

# **LAND USE BOARD PLANNING APPLICATION**

**Borough of River Edge  
ph 201-599-6306, fax 201-599-6325**

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## **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 Land Use Official, which outlines the variances you will need for your application, you must complete a Land Use - 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 10 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:**

Gittleman, Muhlstock & Chewcaskie, Attn: Nylema Nabbie  
2200 Fletcher Avenue #16  
Fort Lee, NJ 07024

**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: Saverio V. Cereste

Address: 1624 Center Avenue, P.O. Box 845, Fort Lee, NJ 07024

Email Address: scereste@verizon.net

Phone Number: 201-944-4213

Attorney: Saverio V. Cereste, Esq.

## 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.

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.*

**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

June 24, 2020  
Date

Block: 1303 / Lot: 4

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 Tom Behrens, P.P.

For the purpose of obtaining preliminary and final site plan approval for food handler's license; Variance for parking

~~erect/alter/extend/use a~~ existing facility for restaurant; table tennis and golf simulators  
In accordance with plans filed herewith.

The premises known as 3 New Bridge Road; Block: 1303 Lot: 4

Applicant Three New Bridge LLC E-mail: \_\_\_\_\_

Address 109-15 178th Street, Jamaica, New York 11433

Owner Three New Bridge LLC

Lease or Tenant N/A

Address N/A

Use district C-1 Commercial Block 1303 Lot 4

Occupancy of each floor Single Level; Table Tennis; Restaurant & Golf Simulators

Size of Lot 57,464 sq. ft. Corner or Interior Interior

On how many streets does lot have frontage One

Size of Building (at street level) \_\_\_\_\_

Feet Front 340.0 ft. +/- Feet Deep (Irregular) 90 ft. +/- / 105 ft. +/-

Height of building \_\_\_\_\_ Stories One (1)

Set back from front property line 60 +/- / 90 +/- feet

From side line, if corner lot N/A

Other details not provided for in foregoing Building and property are irregular in shape

Has there been any previous appeal involving these premises  
Not known

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

Parking variance; De minimus request; 56 spaces calculated and 51 provided

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 \_\_\_\_\_

Day of June 24 2020

Notary Public: 

Applicant's signature   
Hyon Chung Kim

Applicant's Address 109-15 178th Street  
Jamaica, New York 11433

**SAVERIO V. CERESTE**  
**ATTORNEY AT LAW OF NEW JERSEY**

**Affidavit of Ownership**

\_\_\_\_\_, of full age, being duly sworn according to his oath deposes and says that he resides at:

\_\_\_\_\_

In the city of \_\_\_\_\_ in the County of \_\_\_\_\_

And in the State of \_\_\_\_\_ 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 \_\_\_\_\_

And that he/she hereby authorizes \_\_\_\_\_ 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 \_\_\_\_\_

Day of \_\_\_\_\_

Borough of River Edge  
Land Use Board  
Check List – Site Plan

Applicant's name and address: Hyon Chung Kim

109-15 178th Street, Jamaica, New York 11433

Phone: 201-944-4213 Project: Recreation Facility

Location: 3 New Bridge Road, River Edge, NJ 07661

Date received: June 2020 who prepared plans: Steven L. Koestner, P.E.  
& Hojoon Chung, R.A.

Registration #: 27901 Address: \_\_\_\_\_

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 (18) 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                       |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proper size sheet under NJ Map Filing Act: 8 ½ x13, 15x21, 24x36 or 30x42inches |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scale one inch equals 20', except for sites of 40 acres or more.                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Date, referenced meridian (North arrow), graphic scale                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Entire tract shown  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Name of owner or name of applicant and interest in property                     |

Article V  
Site Plan Details

**§350-18 Required Documentation**

The applicant shall submit the following documents to the Construction Official of the Borough of River Edge in order to apply for site plan approval, together with such other documents as may thereafter be required by the Planning Board.

Yes No

- A. An application for preliminary site plan approval shall include the documents required in sections 16-18, 16-19 & 16-20 herein.
- B. An application for final site plan approval, if filed separately, shall include the documents previously submitted for preliminary site plan approval, fully modified to reflect the decisions and requirements of the Planning Board. The application for final site plan approval, whether separate or combined, shall include all additional documents and requirements as described in sections 16-21 and 16-22. Application for Preliminary Final Site Plan Approval.
- C. All applications for site plan approval shall be prepared, signed and sealed by a professional engineer or architect.

**§350-19 Site Plan Application- General Information Requirements**

The applicant shall submit Sixteen (16) copies of an application for site plan approval which shall include the information and data required below.

- A. Site plans shall be drawn at a scale not smaller than one (1) inch equals 50 feet and not larger than one (1) inch equals 10 feet. The scale used shall be shown on each page of the drawing.

**The Municipal Land Use Law requires that certain circumstances be shown before a variance can be granted. The following questions must be answered completely.**

**1. How would the strict application of the provisions of the Zoning Ordinance result in practical difficulties or unnecessary hardships inconsistent with its general purpose and intent?**

Property and use complies with Zoning Ordinance. A small parking variance is required. Applicant proposes 51 parking spaces and 56 are required.

**2. Are there exceptional circumstances or conditions applications applicable to the property involved or to the intended use or development of the property that do not generally apply to other property in the same zone or neighborhood?**

None - Property complies with zone and neighborhood.

**3. What are the benefits of the proposed application and how would the benefits substantially outweigh and detriments?**

Use as a recreational facility is consistent with past usage.

**4. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate them.**

No additional land available.

## AUTHORIZATION AND CONSENT

The undersigned owner of premises known as 3 New Bridge Road, River Edge, New Jersey (Block: 1303, Lot: 4), does hereby authorize and permit the Planning Board and its agents to inspect the premises, if necessary. Undersigned further authorizes Three New Bridge LLC to file its application for Screen Golf.

Three New Bridge LLC

June 24, 2020

By:   
Hyon Chung Kim, Manager/Member  
Owner

**CERTIFICATION ON RESTRICTIONS AND COVENANTS**

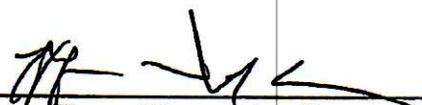
**RE: Premises – 3 New Bridge Road  
River Edge, New Jersey 07661  
(Block: 1303 Lot: 4)**

The undersigned, does hereby certify to his best knowledge that there are no restrictions or covenants affecting the use and operation of the above-entitled premises.

I certify that the above statement is true and if willfully false I am subject to punishment and/or fine.

**Three New Bridge LLC**

**June 24, 2020**

By: 

**Hyon Chung Kim, Applicant**

**OWNERSHIP OF INTEREST  
OF  
THREE NEW BRIDGE LLC**

**Hyon Chung Kim  
109-15 178 Street  
Jamaica, NY 11433**

**100%**

**June 24, 2020**

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**Hyon Chung Kim, Managing Member**

## CERTIFICATION OF TAXES PAID

The undersigned, as the attorney For Three New Bridge LLC, does hereby certify that the real property taxes as imposed by the Borough of River Edge on said property known as 3 New Bridge Road, River Edge, (Block: 1303, Lot: 4) are fully paid through and including the following period:

2<sup>nd</sup> Quarter 2020

The foregoing statement is made by me and is based upon an inquiry made by me with the Tax Collector's Office of the Borough of River Edge.

June 24, 2020



SAVERIO V. CERESTE, ESQ.