



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
A S S O C I A T E S , I N C .

PRINCIPALS:
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MEMORANDUM

To: River Edge Land Use Board
From: Thomas Behrens, Jr., P.P., AICP
Subject: S. Tamir, LLC
Site Plan Approval and 'c' Variance Requests
Block 614 Lot 8.02
601 - 651 Kinderkamack Road
Date: October 27, 2026
BA#: 4401.08

INTRODUCTION

The applicant, S. Tamir, LLC, is requesting site plan approval for four new proposed tenants in the existing strip mall at the above-referenced property. These include an urgent care, medical office, Columbian restaurant and bagel store/deli. The site is located in the C-1 Commercial Neighborhood Business Zone wherein these proposed uses and existing site uses to remain are permitted. The extent of proposed improvements and required variance relief are detailed herein.

SUBMISSION

Our office is in receipt of the following items for review:

1. Application forms.
2. Property survey by Lantelme, Kurens and Associates, P.C. dated October 2, 2018.
3. Site plans (2 sheet) prepared by VCA Group last revised September 18, 2026.
4. AM/PM Urgent Care floor plan (1 sheet) prepared by Battersby Architecture and Design last revised September 23, 2026.
5. Englewood Health Physician Network floor plan (1 sheet) prepared by Herbst Musciano, LLC dated September 10, 2026.
6. Goldberg's Bagels floor plan (1 sheet) prepared by VCA Group last revised September 22, 2026.
7. Las Parceras floor plan (1 sheet) prepared by ArchStone Architecture, LLC last revised August 28, 2026.

COMPLETENESS REVIEW

The following is a summary of outstanding application completeness requirements:

1. As discussed herein, the application appears to require at least 4 variances pertaining to parking, loading and signage where the application forms, notice and plans do not appear to recognize the need for such relief.
2. The property survey submitted with the application is from 2018 which predates recent sitework and restriping of the parking area.
3. The site plan does not reference the property survey from which the boundary and survey data was used.

Site Plan Checklist

1. Zone and zone boundary information (p. 14).
2. Tax map identification (p. 14).
3. Place for Chairman, Board Secretary and Engineer signatures (p.14).
4. Existing/proposed grading (p. 14).
5. Location of utilities (p.15).
6. Building setbacks from property lines (p. 15).
7. Location and direction of all illumination and time of proposed outdoor lighting (p.15).

Section 350-19 Site Plan Application – General Information Requirements

1. G. Complete and full details of the use(s) of the site.
2. M. Reference to required variances necessary to use the site as proposed.
3. O. Distance between the lot to the nearest residential zoning district.
4. Q. Building coverage.
5. S. Reference to the number of parking spaces required for the proposed use(s) by ordinance.

Section 350-21 Site Pan Application – Detailed Requirements

1. A. Key map.
2. B. Zoning compliance.
3. D. Lot layout with required details.
4. E. Topography.
5. F. Utilities.
6. H. Lighting.
7. I. Floor plans (Goldberg's Bagels basement floor plan not provided).
8. J. Specifications as applicable.

PLANNING REVIEW

Property Description

The site, identified as Block 614 lot 8.02 in Borough tax records, is a 1.54-acre corner lot with frontages of 353.77 feet on Kinderkamack Road and 231.27 feet on Monroe Avenue. Lot 8.02 is developed with a 21,573 square foot, 1-story commercial strip mall with associated paved parking and circulation areas and characterized by nearly 100% impervious coverage. The building previously contained 6 tenant spaces where the larger tenant space at the south end of the building has since been subdivided resulting in a building total of 11 tenant spaces. The previous cart corral centrally located in the parking area has been removed and replaced with parking. The property slopes upward from the southeast corner of the site. Development surrounding the site consists of single-family residential uses to the north, south and west and commercial uses and U.S. Post Office to the east across Kinderkamack Road.

The following aerial image provides a general overview of the site and surrounding development. It is noted that the parking area striping shown on this image was recently reconfigured, so the image does not depict the current conditions but provides a point of reference for the Board's review.

Site Aerial Photograph



Source: Google Maps, October 27, 2026. Note: lot lines are approximate.

Proposed Development

As part of the ongoing building renovation, the applicant proposes four new tenants, including an urgent care facility, medical office, restaurant and bagel store/deli. The parking area striping shown on the site plan appears to have been installed. The applicant shall confirm the existing and proposed tenant mix and the nature of each individual use as well as provide site operation details such as hours of operation, deliveries and garbage handling.

The following is offered for the Board's consideration with regard to specific elements of the application:

1. Uses. The following is an overview of the proposed tenant mix as depicted on the site plan:

Kinderkamack Rd Address	Tenant	Use	Tenant Area	Status
601	AM/PM Walk-In Urgent Care	Medical Office	3,418 sf	Proposed
605	Englewood Health Physician Network	Medical Office	2,799 sf	Proposed
609	BT Dance Co.	Dance Studio	1,834 sf	Approved
613	Team Up Martial Arts	Martial Arts Studio	1,693 sf	Approved
617	Las Parceras Colombian Restaurant	Restaurant	1,585 sf	Proposed
621	Goldberg's Bagels	Restaurant/ Fast Food	2,544 sf	Proposed
637	Ay Chihuahua Mexican Restaurant	Restaurant	925 sf	Existing
639	Bloomie Nails	Nail Salon	1,859 sf	Existing
643	River Edge Dry Cleaners	Dry Cleaner	925 sf	Existing
645	Kilim Mediterranean Restaurant	Restaurant	2,336 sf	Existing
651	Sendai Sushi & Korean BBQ	Restaurant	1,619 sf	Existing

- A. The applicant shall confirm the hours of operation and number of employees for each business.
- B. The term "Restaurant" should be removed under the River Edge Dry Cleaner label on Sheet SK1 of the site plans.
- C. The applicant shall confirm the nature of the Englewood Health Physician Network tenant which appears to be a medical office.
- D. The AM/PM Urgent Care floor plan depicts a front waiting/reception area, 6 exam rooms, a lab, x-ray room and ancillary spaces.

- E. The Englewood Health Physician Network first floor plan depicts a front waiting/reception area, 7 exam rooms and ancillary spaces. The basement floor plan depicts a meditation room, "medicational" room, kitchenette, storage rooms, IT rooms and ancillary spaces. It is noted that the Borough's definition of 'Floor Area, Building' contained in Section 416-4 exempts cellar and basement areas used for storage and operation land maintenance pertaining to the parking requirement for such use.
 - F. The Las Parceras restaurant first floor plan depicts a dining and bar area in the front half of the building and kitchen, restroom and ancillary spaces in the rear. The basement floor plan depicts an office, freezer and refrigerator, prep room and what appears to be additional prep area. The proposed number of restaurant seats must be confirmed.
 - G. The Goldberg's Bagels first floor plan depicts a seating area with 21 seats, ordering area and front counter, restrooms, kitchen and prep area and ancillary spaces. There are stairs indicating access to the basement but no basement floor plan has been provided.
2. Parking, Circulation & Loading. The parking area striping shown on the site plan has been installed. It maintains the existing ingress driveway at the southeast corner of the site and egress driveway at the southwest corner of the site on Monroe Avenue with one-way counterclockwise circulation around the building. The parking area contains a total of 122 spaces, including 5 handicap spaces. It is noted that 2 of those handicap spaces in the rear of the building will be partially occupied by the Goldberg's Bagels dumpster.

The proposed parking requirement calculation is based on the Borough's 'retail stores, store groups, shops and shopping center' parking requirement (1 space/150 sf up to 2,000 sf; 1 space/175 sf above 2,000 sf), which implies a parking requirement of 125 spaces. However, the term "shopping center" as defined in Section 416-54.A., means *"any concentration of over two retail stores and service establishments, under one property ownership or management, having common off-street parking facilities, off-street sidewalks or pedestrian walkways and ingress from and egress to a public street."* This brings into question whether the proposed urgent care and Englewood Health Physician Network uses should apply the Borough's parking requirement for medical offices (2 for each doctor or dentist, plus 1 space for each 100 square feet of gross floor area).

The previously existing loading area between the building and Monroe Avenue has been replaced with 4 parallel parking spaces. Sections and 350-26.A. require at least one 12 foot by 40 foot loading space. The applicant shall confirm how deliveries and loading will occur, including frequency and times, for the various tenants, including 5 restaurant uses. Given the proximity of the surrounding residential area, deliveries and loading shall occur at reasonable hours to be determined by the Board.

The area between the building and Monroe Avenue was previously constructed of concrete. That area has since been paved with asphalt with striping for a pedestrian pathway. We question if this area requires a formal sidewalk and drop curb. We defer to the Board Engineer on this determination.

3. Garbage & Recycling. The prior dumpster area at the southwest corner of the building has been removed and replaced with angled parking. Proposed dumpster areas shown on the site plan include behind the Kilim, Ay Chihuahua and River Edge Dry Cleaner and Goldberg's Bagels tenant spaces.

The applicant shall confirm that this arrangement is sufficient to accommodate all 11 tenant spaces, which may change over time, and currently include 5 food uses and 2 medical uses. All trash areas should be sufficiently screened. The applicant shall confirm the proposed time of waste hauling on-site to minimize impacts to surrounding residential uses.

4. Signage: The existing wall mounted tenant signs facing Kinderkamack Road will remain. Each new tenant will have one 42 square foot (14 ft x 3 ft) sign, except for AM/PM Urgent Care that will have 2 wall signs and Goldberg's Bagels which will have a 53.25 square foot (17 ft 9 in x 3 ft) sign. These will be illuminated box signs.

In accordance with Section 416-54.B., shopping centers may have 1 main sign not more than 35 square feet and each business may have 1 identification sign not to exceed 1 square foot for every 5 feet of the establishment's frontage. The ordinance also requires that identifying signs shall be uniform in style, size and design, except for logos or trademarks. It is noted that the site received prior Board approval for a 4 ft 6 in x 16 ft (72 sf) main sign and all existing tenant signs. The proposed 42 sf tenant signs appear to be nonconforming and require variance relief. The applicant shall confirm if a main site sign is proposed.

The applicant shall confirm the proposed hours of sign illumination.

5. Lighting. The applicant shall confirm any modifications to the site lighting as no lighting details are shown on the plans. All site lighting shall include shielding to minimize glare to surrounding properties and roadways. If approved, the Board should retain jurisdiction over site lighting for at least 6 months.
6. Streetscape. The streetscape improvements along Kinderkamack Road shall be repaired as determined to be necessary. Any missing street trees should be reinstalled.

Zoning. The site located in the C-1 Commercial Neighborhood Business Zone wherein the existing and proposed mix of uses are permitted. While the application does not appear to exacerbate any of the site's existing bulk conditions, it is noted that the site plan does not include a zoning table demonstrating existing and proposed conditions. A zoning table should be included on the site plan as part of the site's record. Furthermore, the site plan appears to rely on the grading from the 2018 property survey which appears to have recently changed with the repaving of the parking area. An as-built survey should be provided pending any final site plans modifications determined through the Board's review.

Required Variance Relief

1. 'c' Min. Number of Parking Spaces. The applicant shall confirm the extent to which a parking variance is required based on the mix of proposed uses and spaces. This includes consideration of the parking requirement for the proposed urgent care and Englewood Health medical office uses. The plans indicate that a total of 125 parking spaces are provided.
2. 'c' Min. Loading Space. One 12 foot by 40 foot loading space is required where no loading space is provided.
3. 'c' Max. Number of Signs. The AM/PM Urgent Care tenant will have 2 wall signs on the east building façade as depicted on sheet SK2 where 1 tenant wall sign is permitted.
4. 'c' Max. Sign Area. Six 42 square foot wall mounted signs and one 53.25 square foot wall mounted sign are proposed where the maximum permitted sign area is based on the length of the tenant space frontage. We note the ordinance requires uniformity among site signage. The applicant shall discuss the extent to which the proposed signage is consistent with existing site signage.

Statutory Criteria

The applicant shall address the statutory criteria relief summarized below for the required 'c' variance relief.

"C" Variance Criteria

Variance relief is required pursuant to N.J.S.A. 40:55D-70(c). The statute provides two approaches to "c" variance relief, commonly referred to as the 'physical features' test and the 'public benefits' test. These are identified as:

- A. Physical Features Test: An applicant may be granted "c"(1) variance relief when it is demonstrated that the noncompliant condition is caused by 1) an exceptional narrowness, shallowness, or shape of the property, 2) exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or 3) by reason of extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon.
- B. Public Benefits Test: An applicant may be granted "c"(2) variance relief where it can prove the following: 1) that the granting of the variance will advance the intents and purposes of the Municipal Land Use Law; 2) that the benefits of granting the variance substantially outweigh any potential detriments. The benefits are required to be public benefits rather than a benefit that simply accrues to the property owner.

In addition to the above, an applicant must address the Negative Criteria of the statute. To meet the negative criteria, an applicant must demonstrate the variance can be granted without substantial detriment to the public good and it will not substantially impair the intent and the purpose of the master plan and zoning ordinance.