

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
A S S O C I A T E S , I N C .

PRINCIPALS:
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MEMORANDUM

To: River Edge Land Use Board
From: Thomas Behrens, Jr., P.P., AICP
Subject: KCK Bagels Plus, LLC
Site Plan Approval
Block 1413 Lot 5
55 Kinderkamack Road
Date: August 25, 2025
BA#: 4265.08

INTRODUCTION

The Applicant, KCK Bagels Plus, LLC, is requesting site plan approval as required by ordinance (§350-4E) for proposed uses requiring a food handler's license to occupy the northern half of the existing building located at the above-referenced property with a bagel shop. The site is located in the C-2 Commercial Office Zone wherein the proposed bagel shop is a permitted use. The nature of the application is detailed herein.

SUBMISSION

Our office is in receipt of the following items for review:

1. Application forms.
2. Executive Summary.
3. Survey prepared by Bertin Engineering dated March 29, 2025.
4. Floor plan prepared by T.F. Cusanelli & Filletti Architects, P.C. last revised August 13, 2025.

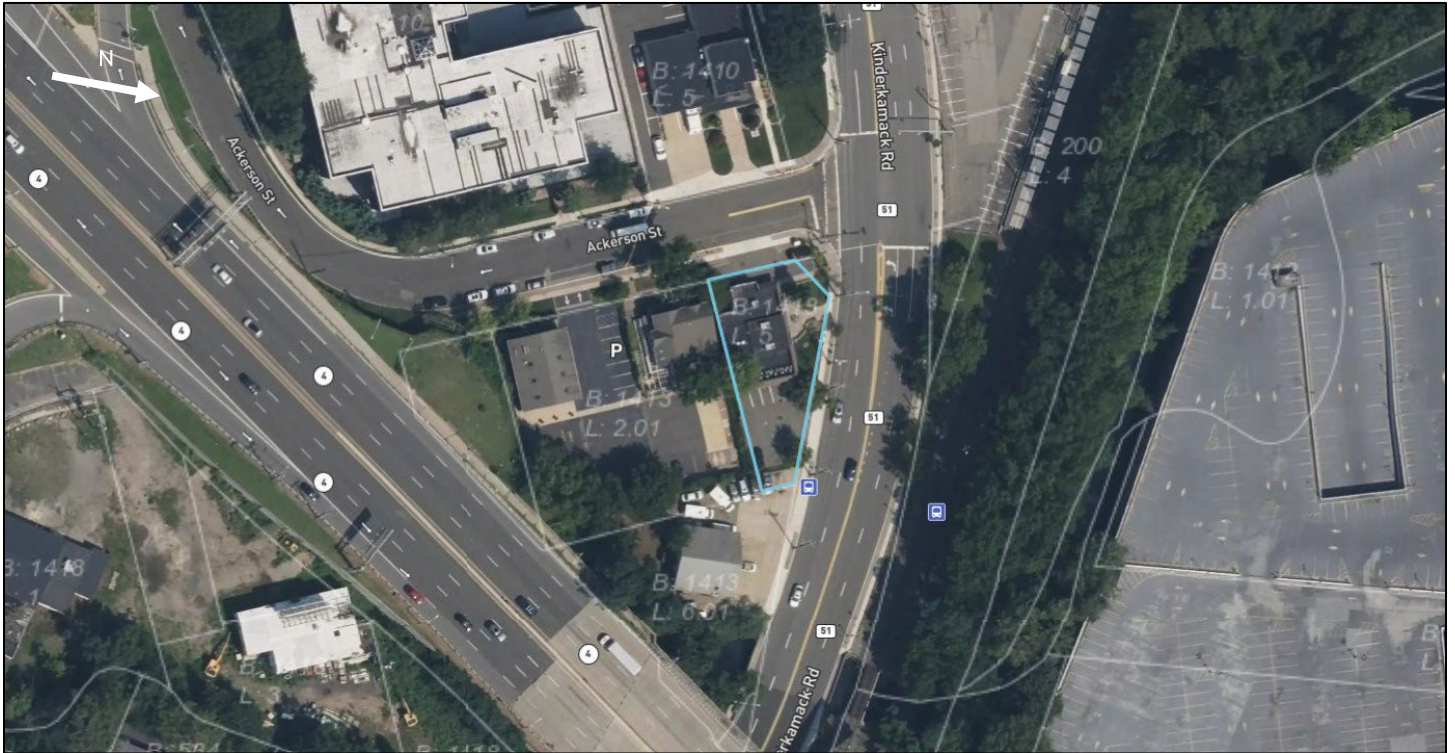
REVIEW

Property Description.

The site, identified as Block 1413 Lot 5 in Borough tax records, is a 6,400 square foot irregularly shaped corner lot with frontages on Kinderkamack Road and Ackerson Street. The lot is developed with a one-story building occupied as a laundromat and dry cleaner with associated site improvements including parking, walkways and landscaping. Vehicular access is provided via one full movement driveway on Kinderkamack Road providing access to 6 parking stalls and a second full movement driveway on Ackerson Street providing access to 4 parking stalls.

Development surrounding the site consists of the River Edge Company No. 2 Fire House to the north, NJ Transit rail line and parking to the east, auto mechanic shop to the south and office uses to the west. The following aerial image provides a general overview of the existing site conditions and surrounding development pattern.

Image 1: Site Aerial Photo



Source: NJ Parcel Explorer, Rowan University, accessed August 24, 2025.

Proposed Development

The applicant proposes to convert the northern tenant space of the existing building from the current dry cleaner use to a bagel shop and the existing laundromat in the southern half of the building will remain. There are no proposed exterior changes to the building or site. The Applicant shall provide an overview of the proposed hours of operation for both businesses and the maximum number of employees on site at a given time.

The following is offered for the Board's consideration with regard to specific elements of the application:

1. Floor Plan. The floor plan depicts two tenant spaces, including the proposed bagel store and existing laundromat. The bagel store consists of counter spaces for customers and kitchen area, office and ancillary spaces. A counter space is located along the northern wall which appears to be for limited customer seating. The Applicant shall confirm if any new roof mounted mechanical equipment is proposed. Any such equipment should be sufficiently screened.

The laundromat space includes 22 machines and a half bathroom.

2. Parking. The two existing driveways, one on Kinderkamack Road and the second on Ackerson Street, and 10 total parking spaces will remain. We question if a handicap space is needed. The Borough's parking requirement for 'retail stores, store groups, shops and shopping centers' would appear to best apply to the proposed mix of uses. Such use category requires 1 parking space for each 150 square feet of floor area up to 2,000 square feet and 1 space for each additional 175 square feet of floor area over 2,000 square feet (1,145 sf/150 sf = 7.63 spaces). Alternatively, the Board has considered similar type uses as "restaurants: cafeteria-style, fast food" which is not defined in the ordinance and requires 1 space for each 2 seats plus 1 space for each 2 employees in the maximum work shift or a minimum of 40 spaces, whichever is greater.

Ultimately, where a mix of uses are proposed, the Board has discretion in determining the adequacy of shared parking arrangements based on the needs and operations of individual uses. In addition, the Applicant shall confirm whether the bagel shop will offer deliveries as a service.

3. Deliveries. The applicant should confirm the nature of deliveries to the site for the proposed uses, including frequency and types of vehicles used.
4. Dumpster. A fenced dumpster enclosure appears to be located adjacent to the northwest corner of the building. The Applicant shall confirm the adequacy of this enclosure and handling of refuse.
5. Signage. The two existing wall mounted signs facing Kinderkamack Road will remain, one for the bagel shop and one for the laundromat. Both signs are 17 square feet totaling 34 square feet and appear to be conforming. To be confirmed by the Applicant as no sign details have been provided.

Required Variance Relief

The Application appears to be conforming subject to the Board's determination of parking requirements. It is noted that the property has a number of preexisting nonconforming conditions, including lot area, lot width, lot depth, front yard setbacks and rear yard setback as indicating in the Board Engineer's review.

Statutory Criteria

"C" Variance Criteria. Should it be determined that any 'c' variance relief is required, the Applicant must address the statutory criteria below.

- A. Physical Features Test: An applicant may be granted "c"(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
- B. Public Benefits Test: An applicant may be granted "c"(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition to the above, an applicant must address the Negative Criteria of the statute. To meet the negative criteria, an applicant must demonstrate the variance can be granted without substantial detriment to the public good and it will not substantially impair the intent and the purpose of the master plan and zoning ordinance.