

**BOROUGH OF RIVER EDGE
MUNICIPAL LAND USE BOARD**

RESOLUTION

**GRANTING VARIANCE RELIEF TO MICHAEL & MELANIE SCHWEIGER FOR
265 ADAMS AVENUE, RIVER EDGE, NJ
BLOCK 506, LOT 3**

WHEREAS, the Municipal Land Use Board of the Borough of River Edge (the “Board”) is a duly constituted body as authorized by statute with responsibility to supervise and be concerned with the orderly development and planning of the Borough, as authorized by the statutes and ordinances made and provided; and

WHEREAS, Michael & Melanie Schweiger (the “Applicants”) filed an application with the Board for property known as Block 506, Lot 3 on the tax map of the Borough of River Edge, located at 265 Adams Avenue (the “Property”), for variance relief to construct a covered deck at the rear of the existing dwelling on the Property; and

WHEREAS, the Applicants are the owners of the Property; and

WHEREAS, the Board deemed the application to be complete on June 10, 2026 and public hearings were conducted on June 10, 2026¹; July 8, 2026²; and on August 12, 2026 via hybrid meeting (in person and via Zoom video conference); and

WHEREAS, the Applicants was not represented by counsel; and

WHEREAS, Michael Schweiger (“Mr. Schweiger”) and Melanie Schweiger (“Mrs. Schweiger”) were present, in person, at the public hearings and were duly sworn to provide fact testimony in support of the application; and

WHEREAS, the Applicants’ licensed contractor Shaun Scott (“Mr. Scott”) of S. Scott Construction and Design, 530 Commerce Street, Franklin Lakes, NJ 07417, was present, in person, at the public hearings and was duly sworn to provide fact testimony in support of the application; and

WHEREAS, the public was given notice of the application and had an opportunity to participate in the hearing and no individuals appeared to be heard; and

¹ At the June 10, 2026 public hearing, the application was carried to the Board’s June 24, 2026 meeting. Subsequently, the Applicants requested that the hearing be carried further. At the June 24, 2026 meeting, the hearing was carried on the record to the Board’s July 8, 2026 meeting without additional notice required.

² At the July 8, 2026 public hearing, the application was carried to the Board’s July 22, 2026 meeting. The Board’s July 22, 2026 meeting was canceled due to lack of quorum. The application was carried automatically to the Board’s August 12, 2026 meeting without additional notice required.

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WHEREAS, the Applicants submitted proof of notification, by mail or personal service at least 10 days prior to the date set forth for public hearing on all persons owning properties within 200 feet from the extreme limits of the subject property of the subject application, as set forth on a certified list of said owners furnished to the Applicants by the Borough Tax Assessor of the Borough of River Edge and provided proof of service of such notice in accordance with the Zoning Ordinance of the Borough of River Edge, as amended and supplemented, and the Municipal Land Use Law (the “MLUL”), N.J.S.A. 40:55D-1 to -163; and

WHEREAS, the Applicants submitted proof that a copy of said notification was published at least 10 days prior to the date set forth for public hearing in the official newspaper of the Borough of River Edge in accordance with the Zoning Ordinance of the Borough of River Edge as amended and supplemented and the MLUL; and

WHEREAS, all jurisdictional requirements of the applicable state statutes and local ordinance were met; and

WHEREAS, the Applicants submitted an application and the following supporting documents:

1. Architectural Plan, entitled “Deck, 265 Adams Avenue, Lot: 3 Block: 506”, consisting of three (3) sheets, signed and sealed by Tsampicos A. Perides, R.A. of Archi-Tap Designs, Inc., dated April 29, 2026; revised July 3, 2026.
2. Property Survey prepared by Christopher Lantelme, P.E. & L.S. of Lantelme, Kurens & Associates, PC, dated September 4, 2025.
3. Exhibit A-1: Photo Exhibit, prepared by Mrs. Schweiger on July 1, 2026, entered into evidence at July 8, 2026 hearing.

WHEREAS, the Applicants also submitted a Letter of Noncompliance issued by Stephen A. Depken (“Mr. Depken”), the Borough Construction Official / Zoning Officer, dated April 23, 2026; and

WHEREAS, the Borough Engineer, Robert L. Costa, P.E., P.P., & C.M.E. (“Mr. Costa”), issued a review letter on the application, dated June 4, 2026; and

WHEREAS, Mr. Depken provided a Letter of Interpretation, dated June 18, 2026, circulated June 23, 2026, which consisted of 3 sheets and 6 attachments; and

WHEREAS, after carefully considering the evidence and testimony presented by the Applicants, as well as the Letter of Noncompliance issued by the Zoning Officer and the Engineering Review Letter issued by Mr. Costa, the Board has made the following factual findings and conclusions.

The Property

1. The Property contains approximately 6,000 square feet and is situated in the Residential (R-1) Zoning District. The Property is an undersized, rectangular-shaped interior lot that does not conform to the minimum lot width, lot area, building coverage and lot coverage requirements of the R-1 Zone, and where the existing dwelling does not conform to the side yard setback requirement. The Property is bounded by Adams Avenue to the north and single-family dwellings to the east, south and west. Existing site improvements include a two-story frame dwelling, covered front porch, paver driveway, paver walkway, steps, retaining walls and a vinyl fence.

2. The Property has pre-existing non-conforming conditions that remain unchanged by the application: (1) minimum lot area, where 7,500 square feet is required and 6,000 square feet is existing; (2) minimum lot width, where 75 feet is required and 60 feet is existing; (3) minimum side yard setback, where 6 feet is required and 4.6 feet is existing; (4) minimum combined side yard setback, where 15 feet is required and 12.4 feet is existing.

The Proposal

3. The Applicants are proposing to construct a covered deck at the rear of the existing dwelling on the Property. The proposed improvements will require variance relief for building coverage, lot coverage (excluding yard amenities), lot coverage (including yard amenities) and rear yard setback.

4. Based on the initial documents submitted by the Applicants and the testimony provided at the public hearing, the application required variance relief for the following: (1) maximum building coverage, where 25% is permitted, 26.8% is existing and 31.5% is proposed; (2) maximum lot coverage (without yard amenities), where 30% is permitted, 39.56% is existing, and 39.56% is proposed; (3) maximum lot coverage (with yard amenities), where 35% is permitted, 43.2% is existing and 47.8% is proposed; and (4) minimum rear yard setback, where 25 feet is required, 26.66 feet is existing and 12.95 feet is proposed.

Public Hearing June 10, 2026

5. The Board reviewed the application and deemed it complete on June 10, 2026. The Board began conducting a public hearing on the application, in person and via Zoom, immediately following the work session.

6. The Board considered the Letter of Noncompliance issued by Mr. Depken, which indicated that the application proposed non-conforming coverages and rear yard setback, which required variance relief.

7. Mr. & Mrs. Schweiger were duly sworn to provide testimony in support of the application.

8. Mrs. Schweiger testified that the Applicants were proposing to construct a covered deck at the rear of the home. They recently purchased the property and want a functional outdoor space. The rear

yard gets full sun exposure and the covered deck will provide a safe and functional spaced for their family. The Applicants agreed to comply with the comments and recommendations in the Board Engineer's report.

9. The Board heard testimony from the Applicants' licensed contractor, Mr. Scott, who was duly sworn to provide fact testimony in support of the application. Mr. Scott testified regarding the existing conditions on the Property, the proposed variances, and proposed improvements. Mr. Scott testified that the Property is in the R-1 Zone and is undersized at only 6,000 square feet, which is one of the smallest lots on the block. The Property is a new build or re-build that has existing non-conformities, which limit the Applicants' ability to improve the Property to meet their needs. Mr. Scott testified that the proposed improvements are modest and will expand outdoor living space for the property owners. Mr. Scott opined that the scale of the proposed improvements is in line with the neighborhood.

10. In response to questions from the Board and Mr. Depken, Mr. Schweiger testified that the deck could not be relocated to the southeast side of the yard because of the garage and a heavy slant. Mrs. Schweiger testified that they had looked into different options, but this was the final design that met their needs. Mr. Scott testified that a roll out awning would still be calculated as building coverage and, given that, the Applicants wanted full coverage over the deck. Mr. Scott further testified that if the deck was less deep, the roof pitch would be altered and would interfere with windows and the existing architectural design of the dwelling.

11. Mr. Scott testified that there is an existing stormwater chamber in the rear yard and that they would confirm the location.

12. The Board Engineer, Mr. Costa, explained that the deck with a roof above is considered part of building coverage and lot coverage, if there was no roof over the deck or just a patio, then the Applicants could receive a discount in the lot coverage.

13. The Board Planner, Mr. Behrens, explained that the Board may review the variance requests under the (c)(1) hardship and (c)(2) balancing criteria. The Property is undersized and currently does not have a rear yard amenity. In addition, the Applicants agreed to comply with stormwater management requirements in the Board Engineer's report, which would provide a public benefit.

14. In response to questions from the Board, there was a discussion regarding the improvements on the Property, which were constructed and installed by the prior builder. Mr. Scott testified that the current driveway on the Property does not include permeable pavers, which contributed to discrepancies in the lot coverage. The documents submitted by the Applicants include the current lot coverages and setbacks on the Property.

15. In response to additional questions from the Board, Mr. Scott testified that the covered deck is not an addition, but the walls are a screen material for insects. It is not a three-season room. The covered deck will have a ceiling fan.

16. In response to questions from the Board, Mr. Costa testified that additional stormwater management would be required. The Applicants agreed to work with the Board Engineer to confirm and comply with these requirements.

17. In response to additional questions from the Board, Mr. Schweiger testified that the impact of the rear yard setback variance is mitigated by significant vegetation and a fence in the rear yard, which would be maintained.

18. Mr. Scott further explained that the proposed increase in lot coverage is less than 5%, which is referenced in the Borough Code for creating a rear yard amenity.

19. The Board opened the meeting to the public and no individuals appeared to be heard.

20. The Board entertained a motion to carry the application so that the Applicants could adequately respond to questions and concerns from the Board. A motion was made and seconded, all members voted in favor to carry the application to the June 24, 2026 meeting without further notice.³

July 8, 2026

21. Mrs. Schweiger testified that the Applicants are still requesting relief for the covered deck. They have been residents of River Edge for 10 years and recently moved to the Property. The overages and pre-existing non-conforming conditions were unknown at the time of purchase at the end of 2025.

22. Mr. Depken explained his June Letter of Interpretation and testified regarding the improvements that were proposed and built by the prior builder on the Property. Mr. Scott testified that the approved plans differ from what is existing. Specifically, there are no permeable pavers, the driveway is in a different configuration, and the dwelling is larger than stated.

23. Mr. Scott testified that the existing stormwater chamber on the Property has been located and is shown on updated plans submitted to the Board. The Applicants agreed to add a new stormwater management chamber to accommodate the additional coverage on the Property.

24. Mr. Costa testified that his office worked with the Applicants to confirm the location of the existing stormwater chamber. The as-built drawings submitted by the prior builder appear to be inaccurate. The Applicants' plans are accurate regarding what is on the Property currently. Mr. Costa confirmed that the proposed chambers will capture runoff from all the improvements on the Property.

25. In response to questions from the Board, Mr. Scott testified that the topography of the rear yard is mainly flat.

³ As indicated above, following the Board's June 24, 2026 meeting, the Applicants requested that the hearing be carried further. At the June 24, 2026 meeting, the hearing was carried on the record to the Board's July 8, 2026 meeting without additional notice required.

26. Mr. Schweiger testified that the Applicants previously had a louvered roof on a deck at their old home, but it was not ideal. The roof and screens will make the deck a more functional outdoor space for their family.

27. The Board opened the meeting to the public and no individuals appeared to be heard.

28. The Board held a brief discussion concerning the existing non-conformities on the Property and the proposed covered deck.

29. In response to concerns raised by the Board, the Applicants agreed that the covered deck would not be converted to permanent living space or further enclosed without obtaining additional approvals from the Borough and would include a plan note regarding same.

30. The Board entertained a motion to carry the application so that the Applicants could address any additional questions and concerns from the Board. A motion was made and seconded, all members voted in favor to carry the application to the July 22, 2026 meeting without further notice.⁴

August 12, 2026

31. The Board Attorney gave a brief overview of the procedural history of the application and the conditions previously agreed to by the Applicants.

32. The Applicants amended their application, on the record, to bifurcate their variance requests. First, to authorize variances for the pre-existing non-conforming conditions on the Property. Second, to authorize variances for the new covered deck.

33. The Board Vice Chairman asked for any additional testimony or questions regarding the first half of the amended application.

34. In response to final questions and concerns from the Board Engineer, the Applicants agreed to perform a percolation test for the new stormwater chamber, in coordination with the Borough Engineer.

35. The Board opened the meeting to the public and no individuals appeared to be heard.

36. The Board entertained a motion to grant the first half of the amended application requesting variances with conditions, pursuant to the Borough of River Edge's Zoning Ordinance.

37. A motion to grant the amended application for the pre-existing non-conforming conditions on the Property, acknowledging that such approval would not limit the Borough of River Edge's ability to pursue action against the prior builder on the Property or other related entities, with variance relief for: (1) minimum side yard setback, where 6 feet is required and 4.6 feet is existing; (2) minimum combined side yard setback, where 15 feet is required and 12.4 feet is existing, as revised at the public hearings and as otherwise depicted in the drawings submitted by the Applicants, on the conditions that: (i) the Applicants

⁴ As indicated above, the application was carried to the Board's July 22, 2026 meeting. The Board's July 22, 2026 meeting was canceled due to lack of quorum. The application was carried automatically to the Board's August 12, 2026 meeting without additional notice required.

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would comply with the comments and recommendations in the Board Engineer's reports, (ii) would install an additional stormwater chamber on the Property, and (iii) would perform a percolation test in coordination with the Borough Engineer; was made by Mr. Gibbons and seconded by Mr. Gautier. A vote was taken and the motion passed by a vote of 6 to 0.

38. The Board Vice Chairman then asked for any additional testimony or questions regarding the second half of the amended application.

39. In response to questions from the Board, Mr. Scott testified that the covered deck serves multiple purposes for the Applicants, matches the style of the existing dwelling and fits in with the neighborhood, and is adequately screened and shielded. Mrs. Schweiger reiterated that the lot is undersized and the proposed deck is modest.

40. The Board opened the meeting to the public and no individuals appeared to be heard.

41. The Board then entertained a motion to grant the second half of the amended application requesting variances with conditions, pursuant to the Borough of River Edge's Zoning Ordinance.

42. A motion to grant the amended application to construct a covered deck at the rear of the existing dwelling on the Property, with variance relief for: (1) maximum building coverage of 31.5%; (2) maximum lot coverage (without yard amenities) of 39.56%; (3) maximum lot coverage (with yard amenities) of 47.8%; and (4) minimum rear yard setback of 12.95 feet, as revised at the public hearings and as otherwise depicted in the drawings submitted by the Applicants, on the conditions that: (i) the Applicants would comply with the comments and recommendations in the Board Engineer's reports, (ii) the Applicants would install an additional stormwater chamber on the Property, (iii) the Applicants would perform a percolation test in coordination with the Borough Engineer, (iv) the Applicants would maintain the vegetation and fence in the rear yard; and (v) the Applicants would not convert the covered deck into permanent living space or further enclose the deck without obtaining additional approvals from the Borough and the Applicants will include a plan note in the final drawings regarding same; was made by Mr. Gibbons and seconded by Ms. Levine. A vote was taken and the motion passed by a vote of 5 to 1.

Justification for Relief

43. The Board found good cause to grant the Applicants' request for bulk variance relief to confirm pre-existing non-confirming conditions on the Property and to construct a new covered deck to the rear of the existing dwelling on the Property.

44. The Applicants sought a (c) bulk variance, of which there are two types a (c)(1) hardship variance and a (c)(2) benefit/detriment variance. To receive a (c)(1) variance, an applicant must establish that the physical features, topographic features, or extraordinary and exceptional situation uniquely affecting the property or structures lawfully existing thereon necessitates the variance to relieve such hardship. To receive a (c)(2) variance, an applicant must establish that the purpose of the MLUL would be

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advanced by the variance and the benefits of any variance would substantially outweigh any detriment. Further, to obtain a (c)(1) or (c)(2) variance, an applicant must also prove that the relief sought would not be substantially detrimental to the public good and would not substantially impair the intent and purpose of the Borough's zone plan and Zoning Ordinance.

45. The Board found that the variance relief was appropriate due to the limited size of the proposed deck, the provision of rear yard amenities, the location of the existing dwelling on the Property, significant screening to be maintained, improvements to aesthetics, and the Applicants' agreement to comply with the recommendations of the Board Engineer and willingness to work with the Borough Engineer regarding stormwater management, among other things.

46. The Board found that the proposed development and conditions agreed to by the Applicants would advance purpose (a) of the MLUL, to encourage appropriate development in a manner which will promote the public health, safety, morals and general welfare; purpose (e) of the MLUL, to promote the establishment of appropriate population densities and concentrations for the well-being of persons, neighborhoods, communities and regions and preservation of the environment; and purpose (i) of the MLUL, to promote a desirable visual environment.

47. In addition, the Board found that the grant of the variance would have a minimum impact, if any, on surrounding properties within the R-1 Zone because no individuals appeared in opposition to the application. The Applicants improved the stormwater management on the Property and further agreed to work with the Borough Engineer regarding drainage on the Property, as necessary.

48. The Board found that the requested variance relief may be granted pursuant to N.J.S.A. 40:55D-70(c)(1). The Board found that due to the shallow lot width, undersized lot area, and location of existing lawful structures on the Property a strict application of the Zoning Ordinance would result in an exceptional practical difficulty and undue hardship to the Applicants. Further, the Board found that the requested variance relief may be granted pursuant to N.J.S.A. 40:55D-70(c)(2). The Board found that the purposes of the MLUL are advanced by the grant of the variance relief and that the benefits of the deviation substantially outweigh any detriments, and the variance relief can be granted without substantially impairing the intent and purpose of the Master Plan and/or Zoning Ordinance. The Applicants demonstrated a basis for the grant of the variance relief pursuant to N.J.S.A. 40:55D-70(c)(1)-(2) and Kaufman v. Warren, 110 N.J. 551 (1998). The Applicants met the burden of proof. As aforesaid, the Board was satisfied the variance relief could be granted without any substantial detriment to the public good, as well as the zone plan and Zoning Ordinance of the Borough of River Edge. The Board determined the grant of the variance relief will not impact surrounding properties in the R-1 District.

NOW THEREFORE, BE IT RESOLVED by the Borough of River Edge Municipal Land Use Board, Bergen County, New Jersey, that the Applicants' request for variance relief, as described herein, be

and is hereby approved for the reasons set forth herein and subject to the terms and conditions contained in the body of this Resolution, and as follows:

1. The Applicants shall post all required application fees and provide sufficient funds with the Borough to satisfy any deficiency in the Applicants' escrow account. No permits or certificates shall be issued, nor will any work be performed by Board professionals or staff at any time that the Applicants' escrow account balance is not paid current, which shall be set forth by certification by the Board Clerk. The Applicants shall have a continuing duty to maintain a positive balance in all escrow accounts until all conditions have been satisfied and all charges have been paid.

2. Before any permits are applied for, it is the responsibility of the owner to see if there are any open permits or violations and to address and resolve those, if any, before a new permit may be issued. When applying for permits, a copy of the signed Resolution and Board-approved plans must accompany the permit application. No certificate of occupancy shall issue unless all inspections have been performed, passed, and all prior approvals have been satisfied, which includes compliance with all conditions imposed by the Board. Prior to the issuance of a certificate of occupancy, the Applicants shall satisfy all amounts due and owing to the Board's professionals.

3. Completion of the improvements and subsequent use of the Property shall be consistent with testimony offered at the public hearing, the plans and renderings submitted with the application, the findings and conclusions of the Board stated herein, and the conditions set forth in this Resolution.

4. The Board's approval is expressly subject to all State, County and Borough statutes, ordinances, rules, regulations and requirements affecting development in the Borough, County and State. The Applicants shall comply with any and all Federal, State, County and local laws, ordinances, codes, rules and regulations with respect to all aspects of the project, property and proposed use, and with all such applicable laws and codes, and shall be responsible for all costs and fees associated therewith. The Applicants shall comply with all laws and regulations related to affordable housing and/or the payment of the non-residential development fee, if applicable.

5. The Applicants' obtaining of approvals from all outside agencies shall be a prerequisite for issuance of a building permit, including but not limited to, obtaining written final approval from the Bergen County Planning Board, Bergen County Soil Conservation District, New Jersey Department of Environmental Protection, and the Borough of River Edge, if applicable. If other agency approvals substantially modify the approved plan, same will trigger a return to the Board.

6. The Applicants shall apply for and obtain a soil movement permit from the Borough, to the extent same may be required, and shall comply with the reasonable recommendations of the Borough Engineer with respect to same.

7. Revised plans, to the extent necessary, shall be submitted to the Board and the Board professionals for review and approval, to the extent applicable.

8. The Applicants are permitted to the following variances for the existing dwelling: (1) minimum side yard setback, where 6 feet is required and 4.6 feet is existing; (2) minimum combined side yard setback, where 15 feet is required and 12.4 feet is existing. The Applicants are further permitted to the following variances to construct a covered deck at the rear of the existing dwelling on the Property, as described in the plans and renderings submitted in the application, revised on the record, and as set forth in this Resolution: (1) maximum building coverage of 31.5%; (2) maximum lot coverage (without yard amenities) of 39.56%; (3) maximum lot coverage (with yard amenities) of 47.8%; and (4) minimum rear yard setback of 12.95 feet. The variance relief described above is expressly conditioned upon the following:

- a. The Applicants shall comply with the comments and recommendations in the Board Engineer's reports.
- b. The Applicants shall install an additional stormwater chamber on the Property and shall perform a percolation test in coordination with the Borough Engineer. The Applicants shall coordinate stormwater management improvements with the Borough Engineer, as needed. The Applicants shall comply with the reasonable advice and recommendations of the Borough Engineer with respect to any drainage and stormwater management required on the Property, if necessary.
- c. The Applicants shall maintain the vegetation and fence in the rear yard on the Property.
- d. The Applicants shall not convert the covered deck into permanent living space or further enclose the deck without obtaining additional approvals from the Borough and the Applicants shall submit revised plans with a plan note indicating same.
- e. The Applicants shall comply with all other the Borough Code requirements regarding construction and future development on the Property.
- f. The Applicants' use of the Property shall conform to the requirements and conditions of any prior approvals issued by the Board and the Borough, which are not inconsistent with this Resolution.

9. To the extent required, the Applicants shall comply with all recommendations and requirements of the Board Planner and the Board Engineer, subject to the reasonable satisfaction and approval of same and the Board.

10. The Applicants shall comply with all comments and conditions imposed by the Board, the Board Planner and the Board Engineer, as stated on the record and as may be stated in this Resolution.

11. If the Applicants commences work on the project, same shall constitute acceptance of the above conditions.

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Vote on First Half of Amended Application

<u>MEMBER</u>	<u>M</u>	<u>2D</u>	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Thomas Papaleo			X				
Councilman Glass							X
Chris Caslin							X
Michael Krey			X				
Ryan Gibbons	X		X				
Eileen Boland							X
Dario Chinigo							X
Joseph Gautier		X	X				
Jorge Salva			X				
Tracy Levine [Alternate #1]			X				
Vacant [Alternate #2]							

Vote on Second Half of Amended Application

<u>MEMBER</u>	<u>M</u>	<u>2D</u>	<u>YES</u>	<u>NO</u>	<u>RECUSE</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Thomas Papaleo				X			
Councilman Glass							X
Chris Caslin							X
Michael Krey			X				
Ryan Gibbons	X		X				
Eileen Boland							X
Dario Chinigo							X
Joseph Gautier			X				
Jorge Salva			X				
Tracy Levine [Alternate #1]		X	X				
Vacant [Alternate #2]							

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Vote on the Memorialization

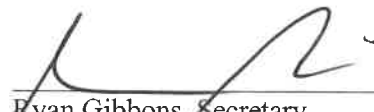
<u>MEMBER</u>	<u>M</u>	<u>2D</u>	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>	<u>ABSENT</u>	<u>INELG</u>
Mayor Thomas Papaleo							X
Councilman Glass							X
Chris Caslin							X
Michael Krey			X				
Ryan Gibbons		X	X				
Eileen Boland							X
Dario Chinigo							X
Joseph Gautier	X		X				
Jorge Salva			X				
Tracy Levine [Alternate #1]						X	
Vacant [Alternate #2]							

BE IT FURTHER RESOLVED that the Resolution adopted on this 23rd day of September, 2026 memorialized the action taken by the Board in accordance with N.J.S.A. 40:55D-10(g), as set forth above, at its August 12, 2026 meeting, and that **a copy of this Resolution be provided to the Applicants, the Borough Engineer, the Construction Code Official of the Borough of River Edge**, and a notice of this decision shall be published in accordance with law.


Michael Krey, Vice Chairman

CERTIFICATION

I, Ryan Gibbons, Secretary, do hereby certify that the above Resolution was adopted by the Board at its meeting held on September 23, 2026. This Resolution memorializes the Board's approval of this matter at its meeting held on August 12, 2026.


Ryan Gibbons, Secretary
Borough of River Edge
Municipal Land Use Board