

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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

MEMORANDUM

To: River Edge Land Use Board
From: Thomas Behrens, Jr., P.P., AICP
Subject: Mellow Bagels & Café, LLC
Site Plan Application
Block 206 Lot 3
101 Midland Avenue
Date: June 5, 2026
BA#: 4401.05

INTRODUCTION

The applicant, Mellow Bagels & Café, LLC, is requesting site plan approval as required by ordinance (§350-4E) for proposed uses requiring a food handler's license to occupy the existing building at the above-referenced property with a bagel, sandwich and coffee shop. It is noted the site received approval for a similar use in October 2023. The site is located in the C-1 Commercial Neighborhood Business Zone wherein the proposed use is permitted. The nature of this variance free application is detailed herein.

SUBMISSION

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

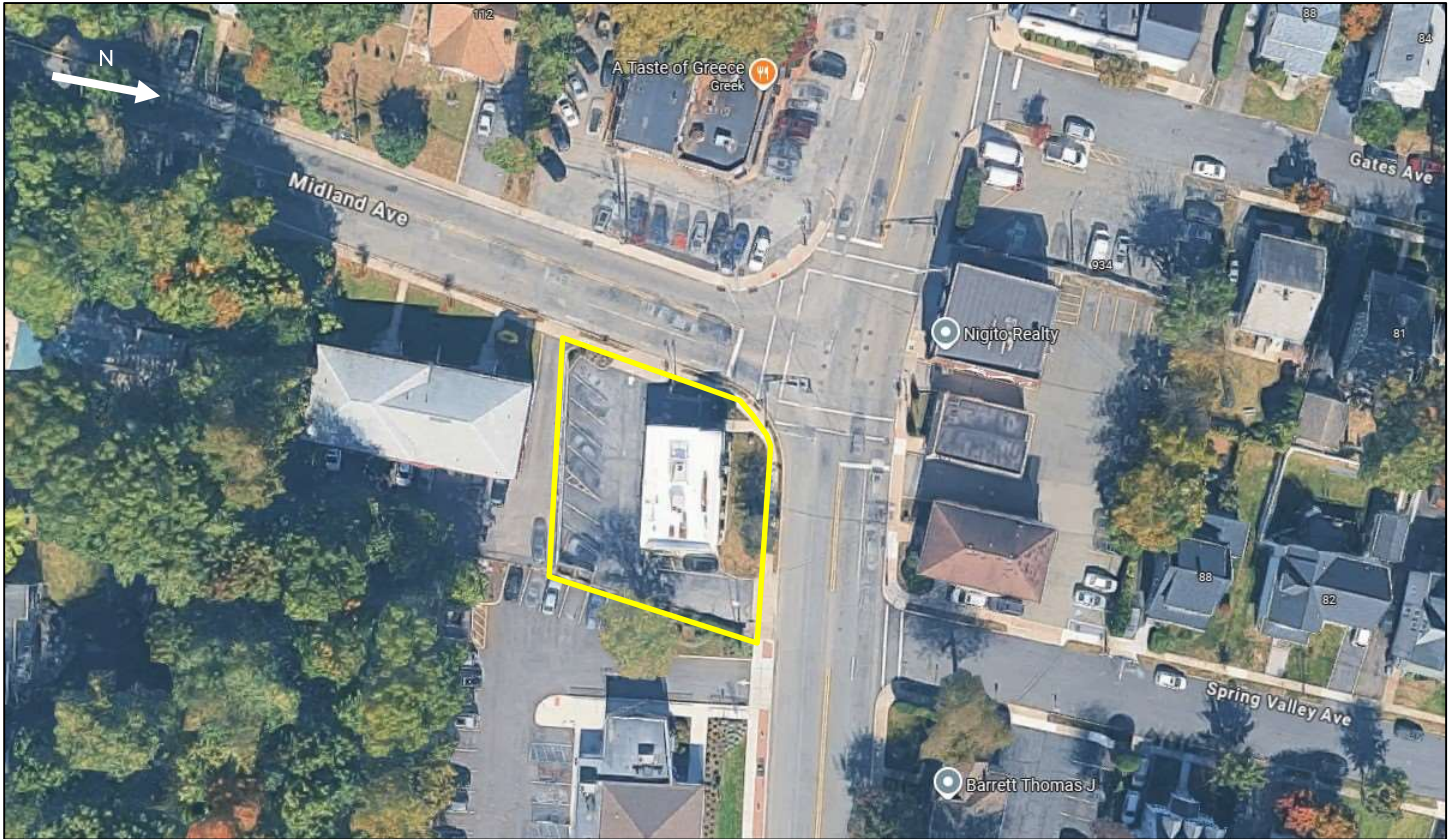
1. Application forms.
2. Site plan (1 sheet) prepared by Lapatka Associates, Inc. last revised July 6, 1995.
3. Architectural plans (1 sheet) prepared by Lee Arch Group dated April 28, 2026.

REVIEW

Property Description.

The site, identified as Block 206 Lot 3 in Borough tax records, is an 8,353 square foot corner lot with frontages on Midland Avenue and Kinderkamack Road. The property is developed with a 1-story commercial building occupied as a coffee shop with an ingress driveway on Kinderkamack Road and egress driveway on Midland Avenue. Development surrounding the site consists of commercial uses to the north, east and south and a multifamily development to the west. The following aerial image provides a general overview of the existing site conditions and surrounding development pattern.

Site Aerial Image



Source: Google Maps, accessed June 5, 2026. Note: Lot lines are approximate.

Proposed Development

Proposed improvements are generally limited to a change in tenancy, sign replacement and kitchen upgrades including a gas griddle and new gas rack oven. The following is offered for the Board's consideration with respect to specific elements of the application:

1. Use Description. Through testimony, the applicant shall provide an overview of the proposed use to include the full range of products offered, hours of operation, maximum number of employees, frequency and types of deliveries to the site and whether the business will have any of its own commercial vehicles for deliveries. It is noted the architectural plans indicate there will be 4 employees per shift to be confirmed.
2. Floor Plan. The proposed floor plan generally reflects the existing conditions with the exception of the proposed kitchen equipment upgrades. The applicant should confirm the extent of any new rooftop equipment that could require screening. The plan includes a total of 12 indoor seats.
3. Prior Conditions of Approval. The applicant shall confirm compliance with all prior conditions of approval.
4. Parking & Circulation. The existing site circulation and parking area containing a total of 9 parking stalls, including 1 handicap space, will remain in its existing condition.

5. Signage. The existing signage on the east and north facing building facades will be replaced in kind to read "Mellow Bagels & Café". The panels on the existing freestanding directional signs will also be replaced with the new business name. The application forms indicate the existing signs and awnings as previously approved will remain the same sizes.

6. Garbage & Recycling. The existing trash enclosure at the southwest corner of the property will remain. The applicant shall confirm the condition of the enclosure materials.