

**BOROUGH OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
ZOOM MEETING
June 24, 2026**

NOTE – Public meetings of the Municipal Land Use Board of the Borough of River Edge will be held in person in the Council Chambers on the second floor of Borough Hall, 705 Kinderkamack Road, River Edge, NJ 07661 unless further notice is provided. Meetings will be held concurrently via ZOOM (Hybrid). Members of the public may attend meetings in person or via ZOOM. To join the ZOOM meeting via smart phone, computer or tablet. The log in information and a link to the meeting will be posted on the Borough's website at <https://www.riveredgenj.org/landuse>.

Chairman Caslin calls the Meeting to order at 7:30 p.m.

Roll call:

Mayor Papaleo – Present	Chairman Caslin – Present
Ryan Gibbons – Excused	Councilman Glass - Absent
Eileen Boland - Present	Mr. Chinigo – Excused
Mr. Gautier - Present	Mr. Salva – arrived at 7:50 Present
Michael Krey - Excused	Ms. Levine - Present

ALSO PRESENT: Marina Brown, Esq., Mr. Depken (via Zoom), Mr. Costa and Jessica Hall

APPROVAL OF MINUTES

Approval of 5/27/26 minutes. Ms. Brown had a couple of edits as follows – there was a note that it could not be determined who made the motion, so she just made it a general statement that it was for the vote on closing to the public. She also noted the time when the recess occurred which was around 8:53 p.m. on page 7. Chairman Caslin states with those comments and if the Board has no comments, he looks for a motion to approve the minutes as revised. So made by Mr. Gautier; Second – Ms. Boland. Vote is taken. All in favor- aye. Motion passes.

MEMORIALIZATIONS

D&L D'Alessandro
292 Woodland Avenue
Block 112, Lot 15

Addition, alterations and renovation of a single-family home.

Resolution was circulated among the Board members. There being no questions or comments a motion is made to accept the Resolution as drafted by Mr. Gautier; Second – Ms. Boland. Those eligible to vote – Chairman Caslin – yes; Ms. Boland – yes; Mr. Salva – yes; Mr. Gautier – yes and Ms. Levine – yes.

Motion passes.

Mr. Mrs. J. Malki
473 Windsor Road
Block 814, Lot 10

Resolution for addition and alterations to a single-family residence.

Resolution was circulated among the Board members. There being no questions or comments a motion is made to accept the Resolution as drafted by Mr. Gautier; Second – Ms. Boland. Those eligible to vote – Mayor Papaleo; – Chairman Caslin – yes; Ms. Boland – yes; Mr. Salva – yes; Mr. Gautier – yes and Ms. Levine – yes. Motion passes.

Christina Costanzo
320 Lexington Drive
Block 1106; Lot 26

Additions and site improvements to a single-family home.

Resolution was circulated among the Board members. There being no questions or comments a motion is made to accept the Resolution as drafted by Mr. Gautier; Second – Ms. Boland. Those eligible to vote – Mayor Papaleo; – Chairman Caslin – yes; Ms. Boland – yes; Mr. Salva – yes; Mr. Gautier – yes and Ms. Levine – yes. Motion passes.

Ms. Brown states that for these Resolutions she needs Mr. Gibbons signature as the secretary, but he is absent she asks that the Board appoint an acting secretary for evening. Chairman Caslin nominates Mr. Gautier and Mayor Papaleo seconded it.

Ms. Brown states that under Old Business the Board has Pacific Outdoor Advertising, LLC, 14 Rt. 4 West, Block 1402, Lot 4 for preliminary and final minor site plan approval use, height and bulk variance relief to operate and install a two-side static billboard. This hearing will be carried to the July 22, 2026, meeting of the Land Use Board without further notice. She advises the Board members that if they are here for that hearing, they have to come back on July 22, 2026. And the same thing with the next application – Michael & Melanie Schweiger, 265 Adams Avenue, Block 506, Lot 3 for the construction of an outdoor living space where none exists. That hearing will be carried to July 8, 2026, Land Use Board meeting without further notice. She advises the Board members that if they are here for that hearing, they have to come back on July 08, 2026.

Discussion Items

Chairman Caslin states that at the last meeting the Board heard an application made by Sweetspot River Edge, LLC, 75 Rt. 4 East, Block 1415, Lot 1.0. The applicant has submitted an application NJDOT looking to reconfigure what is currently an exit only access point onto Rt 4 from their property into reversing it and creating an entrance only driveway point. In connection with that application, it was recommended by the DOT that they seek a letter of support from the Borough, either the Borough Council or Land Use Board and since that was a topic that was discussed at the last meeting, a request has been

made that the Board provide said letter in support of what was discussed at that point would make sense from an engineering standpoint and he asks Mr. Costa to weigh in. Mr. Costa stated – what he would suggest is that before the Board takes action they send it to the police department and wait for their comments back because if everyone remembers they were very much involved with the traffic patterns on that site. So, that would be his recommendation. He further states that he hasn't seen anything else – their application, their traffic studies any of the above. He wasn't provided with any information regarding what the applicant communicated with NJDOT about. He responds – not at this point. He further states, that through what has been testified the applicant's business is not doing well and they think the issue is that people cannot get there because of the traffic pattern. Chairman Caslin states it's a topic for the Board and its open for discussion. The Mayor stated that having not been at the meeting it seems reasonable if the DOT is going to grant it – it should first go before the police department. Mr. Costa agrees. Ms. Brown states that she will send the applicant's request to the chief and copy the Chairman and the Mayor and just for their comments and she will also ask the applicant for any submissions they made to the DOT she does not know if they just put out their initial request to them. Ms. Brown will find that out and she will have an update at the next meeting. She further stated that if they did send a letter of support it would have language stating subject to Land Use Board approval and Borough approval. Mr. Costa states that the bottom line is the DOT has jurisdictional, it's a state highway, the town has no jurisdiction over that driveway. Internally the town has jurisdiction. Again, he states he thinks it should go to the police. The Board should see what they actually submitted if they even submitted a true application and bring it back to the Board or send it to the police for their opinion. Chairman Caslin states that seems to be a reasonable course of action. There being no one in the public a motion to adjourn the meeting is made by Mr. Gautier, second – Mr. Salva. Meeting adjourned at 7:46 p.m.