



**BOROUGH OF RIVER EDGE
ZONING & BUILDING
201-599-6322
ZONING REVIEW
Letter of Noncompliance**

August 19, 2026

Owner of Property:

Dominion Realty Inc.
222 Grand Avenue
Englewood, NJ 07631
[REDACTED]

Applicant:

JPS Company LLC
259 Johnson Avenue
River Edge, NJ 07661
[REDACTED]

Re: **259 JOHNSON AVENUE, RIVER EDGE, NJ - BLOCK 1417 LOT 3 ZONE C-2**

Dear Applicant,

Your request for zoning approval for the proposed use of existing restaurant/bar cannot be approved administratively for the following reasons:

1. In accordance with §350-4E of the Borough Code, *"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 as a restaurant for sit-down service or take-out service or as a fast-food establishment, or any other intended use where a beverage or food handlers' license is required."* As the proposed use will involve a food handlers' license from the State, site plan approval from the River Edge Land Use Board is required in accordance with Section 350-4E of the Borough Code.
2. Proposed use is permitted in the C-2 zone.
3. Any changes in signage approval will be required. If any changes are proposed with the existing sign, you will need to submit a proposed sign package therefore, please present along with your application.

Please be advised that your application has been **DENIED** and Board approval is required as per Borough Ordinance. You may appeal this decision to the River Edge Land Use Board. If you wish to seek variance relief from the Ordinance requirements, you may submit an application to the Board. If you wish to appeal and/or apply for a variance, please contact the Jessica Hall, Borough Land Use Clerk at 201-599-6307, jhall@riveredgenj.org.

Sincerely yours,

Nicole Shnaper
Technical Assistant/Zoning Asst
nshnaper@riveredgenj.org