



August 25, 2025

VIA EMAIL ONLY

Members of the River Edge Land Use Board
Borough of River Edge
705 Kinderkamack Road
River Edge, New Jersey 07661

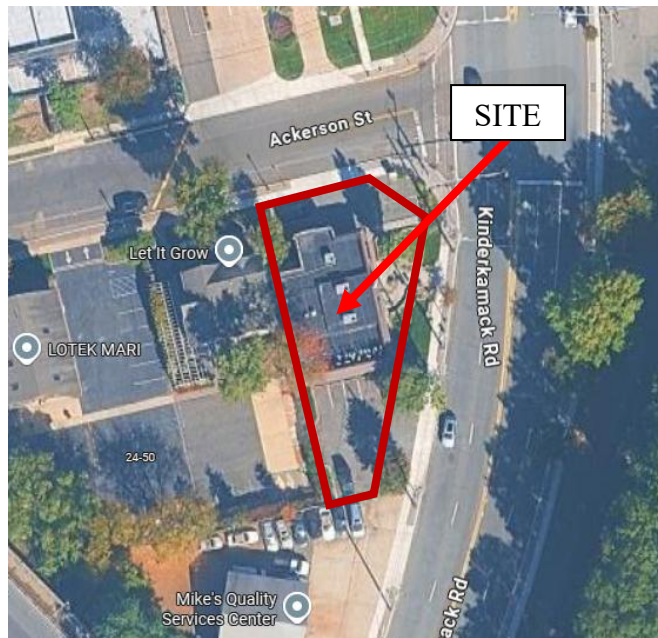
**RE: Proposed Bagel Shop
55 Kinderkamack Road
Block 1413, Lot 5
Borough of River Edge
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the application and plans for the proposed interiors renovations for a Bagel Shop at the above-mentioned address. The subject site is located in the Commercial: Office (C-2) Zoning District and is characterized by an undersized, irregular-shaped corner lot that does not conform to the minimum lot depth, lot width and lot area requirements of the C-2 Zone. The property is bounded by Kinderkamack Road to east, Ackerson Street to the north, Mike's Quality Services Center to the south and Let it Grow, Inc. to the west. Existing site improvements include a one-story retail building, macadam parking lot, concrete sidewalk, stone walls, lighting and landscaping.

The Applicant proposes to convert a portion of the existing laundromat into a Bagel Shop, with only interior improvements planned. This change of use requires site plan approval in accordance with Borough Ordinance §350-4E. An analysis of the applicable C-2 District zoning requirements and our comments based on the submitted application materials are provided below.

Aerial Photograph



Materials Reviewed

1. Architectural Plan, entitled “Proposed Alteration for: New Bagel Store, 55 Kinderkamack Road, River Edge, NJ 07661”, consisting of one (1) sheet, prepared by T.F. Cusanelli & Filletti Architects, P.C., dated July 21, 2025 and last revised August 13, 2025;
2. Survey entitled, “Boundary and Topographic Survey of 55 Kinderkamack Road, Lot 5 in Block 1413, Borough of River Edge, Bergen County, New Jersey”, consisting of one (1) sheet signed by William H. Hunt, P.L.S. of Bertin Engineering, dated March 29, 2025;
3. Letter of Noncompliance from Stephen Depken River Edge Construction Official / Zoning Officer dated July 2, 2025; and
4. The Borough of River Edge Land Use Board Zoning Application.
5. Executive Summary from KCK Bagels+
6. Statement from the Owner, Beth V. George, Esq.

Zoning Analysis

Zoning Requirements Commercial: Office (C-2) Zoning District				
Description	Required	Existing	Proposed	Variance
Use	§416 Attachment 2	Laundromat	Laundromat Bagel Shop	None
Lot Area	10,000 S.F.	6,400 SF (EN)	No change	None
Lot Width	100 Ft.	67 Ft. (EN)	No change	None
Lot Depth	100 Ft.	44 Ft. (EN)	No change	None
Front Yard Setback (Kinderkamack Road)	30 Ft.	7 Ft. (EN)	No change	None
Front Yard Setback (Ackerson Street)	30 Ft.	16.4 Ft. (EN)	No change	None
Side Yard Setback	15 Ft.	62.8 Ft.	No change	None
Combined Side Yard Setback	35 Ft.	N/A	N/A	N/A
Rear Yard Setback	20 Ft.	1 Ft. (EN)	No change	None
Building Height	35 Ft.	Not provided ⁽³⁾	No change	None
Number of Stories	2 ½ Stories	1 story	No change	None
Building Coverage	40%	Not provided ⁽²⁾	No change	None
Lot Coverage	80%	Not provided ⁽²⁾	No change	None

(EN) - Existing Non-Conformity; N/A – Not Applicable

Notes:

- (1) No exterior building or site modifications are proposed; therefore, the existing zoning conditions will remain unchanged.
- (2) Appears to be an existing nonconformity.
- (3) Appears to be conforming.

Off-Street Parking Requirements		
Description	Required	Proposed
Restaurants: cafeteria-style, fast food	1 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 ⁽¹⁾	Ten (10) existing parking spaces (V)
Retail stores, store groups, shops and shopping centers ⁽²⁾	1 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 $1,145 / 150 = 7.63 \rightarrow 8$ parking spaces	

(V) – Variance required; (EN) - Existing Non-Conformity; N/A – Not Applicable

Notes:

(1) The Applicant shall provide information on the total number of employees.

(2) Parking requirements for laundromats are not specifically defined in §350-25; however, the most comparable classification is a retail store. Based on the 1,145 SF floor area shown on the plan, 8 parking spaces are required.

General Comments

1. The Applicant shall confirm whether any façade improvements are proposed as part of this application. If so, testimony shall be provided regarding the proposed work, including materials, style, and overall design.
2. The Applicant shall provide testimony in support of all requested variances from the bulk standards of the C-2 District.
3. The Applicant shall confirm, through testimony, whether any covenants, easements, deed restrictions, or similar encumbrances exist on the subject property.
4. The Applicant has not submitted details regarding proposed signage, other than the sign areas noted in the Application. If new signage is planned, drawings must be provided showing the façade location, dimensions, method of illumination, and other relevant details.
5. The proposed floor plan shows a portion of the existing laundromat remaining, while the Application states that the building use will be converted from a laundromat to a bagel shop. The Applicant shall clarify whether any portion of the laundromat is to remain and, if so, revise the Application accordingly.
6. The Applicant shall provide testimony specifying the total number of employees.
7. The Applicant shall provide testimony identifying the proposed hours of operation.

Engineering Comments

Utilities

1. The Applicant shall confirm that the existing utilities are adequate for the proposed use.

2. The Applicant shall confirm through testimony whether a grease trap is proposed as part of the application. If a grease trap is to be installed, the Applicant shall provide details regarding its size, type, location, and how it will comply with applicable plumbing and health code requirements.

Stormwater Management

1. All of the proposed improvements are interior and as such stormwater management improvements are not required.
2. Our office has reviewed FEMA mapping for the property. According to FIRM Panel 191 of 332 (Map No. 34003C0211H, last revised August 28, 2019), a portion of the site is located in Zone AE, a special flood hazard area subject to the 1% annual chance flood. The Applicant shall provide testimony regarding whether any flood prevention or mitigation measures will be implemented as part of the renovations.

Lighting & Landscaping

1. The Applicant shall provide testimony regarding any proposed lighting, including fixture type, location, and potential impacts on adjacent properties.
2. The Applicant shall provide testimony addressing whether any additional landscaping will be added along the frontage.

Traffic

1. The property is currently deficient in required parking for the intended use. The Applicant shall provide testimony addressing the projected volume of customers and the adequacy of available parking.
2. The Applicant shall provide testimony addressing the availability of on-street parking in the area, if any.
3. The Applicant should confirm the nature of deliveries to the site, including the typical delivery schedule and type of vehicles used. All deliveries should occur in a manner which does not disrupt the surrounding developments outside of normal business hours.
4. The Applicant shall provide testimony regarding the proposed garbage pick-up plan, including but not limited to the anticipated collection schedule, the designated pick-up location, the type and size of waste and recycling containers to be used, and the entity responsible for waste removal.
5. A striped and signed handicapped-accessible parking space shall be provided within the existing parking lot.

Grading

1. The Applicant shall confirm that an accessible path is provided on-site in compliance with the most recent ADA Standards for Accessible Design.

Approvals Required

It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies in order to construct the proposed development. Including, but not limited to, the following:

➤ Bergen County Soil Conservation District

General Requirements

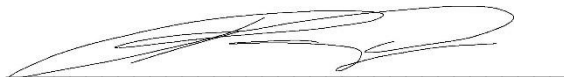
1. The Applicant shall comply with the requirements of Borough Ordinance Chapter 354 regarding Soil Removal, if approved.
2. Construction activities may only be conducted during hours stipulated by Borough Ordinance.
3. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be repaired or replaced.
4. If approved and upon completion of the proposed work a signed a sealed as-built shall be provided and shall include a breakdown of the building and lot coverage.
5. The Applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.

The above comments are based on our review of the submitted application and plans. At this time, we recommend that the application be deemed **complete**. We have made every effort to provide a thorough review; however, any future submissions, depending on the nature of revisions, may require additional review and comments.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.

Borough of River Edge Municipal Land Use Board Engineer

cc: Edwin Alter – Municipal Land Use Clerk (Email only)
Stephen Depken, River Edge Zoning Officer (Email only)
Thomas Behrens – Board Planner (Email only)
Marina Stinely, Esq. – Board Attorney (Email only)
Kenneth Norrell (Applicant) (Email only)
T.F. Cusanelli & Filletti (Applicant's Architect) (Email only)