

**BOROUGH OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
HYBRID MEETING
January 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 – | Present | Chairman Caslin – | Present |
| Ryan Gibbons – | Present | Councilman Glass – | Excused |
| Eileen Boland – | Present | Mr. Chinigo – | Present |
| Mr. Gautier – | Present | Mr. Salva – | Present |
| Michael Krey – | Present | Ms. Levine – | Present |

ALSO PRESENT: Marina (Stinely) Brown, Esq., Tom Behrens, Robert Costa, Mr. Depken (via ZOOM), Lisa Ciavarella and Marc Leibman, Esq., Special Counsel for the IAAT Services application.

****Please Note**** The microphones/audio were not working at the beginning of the public meeting. The Board conducted its Reorganization with video only (no audio) but details are recorded in these minutes.

Reorganization of the Board: ****Motions made and seconded but not audible****

A. Election of Officers

Chair – Chris Caslin
Vice Chair – Michael Krey
Board Secretary – Ryan Gibbons

All in favor – Aye

B. Appointment of Professionals

Attorney – Cleary Giacobbe Alfieri Jacobs, LLC (Marina Brown, Esq.)
Planner – Burgis & Associates (Thomas Behrens, PP)
Engineer – Costa Engineering (Robert Costa, PE)

All in favor – Aye

C. Swearing in of new appointments to the Land Use Board by Mayor Papaleo

Class IV – Michael Krey (new 4-year term, expires 12/31/29)

Class IV – Dario Chinigo (new 4-year term, expires 12/31/29)

Class IV – Jorge Salva (new 4-year term, expires 12/31/29)

Alternate #1 – Tracy Levine (new 2-year term, expires 12/31/27)

All in favor - Aye

Recess of the meeting at 7:55 p.m. to address the audio issues. The meeting reconvened at 8:04 p.m.

****Please Note**** Mayor Papaleo was excused from the meeting at this time.

APPROVAL OF MINUTES:

Approval 12/10/25 minutes – Motion made for approval – So Made- Mr. Gibbons; Second – Mr. Krey. Everyone is eligible to vote accept Ms. Boland and Mr. Salvo. All in favor – Aye. Motion passes.

Old Business:

IAAT Services (*Carried from 12/10/25*)

41 Grand Avenue

Lot 1405, Block 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.

Robert Falkenstern, Esq. from Mr. Sinisi’s office begins. He stated that at the 12/10/26 meeting the Applicant concluded with the testimony of its experts: William Vogt, Hal Sinoff and John McDonough. At the conclusion of that meeting the Board began to question Mr. McDonough but they did not finish. So that is where they begin today. Mr. McDonough was going to appear via ZOOM as he had a prior engagement. They are having trouble reaching him as there has been a nationwide outage of Verizon customers which has been ongoing all day. Mr. John Taikina appears on screen via ZOOM and advises that he will be filling in for Mr. McDonough.

Mr. Leibman advises that once a witness testifies, they have to be available for cross examination someone cannot be brought in to fill in for that individual otherwise the due process right does not exist. Mr. Leibman states that it is unfortunate that this has happened, and he asks if it is possible Mr. McDonough would be available within the next twenty minutes or so. Mr. Taikina had no idea. Mr. McDonough is a Verizon customer and cannot be contacted via phone due to the outage. Mr. Leibman advises that there really is no other choice at this time but to carry the matter to the next available date. Ms. Brown advises that the next meeting is January 28th and there are no applications on the agenda. Mr. Leibman states that the meeting will be adjourned until January 28, 2026 and there will be no new notice necessary in the newspaper, mail etc. If for some reason this does not work, they will make an announcement at that meeting to a subsequent meeting. Mr. Falkenstern stated that it is fine and that they waive any time restraints.

The change to the January 28, 2026, meeting is confirmed with the objectors’ counsel. Mr. Sarlo, Esq. advises that he will have two witnesses that he will be calling at the next meeting, his architect will be

available but his planner will not. His planner believes that he will be with Mr. McDonough in Parsippany, so Mr. Sarlo asks for a professional courtesy from everyone that they find out about Mr. McDonough's availability as soon as possible. Mr. Leibman's concern is if an additional adjournment is required, there will need to be additional notice or a brief meeting just to announce the new date. Everyone can appear remotely if it needs to be carried on the record. Mr. Cheney has no issues regarding the new date.

Ms. Brown states that the application for IAAT Services will be carried without further notice to January 28, 2026.

Motion to adjourn Ryan Gibbons; second – Mr. Gautier. Meeting adjourned at 8:15 p.m.

