

One complete set mailed to:

Cleary, Giacobbe, Alfieri, Jacobs, LLC, Attn:
Attn: Marina Stinely Level 105
169 Ramapo
Valley Road,
Upper Oakland,
NJ 07436.

Failure to submit all of the above documents will cause your application to be deemed incomplete for consideration by the Land Use Board. This will delay your application hearing and cause you additional expense for the Board's professionals to perform additional reviews of your application.

APPROVALS REQUIRED

It is the applicant's responsibility to determine what, if any, permits are required from outside agencies to construct their proposed project. Including, but not limited to, the following:

- ..., **Bergen County Soil Conservation District**
- ..., **Bergen County Planning Board**
- ..., **New Jersey Department of Transportation**
- ..., **New Jersey Department of Environmental Protection**

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.

Contact Person: Thomas J. Barrett, Esq.

Address: 912 Kinderkamack Road, River Edge, NJ 07661

Email Address: tbarrett@barrettesq.com

Phone Number: (201) 262-2300

Attorney: Same

To the Applicant:

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

10/02/2026

Date

614/8.02

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 SEE RIDER ATTACHED

For the purpose of SEE RIDER ATTACHED

erect/alter/extend/use a _____

In accordance with plans filed herewith.

The premises known as SEE RIDER ATTACHED

Applicant SEE RIDER ATTACHED E-mail: SEE RIDER ATTACHED

Address SEE RIDER ATTACHED

Owner S. Tamir, LLC

Lease or Tenant Tenants as noted on attached Rider

Address SEE RIDER ATTACHED

Use district C-1 Block. 614 Lot. 8.02

Occupancy of each floor _____

Size of Lot 66,941 Sq. Ft. Comer or Interior Corner

On how many streets does lot have frontage 2 - Kinderkamack Road and Monroe Avenue

Size of Building (at street level) 21,537 Sq. Ft.

Feet Front 266'9" Feet Deep Varies - North Side: 59'2"; South Side: 110'8"

Height of building _____ Stories _____

Set back from front property line Kinderkamack Road Front Left Corner: 61'1"; Front Right Corner: 60'6"

From side line, if comer lot Monroe Front Left Corner: 10'8"; Rear Left Corner: 10'4"

Other details not provided for in foregoing This is a conversion from a food market into multiple tenant spaces.

Has there been any previous appeal involving these premises

Yes, but not by this Applicant

If so, date _____ character of appeal. _____

Disposition _____

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

Purpose of the Application is a site plan approval as a prerequisite to the opening of a retail food establishment.

**Notice of Appeal
Land Use Board
Borough of River Edge**

RIDER

Appeals are hereby made for a variation from the requirements of the Zoning and Site Plan Ordinances of the Borough of River Edge.

The Applicants propose to use the premises as follows:

601 Kinderkamack Road - AM/PM Walk-In Urgent Care Clinics LLC will be using these premises as a "Urgent Care" facility.

605 Kinderkamack Road - Englewood Health Physician Network will be using these premises to render dermatological services.

617 Kinderkamack Road - Las Parceras Gina and Coco, LLC will be using these premises as a Colombian restaurant.

621 Kinderkamack Road - Bagel Guys of River Edge, LLC, T/A Goldberg's Bagels will be using these premises as a bagel store.

Applicants/Phone Numbers and E-Mail Addresses:

AM/PM Walk-In Urgent Care Clinics LLC/Wesley Thek, MD - [REDACTED]
[REDACTED]

Englewood Health Physician Network/Stephen Brunnquell, MD - [REDACTED]
[REDACTED]

Las Parceras Gina and Coco, LLC/Georgina Carbonai [REDACTED]
[REDACTED]

Bagel Guys of River Edge, LLC, T/A Goldberg's Bagels/Carlos F. Abad - [REDACTED]
[REDACTED]

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 2nd

Day of October, 2026

Applicant's Signature

A handwritten signature in black ink, appearing to read 'Thomas J. Barrett', written over a horizontal line.

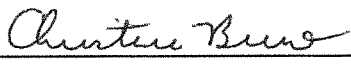
Thomas J. Barrett, Attorney for Applicants
Applicant's Address

SEE RIDER ATTACHED

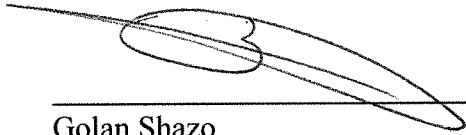
Affidavit of Ownership

Golan Shazo, Managing Member of S. Tamir LLC, of full age, being duly sworn according to law, on his oath deposes and says that he is located at 1315 Elmore Place in the Borough of Fort Lee in the County of Bergen and in the State of New Jersey, that he is the Managing Member of the entity which is the owner 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 601-651 Kinderkamack Road, Lot 8.02 in Block 614 and that he hereby authorizes AM/PM Walk-In Urgent Care Clinics LLC, Englewood Health Physician Network, Las Parceras Gina & Coco, LLC and Bagel Guys of River Edge, LLC, T/A Goldberg's Bagels to make the within application and that the statements contained in said application are true.

Sworn to before me, this 30th day of
September, 2026



Notary Public of New Jersey



Golan Shazo

CHRISTINE BRUNO
A Notary Public of New Jersey
My Commission Expires May 9, 2031
Commission No. 2010260

Borough of River Edge Land Use Board

Check List - Site Plan

Applicant's name and address: AM/PM Walk-In Urgent Care Clinics LLC; Englewood Health Physician Network;

Las Parceras Gina & Coco, LLC and Bagel Guys of River Edge, LLC, T/A Goldberg's Bagels

Phone: SEE RIDER ATTACHED Project: Site Plan Approval as a Prerequisite to Opening
a Retail Food Establishment

Location: 601-651 Kinderkamack Road

Date received: _____ who prepared plans: Vassilios Cocoros, RA

Registration#: AI 13644 Address: 467 Sylvan Avenue, Englewood Cliffs, NJ 07632

Site plans which comply with all requirements of the check list shall be submitted no later than seventeen (17) days before the next monthly meeting of the Planning Board. Applicant should review the Zoning Code, Chapter 2, Site Plan Review. At least eighteen (16) prints shall be submitted at the time of the application. Please check County Planning Board regulations where site is situated on a County Road.

The following check list is designed to assist applicants in preparing site plans for the Planning Board review. Applicant should check off each item to ensure that it is included on the plan. Items omitted may delay consideration by the Board. Utility plans, landscaping plans, architectural elevations, etc., may be shown on separate sheets.

Yes No

Proper size sheet under NJ Map Filing Act: 8 ½ x13, 15x21, 24x36 or 30x42inches

Scale one inch equals 20', except for sites of 40 acres or more.

Date, referenced meridian (North arrow), graphic scale

Entire tract shown

Name of owner or name of applicant and interest in property

Yes No

U. Reference to Bergen County site plan approval. If county site plan approval is required, a copy of the documents and communication so stating shall accompany the application.

V. Reference to abutting and contiguous streams. If the site abuts or is contiguous to a stream and such stream is to be altered or modified, all plans relating to such alteration or modification shall accompany the site plan. If such alteration or modification requires approval from the State of New Jersey a copy of the application and approval shall accompany the site plan application.

W. Certification from Tax Collector's office as to whether all real estate taxes on the property have been paid up to date.

X. Such other information and data as may be required by the Planning Board in order to determine that the details of the site plan are in accordance with the borough ordinances.

Y. FOR SIGN APPLICATIONS ONLY *SEE BELOW

How many signs are located on the property presently? _____

1. Sign #1 is setback _____ feet from the front property line, _____ feet from the left/ right side yard line and _____ feet above grade.
The proposed size of sign #1 is _____ square feet.
2. Sign #2 is setback _____ feet from the front property line, _____ feet from the left/ right side yard line and _____ feet above grade.
The proposed size of sign 32 is _____ square feet.
3. The proposed area of all signs is _____ square feet.
4. The proposed total number of signs on the property: _____

§ 350-20 Application - Date and Completeness

The application and site plan shall be dated, signed by the applicant and the filing data shall be stamped on the applications and site plan on the day that they are received by the Construction Official, together with the required site plan and site plan fee. Until all of these have been received, the submission shall not be considered to be complete.

* See Page SK2 - Partial Elevation Signage