



AGENDA
MUNICIPAL LAND USE BOARD
OF THE BOROUGH OF RIVER EDGE
WEDNESDAY,
February 25, 2026
HYBRID MEETING @ 7:30 pm

CALL TO ORDER

SALUTE TO THE FLAG

STATEMENT BY CHAIR

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

<https://us02web.zoom.us/j/81461649015> and/or Webinar ID: 814 6164 9015

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.

CORRESPONDENCE:

None

APPROVAL OF MINUTES:

1/28/2026 Minutes (if available)

2/11/2026 Minutes (if available)



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DISCUSSION ITEM(S):

- (1) Appointment of Conflict Counsel – Marc Leibman, Esq.
- (2) Public Hearing on Amended Housing Element and Fair Share Plan

MEMORIALIZATION(S):

Resolution to Appoint Conflict Counsel for Pacific Outdoor Advertising LLC application

COMPLETENESS REVIEW(S):

None

NEW BUSINESS:

None

OLD BUSINESS:

IAAT Services LLC (*Carried on the record from 2/11/26*)

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: