

**IN THE MATTER OF THE APPLICATION  
OF THREE NEW BRIDGE LLC**

**3 NEW BRIDGE ROAD  
RIVER EDGE, NEW JERSEY**

**BLOCK: 1303      LOT: 4**

**RIVER EDGE  
PLANNING BOARD**

**IMPACT AND EVALUATION  
STATEMENT**

Three New Bridge LLC is the owner of premises known as 3 New Bridge Road, River Edge, New Jersey. The property is also known as Block 1303, Lot 4 on the Tax Map of the Borough.

The property consists of 57,464 sq. ft. or 1.3192 acres.

Existing on the premises is a one story stucco structure in which the developer seeks to renovate creating a facility which would house a golf simulation section and a table tennis section. The north end would be dedicated to the golf facility and the south end of the building would be dedicated to the table tennis operation. The area dedicated to screen golf is 15,199 sq. ft. The table tennis area would consist of 10,828 sq. ft. In between the two wings for this structure is a lobby snack area consisting of 2,607 sq. ft. 24 seats are proposed. The lobby snack area consists of a kitchen, bar area, reception area and 6 tables consisting of 24 seats. As far as on-site parking is concerned the applicant is proposing 51 on-site parking spaces to service the sports facility.

With reference to the zoning datum on this application, the subject use conforms to the Ordinance for C-1 commercial use. Those conditions concerning the bulk requirements under the Ordinance either conform or are pre-existing non-conforming. The zoning datum for this development is as follows:

**SCHEDULE OF ZONING DISTRICT  
AREA, BULK AND YARD REQUIREMENTS  
BOROUGH OF RIVER EDGE, NEW JERSEY**

[AMENDED 10-6-2006 BY ORD. No. 1550; 12-4-2006 BY ORD. No. 1556;  
8-6-2007 BY ORD. No. 1572; 5-4-2007 BY ORD. No. 1643]

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
DISTRICT	C-1 COMMERCIAL	C-1 COMMERCIAL	C-1 COMMERCIAL	CONFORMS
MINIMUM LOT AREA (SQ. FT.) - RETAIL - OFFICE	10,000 15,000	57,464	57,464	CONFORMS
MINIMUM LOT WIDTH (FT.) - RETAIL - OFFICE	100 150	318.87	318.87	CONFORMS
MINIMUM LOT DEPTH (FT.) - RETAIL - OFFICE	100 100	158.21	158.21	CONFORMS
MAXIMUM BUILDING HEIGHT - FEET - STORIES	35 2.5 STY.	20.92 1 STY.	20.92 1 STY.	CONFORMS CONFORMS
MAXIMUM LOT COVERAGE (%)	40%	49.50% *	49.50% *	PRE EXIST
MAXIMUM IMPERVIOUS COVERAGE (%)	80%	94.57% *	94.57% *	PRE EXIST
MAXIMUM REAR YARD COVERAGE (%)	60%	36.40%	13.55%	CONFORMS
MINIMUM FRONT YARD (FT.) - RETAIL - OFFICE	30 30	23.66 *	23.66 *	PRE EXIST
MINIMUM SIDE YARD (FT.) - ONE - BOTH	15 35	4.69 * 27.92 *	4.69 * 27.92 *	PRE EXIST
MINIMUM REAR YARD (FT.) - RETAIL - OFFICE	20 20	18.50 * 18.50 *	18.50 * 18.50 *	PRE EXIST

**NOTES:**

- \* = VARIANCE REQUESTED
- \*\* = PRE EXISTING CONDITION

**§ 350-25 OFF-STREET PARKING  
OFF-STREET PARKING REQUIREMENTS.**

TYPE OF USE	MINIMUM REQUIRED SPACES	PROPOSED
USE NOT PROVIDED	N/A (TO BE DETERMINED BY PLANNING BOARD)	51

**PARKING CALCULATIONS**

USES: INDOOR SPORTS FACILITY

**PARKING REQUIREMENT:**

USE NOT PROVIDED IN OFF-STREET PARKING REQUIREMENTS. TO BE DETERMINED BY PLANNING BOARD.

**PROPOSED PARKING SPACES**

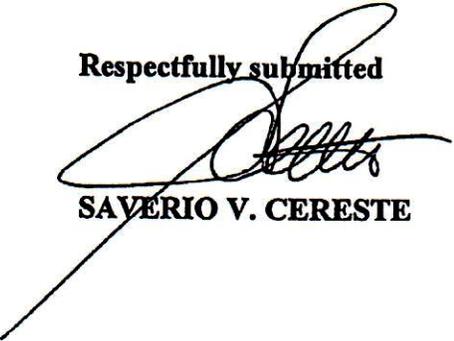
- 2 ACCESSIBLE PARKING SPACES (8' x 18' WITH 8' x 18' VAN ACCESSIBLE SPACE)
- 4 PARALLEL PARKING SPACES (10' x 24' TYPICAL)
- 45 REGULAR PARKING SPACES (9' x 18' TYPICAL)

THERE IS A TOTAL OF 51 PARKING SPACES PROPOSED.

The subject application has been reviewed by Tom Behrens, P.P. for the Borough of River Edge. Mr. Behrens has called out a parking variance with reference to the subject development. The ordinance does not specify the parking requirement for the subject use and the same has been calculated at 56 parking spaces as a requirement with 51 spaces being provided. Thus a parking variance will be required. (see attached report of Toms Behrens dated June 3, 2020).

In conclusion, the developer and applicant is proposing a use which is consistent with the Zoning Ordinance and Master Plan of the Borough and provides a first class sports facility to service the community and general welfare of the municipality

**Respectfully submitted**



**SAVERIO V. CERESTE**