:

Appeal is hereby made for a variation from the requirements of the Building Inspector from the decision of the Construction Official/Zoning Officer

For the purpose of using the premises as a bagel shop.

erect/alter/extend/use a

In accordance with plans filed herewith.

The premises known as 55 Kinderkamack Road

Applicant KCK Bagels Plus, LLC

E-mail: kck.bagels@gmail.com

Address 27 Landmark Lane, Fair Lawn, NJ 07410

Owner Paul T. Imbarrato

Lease or Tenant KCK Bagels Plus, LLC

Address 55 Kinderkamack Road

Use district C1

Block. 1413

Lot. 5

Occupancy of each floor Bagel Store

Size of Lot Approx. 6,400 Sq. Ft.

Comer or Interior Corner

On how many streets does lot have frontage Two Streets

Size of Building (at street level) One Story

Feet Front 67

Feet Deep 44

Height of building

Stories One

Set back from front property line 7 feet

From side line, if comer lot 16 feet

Other details not provided for in foregoing Applicant proposes no change to the building nor to the parking.

Has there been any previous appeal involving these premises

Yes

If so, date 1992/1993

character of appeal. Site Plan Approval

Disposition Approved

The grounds of appeal or variation desired and reasons for same are as follows


The Applicant proposes to convert the use of the building from a laundromat to a bagel store.

I hereby depose and say that all the above statements and statements made in any papers submitted herewith are true.

Sworn to before me, this 30th

Day of July, 2025

Applicant's Signature


Thomas J. Barrett, Attorney for Applicant

Applicant's Address

27 Landmark Lane

Fair Lawn, NJ 07410



CHRISTINE BRUNO

A Notary Public of New Jersey

My Commission Expires May 9, 2026

Commission No. 2010260

Borough of River Edge Land Use Board

Check List - Site Plan

Applicant's name and address: KCK Bagels Plus, LLC

27 Landmark Lane, Fair Lawn, NJ 07410

Phone: (551) 305-9398 Project: Food Handler's License

Location: 55 Kinderkamack Road

Date received: _____ who prepared plans: William H. Hunt

Registration#: 24GS01825200 Address: 66 Glen Avenue, Glen Rock, NJ 07452

Site plans which comply with all requirements of the check list shall be submitted no later than seventeen (17) days before the next monthly meeting of the Planning Board. Applicant should review the Zoning Code, Chapter 2, Site Plan Review. At least eighteen (16) prints shall be submitted at the time of the application. Please check County Planning Board regulations where site is situated on a County Road.

The following check list is designed to assist applicants in preparing site plans for the Planning Board review. Applicant should check off each item to ensure that it is included on the plan. Items omitted may delay consideration by the Board. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets.

Yes No

Proper size sheet under NJ Map Filing Act: 8 ½ x13, 15x21, 24x36 or 30x42inches

Scale one inch equals 20', except for sites of 40 acres or more.

Date, referenced meridian (North arrow), graphic scale

Entire tract shown

Name of owner or name of applicant and interest in property

Applicant requests waiver of all site plan requirements and requests the Board to rely on the Boundary and Topographic Survey submitted herewith.

Yes No

U. Reference to Bergen County site plan approval. If county site plan approval is required, a copy of the documents and communication so stating shall accompany the application.

V. Reference to abutting and contiguous streams. If the site abuts or is contiguous to a stream and such stream is to be altered or modified, all plans relating to such alteration or modification shall accompany the site plan. If such alteration or modification requires approval from the State of New Jersey a copy of the application and approval shall accompany the site plan application.

W. Certification from Tax Collector's office as to whether all real estate taxes on the property have been paid up to date.

X. Such other information and data as may be required by the Planning Board in order to determine that the details of the site plan are in accordance with the borough ordinances.

Y. FOR SIGN APPLICATIONS ONLY

How many signs are located on the property presently? 2

1. Sign #1 is setback 14 feet from the front property line, _____ feet from the left/ right side yard line and 11' 10" feet above grade.

The proposed size of sign #1 is 17 square feet.

2. Sign #2 is setback 25 feet from the front property line, _____ feet from the left/ right side yard line and 11' 10" feet above grade.

The proposed size of sign 32 is 17 square feet.

3. The proposed area of all signs is 34 square feet.

4. The proposed total number of signs on the property: 2

§ 350-20 Application - Date and Completeness

The application and site plan shall be dated, signed by the applicant and the filing data shall be stamped on the applications and site plan on the day that they are received by the Construction Official, together with the required site plan and site plan fee. Until all of these have been received, the submission shall not be considered to be complete.

The Municipal Land Use Law requires that certain circumstances be shown before a variance can be granted. The following questions must be answered completely.

1. How would the strict application of the provisions of the Zoning Ordinance result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent?

2. Are there exceptional circumstances or conditions applications applicable to the property involved or to the intended use or development of the property that do not generally apply to other property in the same zone or neighborhood?

The property is currently fully developed and no changes are proposed to it. The only change would be with respect to the use. Instead of being a laundromat it would now be a bagel store.

3. What are the benefits of the proposed application and how would the benefits substantially outweigh and detriments?

The Application would offer a service to the residents of River Edge as well as those passing through the community or using the railroad to commute to work.

4. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate them.