



June 4, 2026

VIA EMAIL ONLY

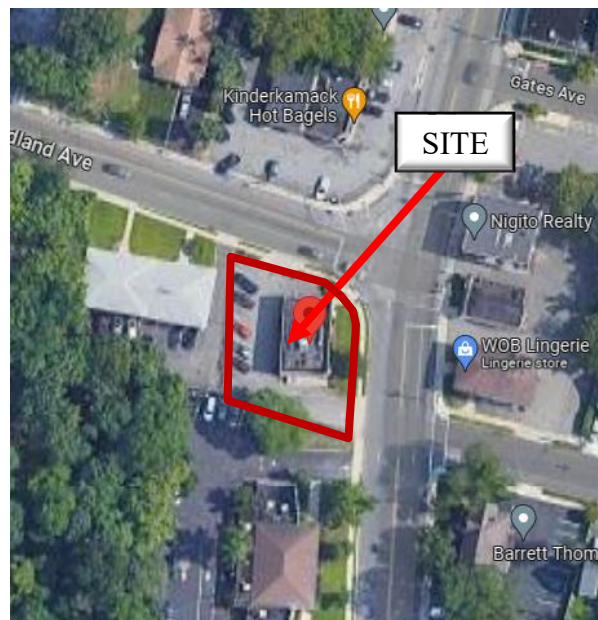
Members of the River Edge Land Use Board
Borough of River Edge
705 Kinderkamack Road
River Edge, New Jersey 07661

**RE: Food Handler's License & Proposed Signage
Block 206, Lot 3
101 Midland Avenue
Borough of River Edge
Bergen County, New Jersey**

Dear Board Members:

Our office has reviewed the application and supporting plans for the proposed alterations to the existing one-story commercial building located at 101 Midland Avenue. The subject property is situated within the Commercial Neighborhood Business (C-1) Zone, where the existing use is a coffee shop. The proposed bagel, sandwich, and coffee shop is a permitted use within the C-1 District. The property is bounded by Kinderkamack Road to the east, Midland Avenue to the north, an apartment complex to the west, and a bank building/music school to the south. The site is currently developed with an existing one-story building, paved parking area, pedestrian walkways, refuse enclosure, drainage facilities, and landscaping. The proposed improvements are limited in scope and include the installation of a new gas cooking griddle beneath the existing hood system, a new rack oven beneath a second hood, and new signage on the north and east building elevations. Based upon our review of the submitted materials, we offer the following comments for the Board's consideration.

Aerial Photograph



Materials Reviewed

1. Architectural Plan, entitled “Proposed Alterations Mellow Bagels & Café at 101 Midland Ave., River Edge, NJ”, consisting of one (1) sheet signed and sealed by Kyung H. Lee, R.A. of K.H. Lee Architects, dated April 28, 2026;
2. Site Plan / Erosion Control Plan consisting of two (2) sheets prepared by Alexander Lapatka, P.E. of Lapatka Associates, Inc., dated July March 22, 1994, last revised July 6, 1995;
3. Zoning Review Letter of Noncompliance from Stephen Depken River Edge Construction Official / Zoning Officer dated March 30, 2026.
4. The Borough of River Edge Land Use Board of Adjustment Application;

Waiver Request

The Applicant is requesting waivers from any item which are not shown on the Site Plan submitted required to complete the application. Due to the nature of this application, we have no objections to these waiver requests.

Zoning Analysis

Off-Street Parking Requirements Commercial District (C-1)		
Description	Required	Provided
Restaurants, eating and drinking establishments and on-site catering	1 for each 2.5 seats 12 ⁽¹⁾ seats / 2.5 = 5 ⁽²⁾ spaces	Nine (9) parking spaces
Handicap Parking Space	1 accessible space 1 van accessible space	One (1) van accessible space

(EN) – Existing Nonconformity; (V) – Variance required; N/A – Not Applicable

Note(s):

(1) Number of seats taken from Architectural Plan.

(2) The required parking has not changed since the previous approval.

Signs & Signage		
Description	Required	Proposed
Main sign: other retail and commercial uses	No larger than 20 square feet: A sign composed of individual letters applied to the building itself, measured by the smallest rectangle which encloses the letters, figures and symbols (logo, design, etc.).	19.8 SF
	A total exterior design treatment must be presented showing a complementary and harmonious relationship between the signage of the building frontage and the architecture of the building itself.	Complies

Signs & Signage Cont'd		
Description	Required	Proposed
Main sign: other retail and commercial uses	Each retail or other permitted establishment may have one sign and a second sign on the building if located on a corner lot. The main sign shall be located on the wall surface of the building's principal frontage or façade. The second sign shall be located on the wall facing the other street.	Three (3), two (2) on the Kinderkamack Road frontage and one (1) on the Midland Avenue frontage (V)
	All signs shall be uniform in style and design, except that no second sign, if allowed, shall exceed 50% of the size of the main sign	Kinderkamack Road Sign: 19.8 SF Midland Avenue Sign: 19.8 SF (V)
Location and placement of signs on building	The top of each sign shall be no higher than whichever is the lowest: 18 feet above the average grade of the façade; six inches below the lowest point of the roofline; six inches below the sill of a second-story window	18 Ft.
	No sign shall extend more than eight inches beyond the face of the building or fascia to which it is attached, and it shall have a minimum ground clearance or eight feet.	Projection: Not provided (2) Ground Clearance: 8 Ft.
	No part of any business sign shall project above the top of beyond the end of the wall surface upon which is placed.	Complies
	No sign, logograms or pictures, temporary or otherwise, on or inside a window, shall be greater than two feet in height or cover more than 20% of the square-foot area of the window.	Complies
Lighting	Permitted lighting for illuminated signs shall be limited to that concentrated upon the face of the sign. If any such sign is situated within 20 feet of a street, the direct source of light shall not be visible from the street or any neighboring lots or uses	The Applicant shall confirm compliance with this requirement
	all business signs and all spotlights and floodlights used to illuminate any sign shall be extinguished by 11:00 p.m. or upon the close of business serviced by the signs or lighting, whichever last occurs.	The Applicant shall confirm compliance with this requirement
Colors	Maximum number of colors permitted in the sign shall be four; black and white colors are included.	Complies Three (3) color proposed (black, white and yellow)
Message	A sign message may include lettering to indicate only the street number, name and kind of business, service or facility conducted on the premises, the year the business was established, a slogan, hours or operation and lettering that is part of a trademark or logo.	Complies

Signs & Signage Cont'd		
Description	Required	Proposed
Construction	Every sign shall have its top designed to prevent the roosting, nesting or standing of any bird or animal. The use of spike, screens or any other such device will not be accepted. This design requirement must be satisfied within the framework of the sign, as constructed	The Applicant shall confirm compliance with this requirement

General Comments

1. Per Borough Code §350-4E Site Plan Approval for Retail Food Establishment. Notwithstanding the provisions of §350-5B(3), site plan approval shall be required for any building or structure (regardless of its previous use) which is to be used a retail food establishment.
2. The Applicant shall provide testimony regarding the hours of operation and the number of employees.
3. The Applicant shall provide testimony confirming the how the signage will be illuminated and confirm compliance with the §416-38(1).
4. The Applicant should confirm the nature of deliveries to the site for the proposed restaurant, including the typical delivery schedule and type of vehicles used given the lack of a proper loading space. All deliveries should occur in a manner which does not disrupt the surrounding residential development outside of normal business hours.
5. The Applicant shall provide testimony addressing garbage pick-up, including but not limited to the typical schedule.
6. The Applicant shall stipulate that all lighting for business signs will be extinguished by 11:00pm in accordance with Borough Code §416-48B.

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 (Not required)**

General Comments And Requirements

1. Sufficient escrow funds shall be posted to cover all engineering review and inspection costs, legal review expenses, and Department of Public Works (DPW) review and inspection fees associated with the application.
2. All construction activities shall be conducted only during the hours permitted by the applicable Borough Ordinances.

3. Any adjacent structures or site improvements, including but not limited to retaining walls, landscaping, curbing, utilities, pavement, fencing, and other appurtenances, damaged as a result of construction activities shall be repaired or replaced to the satisfaction of the Borough.
4. The plans shall include a note stating that all construction activities associated with the project shall be performed in accordance with all applicable Occupational Safety and Health Administration (OSHA) requirements, the New Jersey Uniform Construction Code, and accepted engineering and construction practices pertaining to public and worker safety.

The foregoing comments are based on the review of the application and plans submitted. We have attempted to make this review as complete as possible. However, any new submission depending upon the nature of any revision may require additional review and comment.

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 Land Use Board Engineer

cc: Borough of River Edge Land Use Board
Edwin Alter – Municipal Land Use Clerk
Thomas Behrens – Zoning Officer
Marina Stinely, Esq., Board Attorney
Syed Ispahani, Applicant
Thomas Barret, Esq., Applicant's Attorney
Kyung Lee, Applicant's Architect