

Welcome to the Land Use Board Borough of River Edge, NJ (201) 599-6306

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 Zoning Official, which outlines the variances you will need for your application, you must complete a 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 14 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:

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

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: Hye Annie Lee
Address: 1021 Edgewood Ln, Fort Lee, NJ 07024
Email Address: HLEE46@YAHOO.COM
Phone Number: 917-751-1859
Attorney: N/A

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. Each fee requires a separate check.

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,

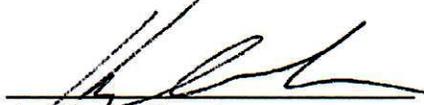
an applicant shall be responsible to reimburse the municipality or a municipal agency or approving authority for all expenses and fees incurred by the municipality or municipal agency or approving authority for the services of professional personnel required to process an application for development, 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



Date

212/23

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 LOD 9/2 Food handlers License

For the purpose of NO changes will be made to the construction of the building by us (applicant).
erect/alter/extend/use a _____

In accordance with plans filed herewith.

The premises known as 830 Kinderkamack Rd, River Edge, NJ 07661

Applicant Mye Annie Lee E-mail: HLEE46@YAHOO.COM

Address 1021 Edgewood Ln, Fort Lee, NJ 07024

Owner KB Wonderland LLC

Lease or Tenant _____

Address P.O. Box 17 Oradell, NJ 07649

Use district _____ Block 212 Lot 23

Occupancy of each floor _____

Size of Lot _____ Corner or Interior _____

On how many streets does lot have frontage _____

Size of Building (at street level) _____

Feet Front _____ Feet Deep _____

Height of building _____ Stories _____

Set back from front property line _____ feet

From side line, if corner lot _____

Other details not provided for in foregoing Space will be used to make vegetable pickles. There will be no changes made to the construction of the building by us (applicant).

This food operation/handling requires no stove or heat, only work tables on
Has there been any previous appeal involving these premises Sinks to wash vegetables

If so, date _____ character of appeal _____

Disposition _____

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

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 eight

Day of September

Applicant's signature 

Applicant's Address 1021 Edgewood Ln
Fort Lee, NJ 07024



Borough of River Edge
Land Use Board
Notice of Hearing

The next meeting of the River Edge Planning Board will be on, _____
_____, (MM/DD/YYYY), in the Municipal Building, 705 Kinderkamack
Road, River Edge, NJ 07661 at 7:30pm.

The following application has been scheduled for a hearing:

Hye Annie Lee
Applicant's name

Requests to run a pickle business where we make vegetable pickles.
Operation requires worktables and sinks to wash vegetables.

On the premises 830 Kinderkamack Rd, River Edge, NJ 07661

Block: 212 Lot: 23

Hye Annie Lee
Applicant's name

1021 Edgewood Ln, Fort Lee, NJ 07824
Applicant's address

Bergen Record
Fax: 201-646-4532
Phone: 973-569-7421
Deadline 48 hours prior to publish date

Ridgewood News
Fax: 973-569-7441
Phone: 973-569-7418
Deadline Wed. 12:00 noon

Borough of River Edge
Land Use Board
Notice to Property Owners within 200'

Please take notice:

That an application has been made by Hye Annie Lee

On behalf of Hye Annie Lee to the River Edge Land Use Board
requesting approval of (description of project)

N/A

On the premises at 830 Kinderkamack Rd, River Edge, NJ 07661

And designated as Block: 212 Lot: 23 on the Borough Tax Map.

This notice is sent to you as an owner of the property in the immediate vicinity.

A public hearing has been scheduled for _____
At 7:30pm in the Borough Council Chambers, 705 Kinderkamack Road, River Edge, NJ 07661.

The applicant by order of the Land Use Board of the Borough of River Edge, New Jersey, sends this notice. This notice is sent to you as an owner of property within 200 feet of the subject premises. When the case is called, you may appear, either in person or by an agent or attorney, and present any objections or testimony, which you may have concerning the application. All documents relating to this application can be inspected in the Municipal Land Use Office at Borough Hall, 705 Kinderkamack Road, River Edge, New Jersey between 9 A.M. and 2 P.M., Monday through Friday.

Respectfully, [Signature] Applicant's Signature

Dated: 9/7/20

Respectfully,

Hye A. Lee
Applicant

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

Applicant's name and address: Hye A. Lee

1021 Edgewood Ln, Fort Lee, NJ 07024

Phone: 917-751-1859 Project: N/A (None planned)

Location: N/A

Date received: _____ who prepared plans: N/A

Registration #: _____ 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

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

RIVER EDGE LAND USE BOARD
BOROUGH OF RIVER EDGE
705 Kinderkamack Road
River Edge, NJ 07661

CERTIFICATION OF TAX PAYMENT

Hye AnnieLee
Name of Applicant

830 Kinderkamack Road
Street Address

212
Block

23
Lot

I, being the Tax Collector of the Borough of River Edge, New Jersey, do hereby certify that tax charges on the above captioned premise are paid through the current tax period

_____ and are not in arrears.

Date

Tax Collector
Borough of River Edge
705 Kinderkamack Rd

River Edge, NJ 07661
Request for 200 Foot List

Applicant name: Hye Annie Lee

Street address: 830 Kinderkamack Road

Block: 212 Lot: 23

I am requesting a 200' list for the above mentioned property, **the fee is \$10.00.**

I am aware that there is also a utility list that will be included with this list that must be notified along with the neighbors.

Send list to: 1021 Edgewood Ln
Fort Lee, NJ 07024

or email: HLEE46@YAHOO.COM