

**BOROUGH OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
ZOOM MEETING
May 13, 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 –	Present	Councilman Glass -	Excused
Eileen Boland -	Present	Mr. Chinigo –	Excused
Mr. Gautier -	Present	Mr. Salva -	Present
Michael Krey -	Present	Ms. Levine -	Present

ALSO PRESENT: Marina Brown, Esq., Mr. Depken (via Zoom), Mr. Flores (via Zoom) Jessica Hall and Lisa Ciavarella.

APPROVAL OF MINUTES

Approval of 3/11/26 mins. Chairman Caslin mentioned some typographical errors which will be corrected. Motion to approve minutes made by Mr. Gautier; Second – Mr. Gibbons. Vote is taken. Ms. Boland abstained. Motion passes.

4/8/26 minutes Ms. Brown addressed some typographical errors which will be corrected. With those changes a motion to approve was made by Mr. Gautier; Second – Mr. Salva. Everyone is eligible to vote except Mr. Gibbons, Mr. Krey, Mr. Chinigo all of which abstained. Motion passes.

MEMORIALIZATIONS

**Powers
283 Woodland Avenue
Block 115, Lot 10
Proposed new deck**

Resolution was circulated among the Board members. There being no questions or comments a motion is made to accept the Resolution as drafted by Ms. Boland; Second – Mr. Gautier. Motion passes.

RECESS TAKEN DUE TO AUDIO DIFFICULTIES AT APPROXIMATELY 7:41PM TO 7:50PM.

There is a brief break at 7:41 p.m. due to audio difficulties. The meeting begins again at 7:50 p.m. Roll Call – Chairman Caslin – yes; Mr. Krey- yes; Ms. Boland – yes; Mr. Gibbons – yes; Mr. Gautier – yes; Mr. Salva – yes and Ms. Levine – yes. Motion passes.

Due to technical difficulties the beginning of the meeting was not recorded. Ms. Brown goes through the following. All members are present. There was audio difficulty she states the things that were taken care of – the roll call, Pledge of Allegiance reading of the Open Public Meetings Act, Minutes for approval from March 11, and April 8, 2026, and the memorization of the Resolution on the Powers application, all of which were approved. We continue from this point to MEMORIALIZATIONS on the agenda.

IAAT Services LLC
41 Grand Avenue
Block 1405, Lot 4
Installation of a static billboard.

Marc E. Leibman, Esq. special conflict counsel on this application prepared the Resolution. The Resolution was circulated among the Board members. It was discussed that there were some typographical errors that need to be corrected. Mr. Caslin states page 4 the third and fourth Whereas clauses strike the word the before Charles Sarlo's name, the top of page 5 add a "s" at the end of word "hearing", page 11, second line add the word "the" between "that and permit", page 14 under the summary of John McDonough – the 6t line referencing "d" variances it should be "d" variance, page 15, second line the wording "transportation ordering "he believes the word "ordering" should be "corridor". He sates the only other changes that need to be made are at the end of the Resolution where there is reference to a previous alternate a member of the Board, Mr. Busteed that should be – Ms. Brown stated she corrected that. Ms. Levine should be named and Mr. Gibbons on the Certification as Secretary. Ms. Brown had those changes as well.

Motion is made by Mr. Gibbons; Second – Mr. Gautier. Roll call – – Chairman Caslin – yes; Mr. Krey- yes; Ms. Boland – yes; Mr. Gibbons – yes; Mr. Gautier – yes; Mr. Salva – yes and Ms. Levine – yes, Motion passes

Completeness Review

D&L D'Alessandro
292 Woodland Avenue
Block 112, Lot 15
Addition, alterations and renovation.

Marina Brown, Esq. stated that she reviewed the notice that was published and mailed and it was sufficient, so the Board has jurisdiction to hear this matter. Mr. Depken stated he has reviewed the documents and the application can move forward. Motion on completeness made by Mr. Krey; Second – Gautier.

BRIEF RECESS TAKEN AT APPROXIMATELY 7:55PM TO 8:06PM

The time is 7:55 p.m. and Chairman Caslin states that the Board will be taking a brief recess. Motion

made by Mr. Gibbons; Second – Krey – all in favor aye. Meeting is called back to order at 8:06 p.m. All members are present.

NEW BUSINESS

D&L D'Alessandro
292 Woodland Avenue
Block 112, Lot 15
Addition, alterations and renovation.

Mr. Brown swears in the applicants – David D'Alessandro and Lauren D'Alessandro, 292 Woodland Avenue, River Edge, NJ

John Bruno, (architect) 29 Pascack Road, Park Ridge NJ is sworn in as a professional for the applicants. He gives the Board his credentials and his license is current. Mr. Bruno proceeds by handing out photographs he took of the premises and gives them to the Board members. It's marked Exhibit A1 consisting of seven photographs and a cover sheet. Mr. Bruno goes through each of the photographs explaining to the Board which each one represents. Mr. Bruno continues with an overview of the project. He starts stating there is a large amount of pavement in the backyard that will be removed and replaced with lesser pavement. The first floor is proposed to be expanded around to the rear and to the left to the west side to increase the living space. In the front there is an entrance foyer with a closet, mudroom and drop zone, convert some living space to storage on the first floor, dining room, family room and kitchen to the rear. On the second floor the existing bedrooms will remain a home office will be created and expansion of the master bedroom suite to create a master bath and some additional closet space. He shows drawing number three, which is the south elevation facing the street where they will be mimicking the architecture of the existing house and the neighborhood itself also giving the house some additional texture.

He states the vital statistics of the variance application. The variances requested are lot coverage 25% is permitted 26.07% is existing already – the proposal is 29%. Improved lot coverage excluding the yard amenities 30% is permitted they are existing at 26.49% they are at 37.2. He points out to the Board that on the letter of denial and the notice that was prepared by the Board's staff they had a lesser number for the improved lot coverage. He states respectfully that the applicant's number at 37.2% is the actual number as there seems to be a lesser number because maybe when that calculation was done not as much of the driveway pavement was counted. He counted all of the building including roof overhangs as well as the driveway pavement. Improved lot coverage for the amenities reserved, 5% is permitted as existing – request of all of that pavement in the back and around the side where at present they are at 23.23% and that is being reduced to 7%, its still over and a variance condition but they are bringing it down significantly. Ms. Brown asks for clarification as to the total lot coverage including not just the difference, but what is the total including - not just the difference but what is the total including yard amenities. Ms. Brown stated that excluding she has 26.49% that's the existing. She wants to know what is the existing lot coverage including yard amenities, the total. Mr. Bruno responds 23.23 is existing amenities reserved only the patio and walkways around the back. Mr. Bruno states that there are two different numbers, the improved lot coverage which excludes the yard amenities, and then they have the amenities reserved. Ms. Brown explains that the way the Borough calculates it is lot coverage excluding yard amenities is 30% and then the coverage including the yard amenities is 35%. Ms. Brown wants to know what the existing total is, because in the engineers report it states the existing number is 49.73%. Mr. Bruno stated that sounded as it could be correct. Mr. Depken states that is correct 2, 611 sf existing. Ms. Brown states

that 23.23% of the lot area – Mr. Bruno is the amenities reserve. Ms. Brown states that is the difference between 2,611 sf and 1,391 sf. Mr. Bruno states that they have an existing front yard setback deficiency 30 feet is required, 25.7 feet is existing and they are maintaining that. Ms. Brown states the lot coverage including yard amenities existing is 29.73% and the proposed is 44.2%. Mr. Bruno concurred. And there is the existing nonconforming front yard which remains at 25.7 or 25' 9", side yard setback to the east required is 7.5, existing is 5.8 and the applicant is existing at 5.8 and that will not change. For the record on the east side there is the distance between the subject house and the house on the property to the east they have 13.83 feet or 13 feet 10 inches – that is the distance between the easterly elevation of the subject house and the westerly side of the house to the east. Mr. Depken explains this is a different section of the code and it's because the side yard setbacks are narrow the minimum between the house and the adjoining neighbor can be 12 feet. So, the applicant is compliant. Mr. Bruno states that they are requesting variance relief because of their setback – the 5.8 feet versus the 7.5 but they comply with the distance between the two structures. The Board states they are compliant. Chairman Caslin states for the record – Borough engineer Jason Flores has joined the meeting via ZOOM. Mr. Bruno continues stating that this is an undersized lot where 7,500 sf is required and they are at 1,250. He further states that if this were a conforming lot building coverage would be 20. 3% where 25% is permitted, improved lot coverage excluding yard amenities would be at 26%, where 38% is permitted, improved lot coverage for yard amenities would be 4.9% and again that would be conforming and as previously mentioned there is 13.10 inches the applicant's house and the house to the east. Mr. Bruno respectfully requested of the Board that although the applicant is asking for these variances, the architecture of he house as he has designed it is not a big monolithic box – it has variations in wall and roof lines as well as building materials. They have stone, clappered style siding, shake style siding and the style of the architecture is a Colonial American style.

Questions and Comments from the Board

Mr. Depken stated that everything was complete as far as lot coverages. The applicants existing coverages were over quite a bit. He states that he doubted that they had approvals for those coverages and it's still a large number that they are over but as far as the building he believes it is in line with the surrounding area. Mr. Flores concurred with Mr. Depken. He stated that there is an improvement as to the impervious whether they have a permit or not. He would just like to add that any storm water management that needs to be addressed. He states that they always encourage the residents to install seepage pits. Mr. Bruno states that on drawing sheet number 1 he does have a storm water chamber detail. Mr. Depken asks with regard to the coverage if the applicant would consider permeable pavers in some manner to alleviate the overages in the lot coverage – the amenities. Mr. Bruno stated that they would explore that. Mr. Flores stated that for the record the applicant is proposing four chambers, to which Mr. Bruno responded yes. Mr. Flores asks where they are being proposed, to which Mr. Bruno responded probably in the middle of the backyard, but while the excavator is there, they can explore that. They will do a perc test and the excavation, and the installation of the pit will have to be inspected and approved by the Borough engineer prior to backfilling. Ms. Boland asked if there was patio under the deck. Mr. Bruno stated that they basically detail that with a loose stone so that any water goes through the open joints of the deck and get absorbed onto the ground. Ms. Boland asks if they can make the walkway setback two feet so it's conforming. Mr. Bruno responded that they could do that. She also addresses keeping the roadway clean during construction. Mr. Gibbons asks about the backyard amenities. Mr. Bruno shows Mr. Gibbons what will be on place from his drawings. There will just be a patio, the walkway between the patio and the front of the house. Mr. Gibbons asked if they considered making that a deck. Mr. Krey asks about the permeable pavers. Mr. Bruno states that the driveway will be macadam which is much more amenable to plowing. Mr. Krey speaks further regarding credits the applicant gets for using permeable pavers.

Chairman Caslin asks about the engineer's report speaking about the covered front porch and awnings coming out more than six feet into the front yard setback and that the existing covered porch is nonconforming and would require variance relief. Mr. Bruno states that it is existing and shall remain. Ms. Brown states that based on Mr. Costa's report there is a question as to whether or not the existing wood fence would be replaced. The Applicant was not intending to replace the fence, it was previously approved by the Borough. There is no one in the public.

Ms. Brown goes through the things that the applicant agreed to and they are as follows:

The applicant will coordinate with the Borough engineer regarding the storm water management and the location of the seepage pit approved by the Borough engineer;

Correct the drawings with the correct numbers and designation for the macadam driveway;

If the applicants do get a fence they need to comply with the permit requirements and then;

Just general compliance with the comments and recommendations in the Board's engineer report. Ms. Brown also confirmed that the applicant will be using permeable pavers. Mr. Krey addressed the walkway going to 2 feet and deck. Ms. Brown confirmed that it's not a full deck it's just a platform for the staircase.

Ms. Brown finishes by noting the total square footage with the discount is 2,185 sf which is down from 2,321. Mr. Bruno is good with that. Ms. Brown states that the relief will be for building coverage of 29%, lot coverage excluding yard amenities 37.2% and then the lot coverage including yard amenities of 41.62%.

Mr. Gibbons makes a motion to approve the project with the variances for building coverage, lot coverage and front yard setback to be approved as noted for Block 112, Lot 15 292 Woodland Avenue. Second - Mr. Krey. Roll Call – Chairman Caslin – yes; Mr. Krey- yes; Ms. Boland – yes; Mr. Gibbons – yes; Mr. Gautier – yes; Mr. Salva – yes and Ms. Levine – yes. Motion passes.

Motion to adjourn – Mr. Gibbons; Second – Mr. Gautier – 8:50 p.m.