

LAND USE BOARD PLANNING APPLICATION

**Borough of River Edge
705 Kinderkamack Road
River Edge, NJ 07661**

Ed Alter
Municipal Land Use Clerk
ealter@riveredgenj.org
(201) 599-6306, fax 201-599-6325

Rev. 10/29/25

Planning Variance Application Instructions

All meetings with the Land Use Dept. require appointments in advance.

Ed Alter,
Municipal Land Use Clerk,
Borough of River Edge.
Monday – Friday 9am – 2pm
Ealter@riveredgenj.org
(201) 299-6306

All Planning Applicants must obtain a Letter of Non-compliance from the Building Department prior to completing the application and submission for consideration and scheduling by the Land Use Department.

Upon receipt of a Letter of Non-compliance from the Zoning Official, which outlines the variances you will need for your application, you must complete a Planning Application (below), if you wish to proceed with a hearing before the Land Use Board.

Upon submission of the application, and payment of the applicable fees to the Borough of River Edge via the Land Use Department, you will receive instructions, and your date for a scheduled Completeness Review & Hearing before the Municipal Land Use Board, which will be held electronically, via Zoom web conferencing.

You will also receive a certified list of property owners within 200' of the subject property, and a list of Utilities for the applicant to Notice regarding the application being heard, and the scheduled hearing date. A cover letter explaining the procedure, including sample notices, will be included. It is important that all required variances should be mentioned in the notice.

NOTE - Meetings will be held in person at the Council Chambers on the second floor of Borough Hall, 705 Kinderkamack Road, River Edge, NJ 07661, unless further notice is provided. Meetings will be concurrently held electronically via ZOOM (Hybrid). Members of the public may attend meetings in-person or via ZOOM. Log in information and a link to the meeting will be posted on the Borough web site at <https://www.riveredgenj.org/landuse>. In order to reserve your place on the agenda, all fees must be paid in advance.

The Municipal Land Use Law mandates that notice must be served to the property owners on the 200' list and Utilities via certified mail, including those in neighboring municipalities, and proof of same (U.S. Postal return receipts – copied 6 to a page,) must

be submitted to the Land Use Board clerk no less than 14 days in advance of the scheduled hearing date. Originals should be maintained by the applicant.

Notice must also be timely published in the Bergen Record, or the Ridgewood News no less than 10 days in advance of the assigned hearing date.

Proof of publication and service of the notice is required before the Board can act on your application. Also, there are certain minimum requirements to be contained in the notice, such as the date, time and place of the hearing; the nature of the matters to be considered and relief sought; the identification of the property and; the location and times where the maps, plans, applications and supporting materials may be viewed by an interested party. Samples are included with your instructions. If no notice is given or if the notice is in some way defective, this defect affects the jurisdiction of the board to act, and any action taken by the board in such cases is a nullity.

Additionally, submit one digital copy and 16 duplicate sets (packets) containing 1 copy of each of the following to the Land Use Office at least 10 days before the date of the initial hearing (no binder clips please), in this order:

- Letter of Non-compliance (Denial) on top,**
- Planning/Zoning Application** – all pages,
- Site Plan** - Plot plan and/or building plans to scale, prepared by a licensed Architect, with dimensions & elevations, folded 8 x 10. Site Plans are typically 24x36. Plans are to show all existing and proposed additions or alterations.
- Survey** - Current & legible, & prepared by a licensed land Surveyor. Surveys, usually legal size or 11x17, should be folded 8 x 10.
- Signed certification of Tax payment** (just 1 original),
- Owner on-site inspection permission form.**
- Any other relevant documents (professional reports &/or analysis).**

One complete set mailed to:
Burgis Planning,
Attn: T. Behrens
25 Westwood
Avenue
Westwood, NJ 07024

One complete set mailed to:
Costa Engineering
Corp., Attn: R. Costa
325 South River Street
Suite 302
Hackensack, NJ 07601

One complete set mailed to:

Cleary, Giacobbe, Alfieri, Jacobs, LLC, Attn:
Attn: Marina Stinely Level 105
169 Ramapo
Valley Road,
Upper Oakland,
NJ 07436.

Failure to submit all of the above documents will cause your application to be deemed incomplete for consideration by the Land Use Board. This will delay your application hearing and cause you additional expense for the Board's professionals to perform additional reviews of your application.

APPROVALS REQUIRED

It is the applicant's responsibility to determine what, if any, permits are required from outside agencies to construct their proposed project. Including, but not limited to, the following:

141115

- ..., **Bergen County Soil Conservation District**
- ..., **Bergen County Planning Board**
- ..., **New Jersey Department of Transportation**
- ..., **New Jersey Department of Environmental Protection**

If the applicant fails to meet these minimum requirements, the Board will not have jurisdiction, and cannot hear the application, in which case you would have to re-notice for the next available meeting.

Contact Person.....Benjamin Herbst.....
Address: 75 route 4, River edge, NJ
Email Address: bherbst@sweetspotfarms.com
Phone Number: 203 667 6696
Attorney: Ivan Tukhtin

Land Use Board Application Fees - (Planning)

These fees are payable upon submission of the completed application for preliminary review. Borough professionals whose services are paid from this account hold these funds in escrow as your application begins the process of consideration. Each fee requires a separate check.

200' list: Tax Assessor..... \$10.00
Application Fee.....\$500.00

Land Use Board Escrow Fees

Site Plan Review for Food Handler's License (no changes to existing property).

Legal Escrow\$700.00

Minor Site Plan: For development application where the square footage of the building (s) is not greater than 3,000sq. Feet.

Engineering Escrow\$2,000.00
Legal Escrow..... \$1,500.00
Planner Escrow \$1,000.00

Major Site Plan: For development applications where the square footage of the building(s) is in excess of 3,000 sq. feet.

Engineering Escrow\$5,500.00
Legal Escrow..... \$3,000.00
Planner Escrow \$3,000.00

Minor Sub-Division- For development of three or less lots as defined by Borough Ordinance

Engineering Escrow\$2,000.00
Legal Escrow..... \$1,000.00
Planner Escrow..... \$1,000.00

Major Sub-Division-For development of more than three lots as defined by Borough Ordinance

Engineering Escrow\$5,000.00
Legal Escrow..... \$3,000.00
Planner Escrow..... \$3,000.00

Use Variances:

Engineering Escrow \$2,000.00
Legal Escrow..... \$2,000.00
Planner Escrow..... \$2,000.00

Escrow Deposits

§201-1. Reimbursement for services. {Amended 5-15-2006 by Ord. No.1537}

In addition to the application fees called/or in the Code of the Borough a/River Edge,

an applicant shall be responsible to reimburse the municipality or a municipal agency or approving authority for all expenses and fees incurred by the municipality or municipal agency or approving authority for the services of professional personnel required to process an application for development, including review of applications for development, review and preparation of documents, inspection of improvements or other purposes under the provisions of N.J.S.A. 40:55-D-1 et seq. The municipality shall be entitled to be reimbursed for the review of applicants both as to completeness and as to content; for the review and preparation of documents such as but not limited to drafting resolutions, developer's agreements and necessary correspondence with applicants or applicants' professionals. If an applicant shall request a special meeting of the Planning Board or Zoning Board of Adjustment to hear any part of the applicant's application, the applicant shall be responsible for all professional services of professional personnel and for expenses and fees incurred by the Borough for any recording secretary or stenographer appearing at any special meeting.

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.

Benjamin Herbst
Applicant Signature

4/20/26
Date

1415 / 1.01
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 Zoning Review Letter of Non Compliance

For the purpose of: Sweetspot requests a variance be granted for the square footage of the main sign (50sq/ft requested) and secondary signs (25sq/ft each) in order to be allowed to use signagethat is clearly visible to traffic.

erect/alter/extend/use a

In accordance with plans filed herewith.

The premises known as 75 Route 4 East, River Edge NJ

Applicant Sweetspot River Edge LLC E-mail: Bherbst@sweetspotfarms.com

Address 75 Route 4 East, River Edge NJ

Owner Milpau LLC (land lease and building owned by Philisa Corporation)

Lease or Tenant Lease

Address 75 Route 4 East, River Edge NJ

Use district C2/Cannabis Overlay (COZ) Block. 1415 Lot. 1.01

Occupancy of each floor Legal Dispensary and office space

Size of Lot 1.65 Comer or Interior Corner

On how many streets does lot have 2

frontage Size of Building (at street level) 5400

Feet Front 97 Feet Deep 71

Height of building Stories 1

Set back from front property line 40 feet

From side line, if comer lot 50

Other details not provided for in foregoing Entirety of tax lot contains multiple buildings

Has there been any previous appeal involving these premises
yes

If so, date 2021 character of appeal. Zoning Appeal

Disposition Letter of denial, no further action

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

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 April

Day of 21

Applicant's Signature

Benjamin Herbst

Applicant's Address

151 cascade rd, stamford ct, 06903

AFFIDAVIT OF OWNERSHIP

(Must Be Notarized)

If the applicant is not the owner, the applicant's interest in land must be indicated, e.g., tenant, contract/purchaser, lien holder, etc., and permission of the property owner to file the application must be submitted.

STATE OF New Jersey :

COUNTY OF Bergen :

Philip White, of full age, being duly sworn according to law, on

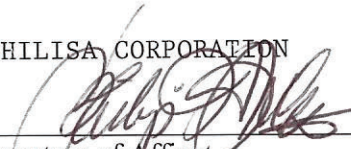
oath deposes and says that ~~he/she resides at~~ Philisa Corporation, c/o P. O. Box 4197, River Edge, in the Municipality of ~~River Edge, County of Bergen and State of New Jersey~~ County of Bergen, State of NJ is the ~~land lessee and building owner of~~ land lessee and building owner of

~~that certain lot, piece or parcel of land situated~~, lying and being in the Borough of River Edge aforesaid, and known ~~and~~ as, 75 Route 4 East, River Edge, NJ 07661

Designated as Lot(s) 1.01, Block 1415

And that he/she authorizes Sweetspot River Edge, LLC. to make the within application in his/her behalf and that his/her statements contained in said application are true.

PHILISA CORPORATION


Signature of Affiant
By: Philip H. White, President


Notary Public Signature

Sworn to me and Subscribed

before me this 15TH day
of April, 20 26.

CHARLENE A. REILLY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires
November 26, 2028

NOTICE TO BE PUBLISHED IN OFFICIAL NEWSPAPER

RIVER EDGE MUNICIPAL LAND USE BOARD

PLEASE TAKE NOTICE that a public hearing of the River Edge Municipal Land Use Board will be held in person at the Council Chambers on the second floor of Borough Hall, 705 Kinderkamack Road, River Edge, NJ 07661, on **Wednesday**, _____ at 7:30 p.m unless further notice is provided. Meetings will be concurrently held electronically via ZOOM (Hybrid). Members of the public may attend meetings in-person or via ZOOM. Log in information and a link to the meeting will be posted on the Borough web site at <https://www.riveredgenj.org/landuse>. This log in information and a link to the meeting will also be posted on the Borough web site at <https://www.riveredgenj.org/>.

Whereupon the Municipal Land Use Board will consider the following application:

1. Name of applicant(s): **Sweetspot River Edge LLC**
2. Street address of property to which application applies

75 route 4, , River Edge, NJ 07661

Block 1415 Lot 1.01 in the C2/COZ Zoning District.

3. Description of application and relief sought:
Sweetspot requests a variance be granted for the square footage of the main sign (50sq/ft requested) and secondary signs (25sq/ft each) in order to be allowed to use signagethat is clearly visible to traffic.

The Applicant shall also seek such other variances, waivers or exceptions which may become evident during the hearing process and/or required by the Board.

At the virtual public hearing, any interested party may appear, or may be represented by an attorney, and present any testimony which you may have concerning the application. When the case is called, you may participate by pressing the "raise hand" button on Zoom or by dialing *9 on your phone to "raise your hand" in the virtual meeting. The meeting host will either call your name or the last 4 digits of your phone number when it is your turn to participate. To participate, you may unmute yourself on Zoom or by pressing *6 on the telephone keypad. All documents relating to this application can be inspected in the Municipal Land Use Office at Borough Hall, 705 Kinderkamack Road, River Edge, New Jersey between 9:00 A.M. and 2:00 P.M., Monday through Friday, and can be obtained on the Borough web site at www.riveredgenj.org.

Respectfully,

Benjamin Herbst

Applicant's Signature

Dated: 4/21/26

Borough of River Edge
Land Use Board

PUBLIC NOTICE - 200' PROPERTY OWNER'S LIST

RIVER EDGE MUNICIPAL LAND USE BOARD

PLEASE TAKE NOTICE that a public hearing of the River Edge Municipal Land Use Board will be held in person at the Council Chambers on the second floor of Borough Hall, 705 Kinderkamack Road, River Edge, NJ 07661, on **Wednesday**, _____ at 7:30 p.m unless further notice is provided. Meetings will be concurrently held electronically via ZOOM (Hybrid). Members of the public may attend meetings in-person or via ZOOM. Log in information and a link to the meeting will be posted on the Borough web site at <https://www.riveredgenj.org/landuse>. This log in information and a link to the meeting will also be posted on the Borough web site at <https://www.riveredgenj.org/>.

Whereupon the Municipal Land Use Board will consider the following application:

- I. Name of applicant(s): Sweetspot River Edge LLC
2. Street address of property to which application applies

75 route 4, , River Edge, NJ 07661

Block 1415, Lot 1.01 in the c2/coz Zoning District.

3. Description of application and relief sought:

Sweetspot requests a variance be granted for the square footage of the main sign (50sq/ft requested) and secondary signs (25sq/ft each) in order to be allowed to use signagethat is clearly visible to traffic.

The Applicant shall also seek such other variances, waivers or exceptions which may become evident during the hearing process and/or required by the Board.

The applicant by order of the Land Use Board of the Borough of River Edge, New Jersey, sends this notice. This notice is sent to you as an owner of property within 200 feet of the subject premises. At the virtual public hearing, you may appear, or you may be represented by an attorney, and present any testimony, which you may have concerning the application. When the case is called, you may participate by pressing the "raise hand" button on Zoom or by dialing *9 on your phone to "raise your hand" in the virtual meeting. The meeting host will either call your name or the last 4 digits of your phone number when it is your turn to participate. To participate, you may unmute yourself on Zoom or by pressing *6 on the telephone keypad. All documents relating to this application can be inspected in the Municipal Land Use Office at Borough Hall, 705 Kinderkamack Road, River Edge, New Jersey between 9:00 A.M. and 2:00 P.M., Monday through Friday, and can be obtained on the Borough web site at www.riveredgenj.org.

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? 1

1. Sign #1 is setback 40 feet from the front property line, 58 feet from the left/ right side yard line and 12 feet above grade.

The proposed size of sign #1 is 50 square feet.

2. Sign #2 is setback 31 feet from the front property line, 15 feet from the left/ right side yard line and 12 feet above grade.

The proposed size of sign 2 is 92 square feet.

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

4. The proposed total number of signs on the property: 7

§ 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.

RIVER EDGE LAND USE BOARD
BOROUGH OF RIVER EDGE
705 Kinderkarnack Road
River Edge, NJ 07661

CERTIFICATION OF TAX PAYMENT

Sweetspot River Edge LLC
Name of Applicant

175 route 4, River Edge NJ
Street Address


1415
Block

1.01
Lot

I, being the ^{Deputy} Tax Collector of the Borough of River Edge, New Jersey, do hereby certify that tax charges on the above captioned premise are paid through the current tax period

1st QTR 2026 and are not in arrears.

4/23/26
Date


Deputy Tax Collector
Borough of River Edge
705 Kinderkarnack Rd

River Edge, NJ 07661
Request for 200 Foot List

Applicant name: Sweetspot River Edge LLC

Street address: 75 route 4, River edge, NJ

Block: 1415 Lot: 1.01

I am requesting a 200' list for the above-mentioned property, **the fee is \$10.00.**

I am aware that there is also a utility list that will be included with this list that must be notified along with the neighbors.

Send list to: benjamin Herbst or email: bherbst@sweetspotfarms.com
