

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

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

B U R G I S
A S S O C I A T E S , I N C .

LETTER OF NONCOMPLIANCE

SENT VIA EMAIL

July 18, 2020

7-11
c/o Sue Vaccarella
584 Kinderkamack Road
River Edge, NJ 07661
Svlicensing@yahoo.com

Re: Borough of River Edge – Zoning Review
Convenience Store – Change in Ownership
584 Kinderkamack Road, Block 619 Lot 3

Dear Ms. Vaccarella,

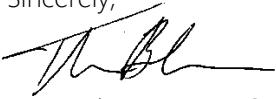
As previously discussed, the proposed change in ownership of the 7-11 convenience store at the above-referenced property requires a site plan application before the River Edge Land Use Board as the use involves a food handlers' license. There have been no proposed site improvements and as such, the application does not require any variance relief. 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. 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 including delivery drivers, number of seats and a floor plan of the space in question.
3. The applicant shall be prepared to discuss current site conditions and whether any site improvements are warranted at the time of the public hearing.

You 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 'Tom Behrens', written over a horizontal line.

Tom Behrens, PP, AICP