

Borough of River Edge

705 KINDERKAMACK ROAD, RIVER EDGE, NEW JERSEY 07861 • 201-599-6300

FAX: 201-599-0997



ZONING REVIEW

Block:206 / Lot:3 / Zone:C-1
LETTER OF NONCOMPLIANCE

March 30, 2026

Human Bean Coffee
101 Midland Ave.
River Edge, NJ 07661

Five Flower Corp.
c/o Syed Ispahani
40 Mohegan Trail
Saddle River, NJ 07458 201-421-0018 syed.ispahani@yahoo.com
201-899-1854

Re: Proposed changes

- Expansion of Use - Food Service
- Name Change - Mellow Bagel & Café LLC

Dear Property owner,

In doing a zoning permit review for the above referenced property we found the following with the information provided:

1. An approval was obtained from the Borough's Land Use Board on October 27, 2023 for The Human Bean Coffee establishment use.
2. An application is required to be presented to the River Edge Land Use Board for approval as per §350-4E of the Borough Codes for any type of use or expansion of use where food and or beverages would require a food handler's license.
3. A survey/site plan/floor plan and or architectural plans with proposed changes will need to be submitted.
4. You will also need to obtain approval for any changes in signage and will need to submit a proposed sign package, if any changes are proposed from the existing sign, along with your application.
5. Please contact the Borough of River Edge Land Use Clerk at 201-599-6307 for further information on an application and instructions to present to the Borough's Land Use Board.

Therefore, your application is Denied due to noncompliance of the Borough Codes.

Should you believe that your proposal is in compliance with the Borough Ordinance, you may appeal this decision to the River Edge Land Use Board. Alternatively, if you wish to seek variance relief from the Ordinance requirements, you may submit an application to the River Edge Land Use Board. You have the right to appeal this decision and ask for alternative relief in the form of a variance at the same time. If you wish to appeal and/or apply for a variance, please contact the Borough Land Use Clerk at 201-599-6307.

Sincerely yours,

Stephen A. Depken

Construction Official / Zoning Officer
Borough of River Edge, 201-599-6322
inspections@riveredge.nj.org