

**BOROUGH OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
ZOOM MEETING
September 23, 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>.

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

Roll call:

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

ALSO PRESENT: Marina Brown, Esq., Jessica Hall and Lisa Ciavarella (Via Zoom)

APPROVAL OF MINUTES

NONE

DISCUSSION ITEMS:

NONE

OLD BUSINESS

NONE

MEMORIALIZATIONS

Michael & Melanie Schweiger
265 Adams Avenue
Block 506, Lot 3

Construction of outdoor living space where none exists.

A draft of the Resolution granting the variance relief was circulated to the board prior to this evening's meeting. Chairman Caslin opens to the board for questions and comments on the Resolution. There being none, Chairman looks for a Motion on the Resolution as presented. So Made – Mr. Gautier; Second – Mr. Gibbons. Those eligible to vote – Mr. Krey – yes; Mr. Gibbons -yes; Mr. Salva – yes; Mr. Gautier – yes. The motion passes.

Jason & Jill Funk
204 Wayne Avenue
Block 906, Lot 19

Alterations, renovations and second floor addition.

A draft of the Resolution was circulated to the board prior to this evening's meeting. Chairman Caslin opens to the board for questions and comments on the Resolution. Ms. Brown states the one revision she had was that she had the wrong dates on the signature page, on the very last page. Chairman Caslin states with those ministerial changes he looks for a Motion to approve the Resolution. So Made – Mr. Krey; Second – Mr. Salva. Those eligible to vote – Mayor Papaleo -yes; Chairman Caslin – yes; Ms. Boland – yes; Mr. Krey – yes; Mr. Gibbons -yes; Mr. Salva – yes; Councilman Glass – yes. The motion passes.

COMPLETENESS REVIEW

NONE

NEW BUSINESS

NONE

OLD BUSINESS

NONE

PUBLIC COMMENTS

A motion is made by Mr. Gibbons and seconded by Gautier to open to the public. All in favor – Aye.

Peg Sorrentino, 39 Washington Avenue, River Edge addresses the board regarding development at her neighbor's house. Her question is regarding the scope and the development that they have done there. She is more concerned with coverage of their property. She would like to know how that was determined and how it was approved. Also, with regard to a full court pickle ball or tennis court that was installed – elevated property. A lot of changes, and she has some questions on how that approval went. Her understanding is that no variances were required. She went down to the building department, and she inquired about permits and she was told that there were permits for a patio, a pool and a sauna and that no other permits were outstanding. She asked about a tennis court, but the response was no

sports court but she could fill out a OPRA request to get additional information, which she did not do. She went away and when they return there was a full court installed on this property with elevation on the property on the back.

Ms. Brown asks Ms. Sorrentino the address of the property she is speaking about which is 43 Washington Avenue. Ms. Brown states just by looking at the recent applications, the board has not heard an application on that property so they would not be able to assist. She advises that Ms. Sorrentino can submit an OPRA request to the building department if she wants to see everything that was submitted for permits on that property. Other than that, the board did not have any involvement in that project. Ms. Brown further explained that the board does not receive applications for residential development unless they require a subdivision or some sort of variance. Ms. Brown tells Ms. Sorrentino that she can submit the OPRA request to the borough clerk. Chairman Caslin advises that if she comes to borough hall and asks for the borough clerk, they can assist her with filling out the OPRA request. Ms. Sorrentino stated she appreciated the board's help, but the root of her question was that it had to go through some department for the permits to be issued determining that no variances were required. Chairman Caslin states that it is possible that they submitted the appropriate application to the building department and it was determined by the buildings department that no variance application was necessary based on the scope of the work that was submitted with the applications. So, as Ms. Brown stated, unless the property owner was seeking something that required a variance or a subdivision it would not come before this board. Ms. Sorrentino confirms that the building department is the party she needs to speak with. Chairman Caslin states that would be the place to start with. Ms. Sorrentino thanked the board.

Motion to close to the public – So Made – Mr. Gautier; Second- Mr. Salva. All in favor – Aye

There being nothing further on the agenda Chairman Caslin looks for a motion to adjourn, So Made – Mr. Gautier; Second -Mr. Gibbons. All in favor – Aye

Meeting adjourned at 7:40 p.m.