



AGENDA
MUNICIPAL LAND USE BOARD
OF THE BOROUGH OF RIVER EDGE
WEDNESDAY,
June 24, 2026
@ 7:30 pm

CALL TO ORDER

SALUTE TO THE FLAG

STATEMENT BY CHAIR

ROLE CALL

NOTE: THE ORDER OF THE AGENDA ITEMS ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE CHAIR.

NOTE – Public meetings of the Municipal Land Use Board of the Borough of River Edge will be held **In-Person** at the Council Chambers on the 2nd floor of Borough Hall, 705 Kinderkamack Road, River Edge, NJ 07661, **and electronically via ZOOM**, unless and until further notice is provided. **Members of the public may attend meetings in-person or via ZOOM.** To join this Hybrid Public Meeting via ZOOM using smart phone, computer or tablet, use the following link:

<https://us02web.zoom.us/j/82394010995> and/or Webinar ID: 823 9401 0995.

The log in information changes for every meeting. The log information, a link to the meeting, and agenda items are posted on the Borough web site at <https://www.riveredgenj.org/landuse>.

If you would like to ask a question or make a public comment on Zoom, please press the “Raise Hand” icon on Zoom or dial *9 on your telephone keypad to raise your hand. The Board will address you by name or by the last 4 digits of your telephone number. You may mute and unmute yourself by pressing the Microphone icon on Zoom or dialing *6 on your telephone keypad. You must state your name and address prior to making a public comment.

CORRESPONDENCE:

None

APPROVAL OF MINUTES

5/27/2026 Minutes **(if available)**

6/10/2026 Minutes **(if available)**



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DISCUSSION ITEM(S):

None

MEMORIALIZATION(S):

D. & L. D'allessandro **(if available)**
292 Woodland Avenue
Block: 112 / Lot: 15
Addition, alteration and renovation.

Mr. & Mrs. J. Malki **(if available)**
473 Windsor Road
Block 814; Lot 10
Addition and alterations to the Malki residence.

Christina Costanzo **(if available)**
320 Lexington Drive
Block: 1106; Lot 26
Additions and site improvements.

Mellow Bagels & Café LLC **(if available)**
101 Midland Avenue
Block 206; Lot 3
Application for a Food Handler's License. No exterior improvements are contemplated, except changing the name on the existing signage.

Sweetspot River Edge LLC **(if available)**
75 Route 4 East
Block 1415; Lot 1.01
Variance for the square footage of the main and secondary signs to improve visibility from traffic.



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COMPLETENESS REVIEW(S):

None

NEW BUSINESS:

None

OLD BUSINESS:

Pacific Outdoor Advertising, LLC
14 Route 4 West
Block 1402, Lot 4

HEARING WILL BE CARRIED TO JULY 22ND BY LAND USE BOARD COUNSEL AT THE MEETING.

Preliminary and Final Minor Site Plan Approval, with Use, Height, and Bulk Variance relief to install and operate a two-sided “static” billboard.

Michael & Melanie Schweiger
265 Adams Avenue
Block 506; Lot 3
Construction of an outdoor living space where none exists.

BOARD MEMBER COMMENTS:

PUBLIC COMMENTS:

ADJOURNMENT: