



**AGENDA**  
**MUNICIPAL LAND USE BOARD**  
**OF THE BOROUGH OF RIVER EDGE**  
WEDNESDAY,  
February 11, 2026  
HYBRID MEETING @ 7:30 pm

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**CALL TO ORDER**

**SALUTE TO THE FLAG**

**MOMENT OF SILENCE – In Memory of Richard Mehrman**

**STATEMENT BY CHAIR**

**ROLL CALL**

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

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**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 a smart phone, computer or tablet, use the following link:

<https://us02web.zoom.us/j/84614121893> and/or Webinar ID: 846 1412 1893

**The log in information changes for every meeting.** The log in 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.

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**CORRESPONDENCE:**

None

**APPROVAL OF MINUTES:**

None



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**DISCUSSION ITEM(S):**

- (1) New Land Use Clerk – Welcome
- (2) Affordable Housing Compliance & Housing Element and Fair Share Plan Updates

**SWEARING IN OF NEW APPOINTMENTS:**

Class III – Councilmember David Glass (new 1-year term, expires 12/31/2026)

**MEMORIALIZATION(S):**

None

**COMPLETENESS REVIEW(S):**

None

**NEW BUSINESS:**

None

**OLD BUSINESS:**

IAAT Services LLC (*Carried on the record from 1/28/26*)

41 Grand Avenue

Block 1405, Lot 4

Preliminary and Final Site Plan Approval, with Use, Height, and Bulk Variance Relief to construct and operate a Double-Faced “Static” Billboard Sign on a Single Monopole.

**BOARD MEMBER COMMENTS:**

**PUBLIC COMMENTS:**

**ADJOURNMENT:**