



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA

LETTER OF NONCOMPLIANCE

SENT VIA EMAIL

June 3, 2020

Three New Bridge, LLC
c/o Saverio Cereste, Esq.
1624 Center Avenue
Fort Lee, NJ 07024

Re: Borough of River Edge – Zoning Review
Proposed Sports Facility
3 New Bridge Road, Block 1303 Lot 4

Dear Mr. Cereste,

Your Client's application for Zoning Permit Review to modify the existing building at the above referenced property into a new sports facility requires a site plan application before the River Edge Land Use Board as the use involves a food handlers' license. Please note the following Borough Ordinance provisions related to the proposed use:

1. In accordance with §350-4E of the Borough Code, *"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 restaurant for sit-down service or take-out service or as a fast-food establishment, or any other intended use where a beverage or food handlers' license is required."* **A site plan application to the River Edge Land Use Board is required given the need for a food handlers' license (and certificate of occupancy).**
2. In accordance with §416-37 and §350-25 of the Borough Code, parking standards for uses not specifically identified in the ordinance shall be determined by the Planning Board. As such, a parking standard of 1 parking space per golf simulator and table tennis surface shall be required, or a total of 56 spaces where 51 spaces are proposed. Variance relief is required.
3. Any site plan application to the Land Use Board should include a description of the proposed use including, but not limited to, hours of operation, number of employees, special events, if any, and a floor plan of including all building floors and spaces.
4. Compliance shall be demonstrated for any proposed sign improvements in accordance with Chapter 416, Article X, Signs and Signage in the Borough Ordinance and any prior resolutions of approval for the site.
5. The site plan shall include facilities for the storage of garbage and recycling.

6. The applicant should provide an updated landscape and streetscape plan and/or confirm that the existing conditions are acceptable and in compliance with the applicable requirements of Chapters 416 and 350 of the Borough Code.

Your Client may appeal this decision to the River Edge Land Use Board should he believe that his proposal does not violate the aforementioned Borough Ordinance provisions. Alternatively, you may submit a site plan application to the Land Use Board per the aforementioned food handler's license requirement, including a request for any variance relief, and/or design exceptions, as determined to be necessary. If you wish to appeal and/or apply for a variance, please contact the River Edge Municipal Land Use Clerk at 201-599-6307.

Should you have any questions about this matter, please do not hesitate to contact me at 201-666-1811.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Behrens', with a stylized flourish at the end.

Tom Behrens, PP, AICP