BOROUGH OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
ZOOM MEETING
October 14, 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 – Excused	Chairman Caslin – Present
Ryan Gibbons – Excused	Councilman Glass - Present
Eileen Boland - Present	Mr. Salva - Present
Mr. Gautier - Present	Ms. Levine - Present
Michael Krey - Present	

ALSO PRESENT: Robert Costa, Board Engineer; David Novak, Board Planner; and Lisa Ciavarella (via Zoom)

There is a moment of silence recognizing the passing of Thomas Barrett, Esq. Chairman Caslin extends the Board members condolences to Mr. Barrett's family and colleagues.

APPROVAL OF MINUTES

9/9/26 – minutes. Ms. Brown states that there are just a few spelling changes. The last name for special counsel, Erica Parlavecchio and then the colleague who subbed in for Ms. Brown was Heather Goldstein. Ms. Brown made the revisions. Motion to approve the minutes, So Made – Councilman Glass; Second – Mr. Krey. Everyone is eligible except Mr. Gautier. With the one abstention all in favor – Aye – any opposed – None. Motion passes.

9/23/26 - minutes. Ms. Brown had two edits – the abbreviation for OPRA, Open Public Records Act and then she added the adjournment time at 7:40 p.m. Motion to approve minutes - So Made – Mr. Gautier; Second – Mr. Krey. Everyone is eligible to vote except Ms. Levine. With that exception all in favor – Aye – any opposed – None. Motion passes.

COMPLETENESS REVIEW

JPS Company, LLC
259 Johnson Avenue

Block 1417; Lot 3

Site Plan Approval for Retail Food Establishment

Prior to the meeting Ms. Brown reviewed the proofs submitted by the applicant and she found them sufficient for the Board to hear the application this evening. Mr. Novak (appearing for Mr. Behrens as Planner) reviewed the application with Mr. Behrens and they have determined that the application can be deemed complete with caveat being that the applicant will provide testimony to fill in some blanks, as well if the Board needs any additional information, they always reserve the right to request it but for the purposes of commencing the hearing they feel comfortable deeming it complete. Mr. Costa, stated ditto. He does want to put on the record, Mr. Scuderi is in the office and Mr. Madaio (spelling ?) he knows for many years and Mr. Barrett has been a friend of his for at least 35 years, he started when it was Boodles Restaurant. He further states that there are rumors out here that Mr. Costa has an affiliation with this restaurant and he states he does not and he wants to put it on the record and he will go under oath and state that he has nothing whatsoever to do with this, financially – nothing. Motion to deem the application complete – So moved – Mr. Gautier; Second – Councilman Glass. Roll call - Chairman Caslin – yes; Mr. Krey -yes; Ms. Boland- yes; Mr. Salva - yes; Mr. Gautier – yes; Councilman Glass -yes; Ms. Levine – yes. Motion passes.

NEW BUSINESS

JPS Company, LLC
259 Johnson Avenue
Block 1417; Lot 3

Site Plan Approval for retail Food Establishment

Mark Madaio, Esq. for the Applicant. Mr. Madaio thanks the Board for hearing the application this evening under the current circumstances and apologizes if he doesn't have 100% of the facts here as he was thrown in a little late and a little abrupt but he feels Mr. Costa, touched on it little bit as to what Boodles is. He states that nothing is changing here, nothing is being built, no one is adding anything, the restaurant facility is exactly what's there today. It's exactly the way it's always been. He states the reason they are before the Board this evening is because of the Borough's unique ordinance which states if you need a food handler's license it triggers site plan approval so that is why they are in front of the Board this evening. They will answer whatever questions the Board might have. The operation will remain exactly the way it is today. He states that they are about to enter into a lease for parking in the area that was always used as parking and still is used for parking. It is not part of the property but is used in connection with the property.

Ms. Brown swears in Thomas Scuderi, Esq., 347 Continental Avenue, Paramus, New Jersey. He is the sole owner and operator. He testifies JPS Company, LLC was created specifically for this restaurant. It is a single asset entity. He presently owns part of Sanzari's New Bridge Inn. He further states everything in the restaurant i.e. the footprint will remain the same. It will have a American/Italian cuisine. There is a bar. Mr. Barrett was in the process of finalizing the lease which is now in the hands of Mr. Finkelstein.

QUESTIONS AND COMMENTS FROM THE BOARD & PROFESSIONALS

Mr. Costa speaks about prior Resolution wherein they were going to put valet parking into a lot in Hackensack and ultimately that was not done and not part of the Resolution. But valet parking was part of the Resolution, so as long as all of those conditions were to remain, basically that's it. So, what was approved is physically there today and he is pretty sure that valet parking will be part of the application. Mr. Madaio stated that was their intention. Mr. Costa then continued that, that would go back to the Resolution. He further states they need grease traps and that they need to have a maintenance log.

Mr. Novak confirms what the applicant's counsel stated – this application is required for site plan approval because of that caveat in the Borough's ordinance that requires site plan approval for a food handlers license. He goes over Mr. Behrens memo of October 13, 2026, stating the applicant has already touched upon many of the items addressed in that memo specifically the existing conditions which sounds like the building footprint and the outside is going to remain the same in terms of layout. It further sounds as if the applicant will conform with the prior conditions of approval, specifically valet parking as well. There is a question as to whether or not the free-standing sign will remain in the same location as it previously was. The applicant responded – yes. Hours of illumination of those signs will be from dusk until 3:00 a.m. The only other recommendation Mr. Behrens had was regarding the partially fenced dumpster area along the westerly side of the lot line. He recommended that the area be screened and anchored to mitigate any flood events. Ms. Boland asks about the valet parking lease to which Mr. Madaio responded that there is a point where the parking lot transitions from macadam to gravel as you head to the adjoining building which becomes the neighbor's property and this restaurant existed always by using that lot. Ms. Boland confirms that, that was in the Resolution and that if anything changes, they would have to let the Borough know. Chairman Caslin inquiries regarding ADA requirements i.e. some sort of ramp. The applicant will look into that.

Motion to open to the public. So Made – Mr. Gautier; Second – Mr. Krey, All in favor – aye. Yesenia Frias is as business owner at 51 Madison Street in Hackensack. She just wanted to say that she is in favor of the application and wanted to welcome them as there will now be more people on the street. Motion to close to the public. So Made – Councilman Glass; Second- Mr. Salva. All in favor – aye. Ms. Brown goes through conditions that were agreed to and they are as follows: that any potential approval will be subject to obtaining the signed lease for the parking, compliance with the terms and conditions with the prior Resolution, installation and maintenance of grease traps, cleaning up the screened in dumpster area and complying with the Borough code with regard to illumination of the signage and any other comments and recommendations in the Board engineer and planner reports. With those conditions Chairman Caslin looks for a motion on the application. So Made – Councilman Glass; Second -Mr. Gautier. Roll call -Chairman Caslin – yes; Mr. Krey -yes; Ms. Boland- yes; Mr. Salva - yes; Mr. Gautier – yes; Councilman Glass -yes; Ms. Levine – yes. Motion passes.

Motion to adjourn – So made – Councilman Glass; Second Mr. Gautier. All in favor – Aye. Adjourned 7:56 p.m.