



October 27, 2026

VIA EMAIL ONLY

Members of the River Edge Land Use Board
Borough of River Edge
705 Kinderkamack Road
River Edge, New Jersey 07661

**RE: Proposed Tenant Spaces – Medical Centers, Bagel / Deli Store and Restaurant / Bakery
601-621 Kinderkamack Road
Block 614, Lots 8.02
Borough of River Edge
Bergen County, New Jersey**

Dear Board Members:

Our office has conducted a review of the submitted documents and floor plans in connection with the above-referenced application for the establishment of multiple new tenant spaces within the existing River Edge Town Mall. The proposed tenants include Goldberg's Bagels, Las Parceras Colombian Restaurant, Englewood Health Physician Network, and AM/PM Walk-in Urgent Care, which will occupy portions of the former food market, along with Team Up Martial Arts and BT Dance Co. Dance Studio. The commercial building will consist of eleven (11) tenant spaces, including the existing tenants Sendai Sushi & Korean BBQ Restaurant, Kilim Mediterranean Restaurant, River Edge Dry Cleaners, and Bloomie Nails and Spa, as well as the proposed new tenants.

The property is located within the C-1 Commercial Zoning District, where the existing strip mall and associated site improvements are nonconforming to several bulk requirements of the C-1 Zone. The property is bounded by Kinderkamack Road to the east, Monroe Avenue to the south, and residential properties to the north and west. The site is currently developed with a one-story commercial strip mall, macadam parking lot, concrete sidewalks, stormwater infrastructure, refuse areas, lighting, and landscaping. The proposed improvements are limited to interior alterations and changes in tenant occupancy and use, with no exterior site improvements proposed at this time.

Pursuant to Borough Ordinance § 350-4E, site plan approval is required for any building or structure, regardless of its prior use, that will operate as a retail food establishment. This requirement applies to the proposed food-service tenants. Site plan approval is also required to address the proposed changes in use associated with the remaining tenant spaces, as applicable. Additionally, pursuant to § 350-4B, site plan approval is required for alterations to, among other things, parking areas, parking aisles, and grades. Although no exterior site improvements are proposed, the existing site conditions and applicable ordinance requirements are addressed below. The following sections provide a detailed breakdown of the C-1 Zoning District regulations, existing site conditions, and comments based on our review of the submitted materials.

Aerial Photograph



Materials Reviewed

1. Site Plan – Parking Calculation entitled, “Renovation of Existing Commercial Spaces located at: 601-651 Kinderkamack Road, River Edge, New Jersey, Block: 614, Lot 8.02”, consisting of one (1) sheet, prepared by Vassilios Cocoros, R.A. of V.C.A. Group, dated May 8, 2024 and last revised September 18, 2026;
2. Architectural Plan entitled, “River Edge AM/PM Walk-In Urgent Care 601 Kinderkamack Rd., River Edge, NJ 07661”, consisting of one (1) sheet, prepared by Douglas G. Battersby, R.A. of Battersby Architecture and Design, dated September 2, 2026 and last revised September 23, 2026;
3. Architectural Plan entitled, “Bagel Store / Deili within Newly Renovated Commercial Space located at: 621 Kinderkamack Road, River Edge, New Jersey, Block 614 Lot 8.02”, consisting of one (1) sheet, prepared by prepared by Vassilios Cocoros, R.A. of V.C.A. Group, dated May 25, 2026 and last revised September 22, 2026;
4. Architectural Plan entitled, “Proposed Floor Plans, 605 Kinderkamack Road, River Edge, NJ 07661”, consisting of one (1) sheet, prepared by Gary Musciano, R.A. of Herbst Musciano LLC, dated September 2, 2026 and last revised September 23, 2026;

5. Architectural Plan entitled, “Interior Alterations At: 617 Kinderkamack Rd., River Edge, NJ 07661”, consisting of one (1) sheet, prepared by Michael Doster, R.A. of Archstone, dated April 16, 2026 and last revised August 28, 2026;
6. Letter of Denial for AM/PM Walk-in Urgent Care Clinics LLC from Stephen Depken River Edge Construction Official / Zoning Officer dated June 10, 2026;
7. Letter of Denial for Bagel Guys of River Edge, LLC from Stephen Depken River Edge Construction Official / Zoning Officer dated July 13, 2026;
8. Letter of Denial for Englewood Hospital and Medical Center from Stephen Depken River Edge Construction Official / Zoning Officer dated June 15, 2026;
9. Letter of Denial for Las Parceras Gina and Coco LLC from Stephen Depken River Edge Construction Official / Zoning Officer dated June 23, 2026;
10. Borough of River Edge Land Use Board Zoning Application.

Zoning Analysis

Zoning Requirements C-1 Commercial Zone				
Description	Required	Existing	Proposed	Variance
Lot Area	10,000 S.F.	66,941 S.F.	No Change	None
Lot Frontage	100 Ft.	380.45 Ft.	No Change	None
Lot Depth	100 Ft.	133.56 Ft.	No Change	None
Front Yard Setback	30 Ft.	61 Ft.	No Change	None
Side Yard Setback	15 Ft.	10 Ft. (EN) 89 Ft.	No Change	None
Combined Side Yard Setback	35 Ft.	99 Ft.	No Change	None
Rear Yard Setback	20 Ft.	25 Ft.	No Change	None
Building Height	35 Ft.	Not Provided	No Change	None
Number of Stories	2 ½ Stories	1 Story	No Change	None
Lot Coverage	40%	Not Provided	No Change	None
Improved Lot Coverage	80%	Not Provided	No Change	None

(EN) - Existing Non-Conformity

Parking Requirements C-1 Commercial Zone		
Description	Required	Proposed
Medical offices	AM/PM Walk-in Urgent Care: 3,418 SF Englewood Health Physician Network: 2,799 SF ⁽⁶⁾ 2 spaces per doctor, plus 1 per 100 SF gross floor area: AM/PM: 3,418/100 = 35 spaces + 2/doctor ⁽²⁾ Englewood: 2,799/100 = 28 spaces + 2/doctor ⁽²⁾ Total spaces required: 63 spaces + 2 per doctor ⁽²⁾	122 (existing)

(EN) - Existing Non-Conformity; (V) – Variance

Parking Requirements Cont'd C-1 Commercial Zone		
Description	Required	Proposed
Shops and shopping center	<p>Las Perceras Columbian Restaurant: 1,558 SF Goldberg's Bagels: 2,554 SF Team Up Martial Arts: 1,693 SF ⁽⁴⁾ BT Dance Co. Dance Studio: 1,834 SF ⁽⁴⁾ Bloomie Nails and Spa: 1,859 SF ⁽⁵⁾ River Edge Dry Cleaners: 925 SF ⁽⁵⁾ Kilim Mediterranean Restaurant: 2,336 SF ⁽⁵⁾ Sendai Sushi & Korean BBQ: 1,619 SF ⁽⁵⁾ Vacant (formerly Ay Chihuahua): 925 SF</p> <p>1 for each 150 square feet of floor area up to 2,000 square feet and 1 space for each additional 175 square feet of floor area for over 2,000 square feet: Square footage excluding medical uses: 15,320 SF $(2,000 / 150) = 13.33$ $15,320 - 2,000 = 13,320$ SF $(13,320 / 175) = 76.11$</p> <p>Total spaces: $13.33 + 76.11 = 89.45 \rightarrow 90$ SF</p> <p>Total required spaces for the site: 153 + 2 per doctor</p>	122 (existing)
Location of off-street parking areas	Front Yard: Prohibited	0 Ft. (V)
	Minimum distance from side or rear lot line: 6 Ft.	0 Ft. ⁽⁴⁾ (V)
Minimum Parking Buffer	Front yard: 5 Ft.	0 Ft. (EN)
	Side yard: 5 Ft.	0 Ft. (EN)
	Rear yard: 5 Ft.	0 Ft. (EN)
Off-street loading space	Retail first 5,000 SF: 1 berth required	None (V)
Off-street loading space dimension	12'x40'	Not provided (V)
Minimum parking space dimension	9'x18'	8.5'x18.5' (V)
Required ADA spaces	<p>Hospital Outpatient Facilities: Ten percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible. ⁽⁵⁾</p> <p>Medical: $63 \times 0.10 = 6.3 \rightarrow 7$ spaces</p> <p>Remaining number of parking spaces in lot: $122 - 63 = 59$ spaces</p> <p>Minimum number of accessible parking spaces permitted when 51 to 75 parking spaces are provided in a parking lot: 3 spaces</p> <p>Total required handicapped spaces: 10 spaces</p>	5 handicapped spaces (not compliant)

(EN) - Existing Non-Conformity; (V) – Variance

Notes:

- (1) The Applicant/Tenant shall specify the number of doctors.
- (2) This excludes the basement area.
- (3) The parallel parking spaces near the northwest corner of the property.
- (4) See Engineering Comment #10 below.

Signs and Signage Main signs: shopping center ⁽²⁾		
Tenant	Requirement	Proposed
AM/PM Urgent Care	20 SF ⁽³⁾	Sign 1: 42 SF (V) Sign 2: 42 SF (V)
Englewood Health		42 SF (V)
BT Dance Co.		42 SF (V)
Team Up Martial Arts		42 SF (V)
Las Parceras		42 SF (V)
Goldberg's Bagels		53.25 SF (V)

(EN) - Existing Non-Conformity; (V) - Variance

Notes:

- (1) The Applicant shall specify whether the signs will be illuminated box signs or signs composed of individuate letters & symbols.
- (2) Under §416-54(A), a shopping center includes more than two retail stores and service establishments under common ownership or management, sharing parking facilities, pedestrian access, and access to public streets.
- (3) Section 416-54(B)(3)(a) expressly references the maximum sign areas established under §416-53B and C(1) through (3).

General Comments

1. The Applicant shall provide testimony addressing all variance relief requested.
2. The Applicant shall identify all existing easements, deed restrictions, covenants, and other encumbrances affecting the subject property and provide copies of the applicable recorded documents, if any.
3. Per Borough Code §350-4E Site Plan Approval for Retail Food Establishment. 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 retail food establishment.
4. Per Borough Code §350-4B no person shall alter any parking area, parking aisles, grades, fire lanes, slopes, manholes, traffic signs, ingress and egress roads, required planted areas or required buffer areas, sidewalks, drainage facilities, fencing, lighting, utility services and structures, curbing and acceleration or deceleration lanes without first obtaining site plan approval by resolution of the approving agency.
5. The Applicant shall provide testimony addressing the scope and nature of the proposed interior renovations. This testimony should outline the specific modifications planned, including changes to the layout, structural elements, or any updates to systems such as plumbing, electrical, and HVAC.

6. The Applicant shall provide testimony regarding the hours of operation and the number of employees for AM/PM Walk-in Urgent Care, Englewood Health Physician Network, Las Perceras Colombian Restaurant, Goldberg's Bagels, Team Up Martial Arts, BT Dance Co. Dance Studio.
7. The Applicant should confirm the nature of deliveries to the site for the proposed restaurant, including the typical delivery schedule and type of vehicles used given the lack of a proper loading space. All deliveries should occur in a manner which does not disrupt the surrounding residential development outside of normal business hours.
8. The Applicant shall provide testimony regarding the existing and proposed refuse and recycling collection operations for the medical uses and shopping center, including the location and number of dumpsters, frequency of collection, and anticipated waste generation associated with the proposed tenant uses. It appears that an existing dumpster location has been eliminated as part of the recently completed parking lot improvements. The Applicant shall clarify how refuse and recycling will be accommodated for all eleven (11) tenant spaces, particularly the proposed food-service establishments, and whether additional dumpsters or refuse storage areas will be necessary.
9. During a recent field inspection, it was observed that the existing parking lot has been restriped in a configuration that appears to be generally consistent with the layout depicted on the submitted site plan. The Applicant shall provide an updated survey prepared by a licensed Professional Land Surveyor accurately depicting the existing site conditions following the recently completed parking lot improvements, including the regrading and repaving of the parking areas. The updated survey shall illustrate all completed improvements and include existing contours and spot elevations sufficient to establish the current grading and drainage patterns throughout the site.
10. The Applicant shall confirm whether grease traps or grease interceptors are proposed for the new food-service establishments, including Goldberg's Bagels and Las Perceras Colombian Restaurant. The Applicant shall identify the location, type, and capacity of the proposed grease traps or interceptors.

Engineering Comments

1. The Applicant shall provide the anticipated sanitary sewer demands associated with the proposed tenant uses, particularly the medical facilities and food-service establishments, and identify the existing sanitary sewer connections serving the building. The Applicant shall confirm whether the existing sanitary sewer infrastructure has adequate capacity to accommodate the proposed changes in use and whether any modifications to the existing sewer connections are necessary.
2. The existing sanitary sewer lateral shall be TV inspection. A copy shall be provided to this office and the building department.
3. The Applicant shall confirm that the proposed development, including the recently completed site improvements, will not result in an increase in impervious coverage on the property. Should any increase in impervious coverage be identified or proposed, the Applicant shall provide the necessary stormwater management calculations and improvements, as applicable.
4. Pursuant to Borough Ordinance §350-21H, the Applicant shall provide a lighting plan identifying the location, type, mounting height, and direction of illumination of all existing exterior lighting fixtures, together with the applicable illumination levels throughout the parking areas and along the property boundaries. The Applicant shall confirm whether any lighting improvements or modifications are proposed in connection with the application.

5. The submitted site plan indicates that a total of one hundred eighteen (118) parking spaces are provided, including five (5) accessible parking spaces. The Applicant has calculated a total parking requirement of one hundred twenty-five (125) spaces based on the Borough's shopping center parking requirements for the building's total floor area of 21,537 square feet. However, given the nature of the two (2) proposed medical facilities and the potentially increased accessible parking requirements associated with these uses, it is our opinion that the medical facilities should be evaluated separately from the remaining shopping center uses. Accordingly, the Applicant shall revise the parking calculations to determine the required parking for each medical facility in accordance with the applicable medical office parking standards of Borough Ordinance §350-25(A), while calculating the parking requirements for the remaining tenant spaces collectively under the shopping center classification. The Applicant shall provide a revised parking schedule identifying the required parking for each use and the total parking requirement for the property.
6. Pursuant to Borough Ordinance §350-25(A), medical offices require two (2) parking spaces per doctor, plus one (1) space per 100 square feet of gross floor area. Based on the submitted plans, AM/PM Walk-in Urgent Care and Englewood Health Physician Network require a minimum of 35 and 28 parking spaces, respectively, exclusive of the additional spaces required for medical practitioners. The Applicant shall identify the maximum number of doctors anticipated at each facility and revise the parking calculations accordingly.
7. The Applicant shall provide a dimensioned parking layout accurately depicting the recently completed parking lot improvements, including all parking spaces, drive aisles, accessible parking spaces, curb openings, and pavement markings. Pursuant to Borough Ordinance §350-25, standard parking spaces shall be a minimum of nine (9) feet wide by eighteen (18) feet long, and drive aisles serving perpendicular parking spaces shall maintain a minimum width of twenty-four (24) feet. The Applicant shall demonstrate that the existing parking lot configuration complies with the applicable dimensional and circulation requirements.
8. The Applicant shall demonstrate that the recently completed parking lot improvements provide compliant accessible parking spaces and accessible routes to the tenant entrances in accordance with the applicable ADA and New Jersey Barrier Free Subcode requirements. The plans shall identify the accessible parking spaces, access aisles, signage, pavement markings, curb ramps, and pedestrian routes, together with sufficient grading information to verify compliance with the applicable slope and cross-slope requirements.
9. It appears that reconstruction work was recently performed within the Monroe Avenue public right-of-way, which included the removal of existing concrete pavement and its replacement with asphalt pavement. Pursuant to Borough Ordinance §§350-27 and 362-24, concrete curbing and sidewalks shall be provided along the Monroe Avenue frontage in accordance with the applicable Borough requirements. The Applicant shall revise the site plan to illustrate the installation of concrete curbing and sidewalks along the Monroe Avenue frontage, including the necessary grading, drainage, and construction details.
10. The Applicant shall confirm the nature of the medical services proposed at AM/PM Walk-in Urgent Care and Englewood Health Physician Network and, based on the proposed uses, determine whether additional accessible parking spaces are required pursuant to the New Jersey Barrier Free Subcode (N.J.A.C. 5:23-7) and the 2010 ADA Standards for Accessible Design. The Applicant shall revise the accessible parking calculations and site plan accordingly, if necessary.

Approvals Required

It is the Applicant's responsibility to determine what, if any, permits are required from outside agencies in order to construct the proposed development. Including, but not limited to, the following:

- **Bergen County Soil Conservation District**
- **Bergen County Department of Planning and Engineering**

General Requirements

1. Escrow fees must be posted to cover engineering review and inspection, legal expenses and DPW review and inspection.
2. Construction activities may only be conducted during hours stipulated by Borough Ordinance.
3. Any adjacent structure, retaining wall, landscaping, curb, piping, pavement, fencing, etc. damaged during construction must be required or replaced
4. The applicant's plans should indicate an appropriate notation and reference that all construction work for the project must be performed in accordance with all applicable rules and regulations of the Occupational safety and Health Administration (OSHA), the New Jersey Uniform Code, and good construction and engineering practice as it pertains to safety.

Based on our review of the application and submitted plans, we recommend that the application be deemed **incomplete** at this time. Specifically, the Applicant shall provide an updated survey accurately depicting the existing site conditions following the recently completed regrading, repaving, and restriping of the parking lot. Additionally, the Applicant shall revise the off-street parking calculations to accurately reflect the applicable parking requirements for the various existing and proposed tenant uses, particularly the two (2) proposed medical facilities, which shall be evaluated separately from the remaining shopping center uses. The site plan shall be revised accordingly to demonstrate compliance with the applicable parking requirements, including the provision of sufficient standard and accessible parking spaces, or identify any additional variance relief that may be necessary.

The above information is necessary to adequately evaluate the existing site conditions, determine the extent of any parking deficiencies, and assess the proposed development's compliance with the applicable Borough Ordinance requirements. Accordingly, we recommend that the application remain incomplete until the identified deficiencies have been satisfactorily addressed. However, we defer to the Planning Board for the final determination of completeness and the granting of any applicable submission waivers.

This review has been prepared based on the application materials and plans submitted to date. The comments and recommendations contained herein are subject to further review and modification upon receipt of revised plans, supplemental documentation, or additional information submitted by the Applicant.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

COSTA ENGINEERING CORPORATION



Robert L. Costa, P.E., P.P. & C.M.E.
Borough of River Edge Land Use Board Engineer

cc: Borough of River Edge Land Use Board
 Jessica Hall – Municipal Land Use Clerk
 Stephen Depken, River Edge Construction Official / Zoning Officer
 Thomas Behrens – Board Planner
 Marina Brown, Esq., Board Attorney
 AM/PM Walk-In Urgent Care Clinics LLC/Wesley Thek, MD (Applicant)
 Englewood Health Physician Network/Stephen Brunnquell, MD (Applicant)
 Las Paerveras Gina and Coco, LLC/Georgina Carbonai (Applicant)
 Bagel Guys of River Edge, LLC, T/A Goldberg's Bagels/Carlos F. Abad (Applicant)
 Mark Madaio, Esq. (Applicant's Attorney)
 Vassilios Cocoros, R.A. (Applicant's Architect)