

Welcome to the Land Use Board Borough of River Edge, NJ (201) 599-6306

Requirements for Planning Application

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.

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.

The Municipal Land Use Law mandates that notice must be served to the property owners on the 200' list and Utilities via certified mail, and proof of same (return receipts) must be submitted to the Land Use Board clerk no less than 14 days in advance of the scheduled hearing date.

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.

The Land Use Board also requires the following documents be submitted in a timely fashion:

Sixteen (16) Packets containing 1 copy of each:

- Planning Application – all pages,
- Letter of Non-compliance (Denial),
- Site Plan - Plot plan and/or building plans to scale, with dimensions & Elevations, **folded 8 x 10**
- Survey (current & legible & prepared by a licensed land surveyor),
- 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: Nylema Nabbie, or Marina Stinely
Level 105
169 Ramapo Valley Road, Upper
Oakland, NJ 07436.,

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.

Ed Alter
Municipal Land Use Clerk
Borough of River Edge
Monday - Friday 9am - 2pm
201-599-6306

Contact Person: Paul Binetti

Address: 19 Alcorn Rd., Secaucus, N.J. 07094

Email Address: paul@newbridgeins.com

Phone Number: 201-563-3418

Attorney: Donald Minassian, Atkins, Tafri & Minassian
887 Kinderkamack Rd, Suite 3
River Edge NJ

Land Use Board Application Fees

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\$350.00

Land Use Board Escrow Fees

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

Engineering Escrow.....\$1,500.00
Legal Escrow..... \$1,050.00
Planner Escrow..... \$750.00

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

Engineering Escrow.....\$5,250.00
Legal Escrow..... \$2,625.00
Planner Escrow.....\$2,625.00

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

Engineering Escrow.....\$1,500.00
Legal Escrow..... \$750.00
Planner Escrow..... \$750.00

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

Engineering Escrow.....\$4,500.00
Legal Escrow..... \$2,250.00
Planner Escrow..... \$2,250.00

Use Variances:

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

Escrow Deposits

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

In addition to the application fees called for in the Code of the Borough of 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 applications 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.

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.



Applicant Signature

8/12/20

Date

1410 / 4.03

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 July 8, 2020 as set forth in letter of non-compliance
For the purpose of food handlers license and certificate of occupancy

erect/alter/extend/use a restaurant

In accordance with plans filed herewith.

The premises known as Club Feathers 77 Kinderkamack/84 Grand Ave

Applicant PBJ Restaurant LLC E-mail: Paul@rdewbridge.ins.com

Address 19 Alcorn Road, Secaucus, N.J. 07094

Owner GRAND AVENUE HYE GROUP, INC.

Lease or Tenant PBJ Restaurant LLC by Paul Binetti, sole member

Address 77 Kinderkamack Rd, River Edge, N.J. 07661

Use district C-2 Block 1410 Lot 4.03

Occupancy of each floor restaurant

Size of Lot 18,321.16 S.F. Corner or Interior Corner

On how many streets does lot have frontage Kinderkamack / Grand

Size of Building (at street level) 2937 S.F.

Feet Front * Feet Deep *

Height of building * Stories 2

Set back from front property line * feet

From side line, if corner lot *

Other details not provided for in foregoing * As existing, no changes

Has there been any previous appeal involving these premises

not to applicants knowledge

If so, date n/a character of appeal n/a

Disposition n/a

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

Applicant purchased business in September of 2019 and a lease for the premises. Applicant unaware of ordinance requiring food handlers license or continued certificate of occupancy. No changes made to, or contemplated, to existing use.

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 12th

Day of August, 2020

Applicant's signature 

Applicant's Address 19 Acorn Rd

Secaucus NJ 07094

Affidavit of Ownership

Arshag Tarpinian, Pres, Grand Avenue Hye Group, Inc of full age, being duly sworn according to his oath deposes and says that he resides at:

P.O. Box 1937

In the city of Hoboken in the County of Hudson

And in the State of New Jersey that he/she is the owner in fee of all that certain lot, place or parcel of land situated, lying and being in the Borough of River Edge aforesaid, and known and designated as 77 Kinderkamack / 84 Grand Ave

And that he/she hereby authorizes PBJ Restaurant LLC, by Paul Binetti To make the within application in his/her behalf and that his/her statements contained in said application are true.

Sworn to before me, this 17th

Day of August, 2020

X Arshag Tarpinian

ARSHAG TARPINIAN, Pres. Grand Avenue Hye Group, Inc.

RIVER EDGE LAND USE BOARD OF ADJUSTMENT
BOROUGH OF RIVER EDGE
705 Kinderkamack Rd.
River Edge, NJ 07661

CERTIFICATION OF TAX PAYMENT

PBJ RESTAURANT LLC
Name of Applicant

Club FEATHERS

84 GRAND AVENUE
Street Address

(WAS 77 Kinderkamack)

1410 4-03
Block Lot

I, being the 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 2ND QUARTER 2020.

8/14/20
Date

Gonnette B-S
Tax Collector
Borough of River Edge
705 Kinderkamack Rd

