

LAW OFFICES OF STEPHEN P. SINISI, ESQ., LLC

ATTORNEYS & COUNSELORS AT LAW

STEPHEN P. SINISI

ROBERT L. FALKENSTERN (NJ, NY & USPTO)

Two Sears Drive, 2nd Fl.
Post Office Box 1458
Paramus, New Jersey 07653-1458
(201) 599-1600
Fax (201) 599-1616
firm@sinisilaw.com

OF COUNSEL

VANESSA S. FALKENSTERN

July 23, 2025

Via Email & UPS Overnight

Ed Alter, Land Use Clerk
Borough Hall
705 Kinderkamack Road
River Edge, NJ 07661

**Re: IAAT Services LLC ("Applicant")
41 Grand Ave, River Edge, NJ; Block 1405, Lot 4
Development Application: Proposed "Static" Billboard**

Dear Chairman and Board Members:

Please be reminded that we serve as development counsel for IAAT Services LLC ("Applicant") in connection with its proposed development presently scheduled for continued hearing on 9/24/25. In response to certain comments or requests received at the last hearing (7/9/25), enclosed please find the following:

- 1) 16 sets of the **revised** Survey prepared by William C. Buchok, PLS, consisting of 1 sheet and revised 7/10/25, to include the Route 4 right-of-way; the subject property's frontage is approximately 27.27' along the southwestern corner;
- 2) With respect to the proposed billboard lighting, Applicant's project engineer has confirmed the following with the lighting vendor and they have provided us with the following information:
 - a. Light trespass levels 30' from the corners of the face. The lights are capable of dimming (if ordered or can be added after installed). Dimmer has 10 manual positions and can reduce the light output to 40% (therefore, the values on the light trespass exhibit can be reduced by 60% to illustrate the reduced level of light).
 - b. There are shields that can be added to the lights. They do not have any illumination exhibits for the shielded fixtures.
 - c. Please see 16 sets of the enclosed lighting specifications.
- 3) Finally and with respect to the installation/removal of the vinyl siding on the billboard, please refer to the enclosed link for a brief video which contains a start to finish helmet camera video of a vinyl removal and installation to show how quick, easy, and safe it is. Additionally, you will note in the video that a small pickup truck could easily fit underneath the parking garage at the proposed project site.

LAW OFFICES OF
STEPHEN P. SINISI, Esq., LLC
ATTORNEYS & COUNSELORS AT LAW

Page 2

https://www.google.com/search?q=safe+way+to+install+vinyl+billboard&sca_esv=ff452058d59b7f49&rlz=1C1CHBF_enUS1046US1046&ei=GxRwaNuOFvmo5NoPh8Wz2AU&ved=0ahUKEwibiLr2grOOAxV5FFkFHYfiDFsQ4dUDCBA&uact=5&oq=safe+way+to+install+vinyl+billboard&gs_lp=Egxnd3Mtd2l6LXNlcniAii3NhZmUgd2F5IHRvIGluc3RhbgwgdmlueWwgYmlsbGJvYXJkMgUQIRigATIFECEYoAEyBRAhGKABMgUQIRigATIFECEYoAEyBRAhGJ8F8SOJMUOMOWMJLcAZ4AZABAjgBdqAB6hiqAQOyOS44uAEDyAEA-AEBmAIroAKLGsICChAAGLADGNYEGEfCagsQABiABBiRAhiKBcICChAAGIAEGEMYigXCag4QLhiABBixAxiDARjUAsICcxAAAGIAEGLEDGIMBwgIIEC4YgAQYsQPCAhEQLhiABBixAxiDARjHAcICcxAuGIAEGNEDGMCBwgILEC4YgAQYkQIYigXCAhYQLhiABBixAxiDARjHAcICcxAuGIAEGNEDGMCBwgILEC4YgAQYsQMYQxiKBcICExAAGIAEGLEDGEMYgwEYyQMYigXCAhAQABiABBixAxiDAGIMBGloFwgIIEAAYgAQYsQPCAgUQABiABMICcxAAAGIAEGJIDGloFwgINEC4YgAQYQxjLBBiKBcICDRAAGIAEGLEDGEMYigXCag0QABiABBiDGMkDGloFwgIOEC4YgAQYsQMY0QMYxwHCAg0QLhiABBjRAXjHARgKwgIOEC4YgAQYxwEYjgUYrwHCagsQLhiABBjHARivAcICHBAuGIAEGNEDGMCBGAoYlwUY3AQY3gQY4ATYAQHCAhAQLhiABBjRAXjHARjAXgKwglfEC4YgAQY0QMYxwEYyQMYChiXBRjcBBjeBBjgBNgBACICBxAAGIAEGArCagYQABgWGB7CagsQABiABBiGAXiKBcICCBAAAGIAEGKIEwgIIEAAYogQYiQWYAwCIBgQBgi6BgYIARABGBSSBwUzMy4xMKAH6sUCsgcFMjcuMTC4B_MZwgcHMC4yMi4yMcgHhgE&scie nt=gws-wiz-serp#fpstate=ive&vld=cid:f725abd2,vid:SdnRU1pRuV4,st:0

When the hearing resumes on September 24, 2025, we shall produce/offer these documents and camera video into evidence when we redirect Mr. Vogt's testimony. Naturally, should you require additional information or documentation, please do not hesitate to contact me and we shall endeavor to promptly address your request.

Very truly yours,

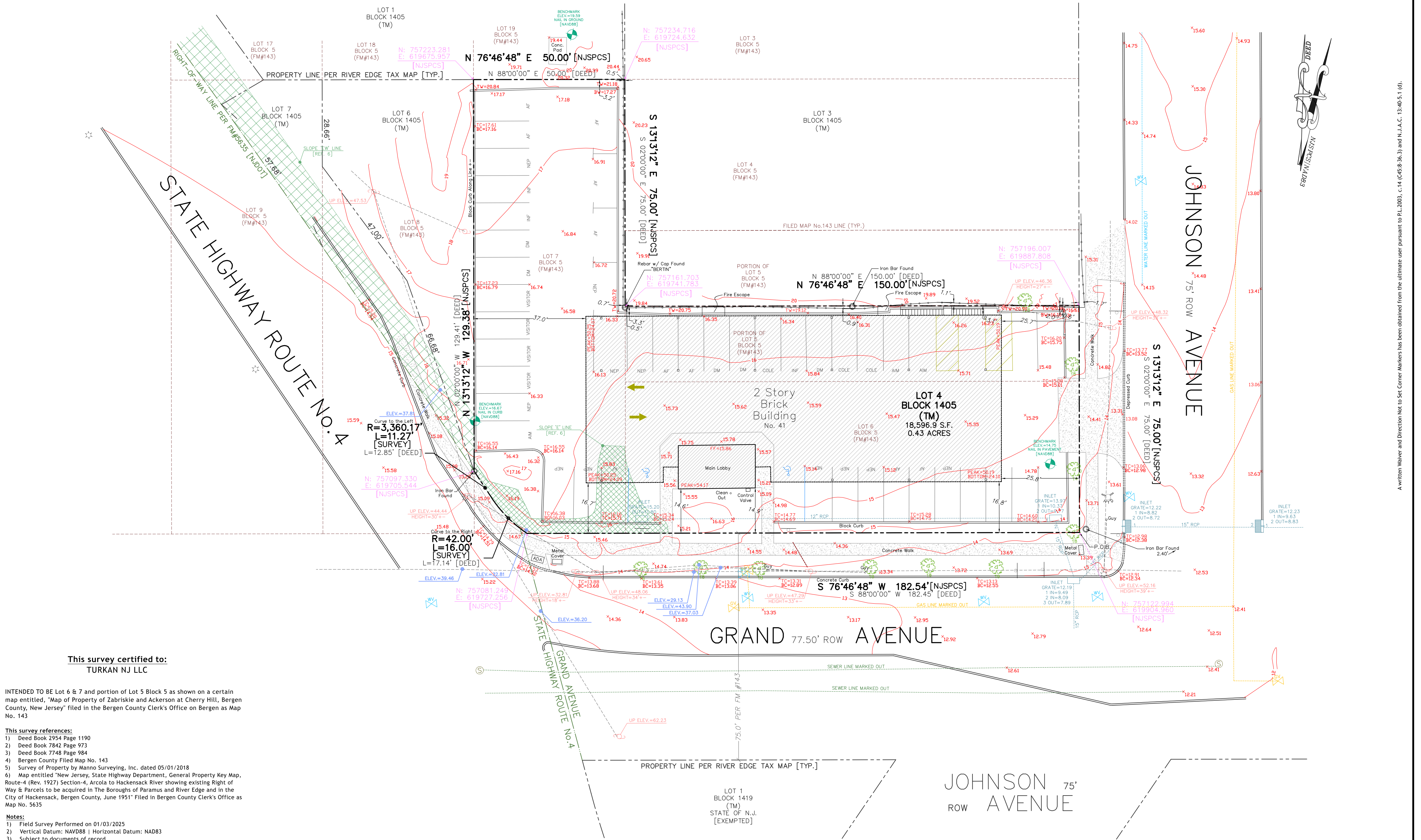
LAW OFFICES OF
STEPHEN P. SINISI, ESQ., LLC

By: */s/ Stephen P. Sinisi*
Stephen P. Sinisi, Esq.

SPS:ld

Enclosures

Cc via email: Charles H. Sarlo, Esq., Objector's Counsel
Robert Peckar, Esq., Objector's Counsel
Timothy E. Corrison, Esq., Objector's Counsel
Marc E. Leibman, Esq., Board's Conflicts Counsel
Client and Project Team



This survey certified to:
TURKAN NJ LLC

INTENDED TO BE Lot 6 & 7 and portion of Lot 5 Block 5 as shown on a certain map entitled, "Map of Property of Zabriskie and Ackerson at Cherry Hill, Bergen County, New Jersey" filed in the Bergen County Clerk's Office on Bergen as Map No. 143

This survey references:

- 1) Deed Book 2954 Page 1190
- 2) Deed Book 7842 Page 973
- 3) Deed Book 7748 Page 984
- 4) Bergen County Filed Map No. 143
- 5) Survey of Property by Manno Surveying, Inc. dated 05/01/2018
- 6) Map entitled "New Jersey, State Highway Department, General Property Key Map, Route-4 (Rev. 1927) Section-4, Arcola to Hackensack River showing existing Right of Way & Parcels to be acquired in The Boroughs of Paramus and River Edge and in the City of Hackensack, Bergen County, June 1951" Filed in Bergen County Clerk's Office as Map No. 5635

Notes:

- 1) Field Survey Performed on 01/03/2025
- 2) Vertical Datum: NAVD88 | Horizontal Datum: NAD83
- 3) Subject to documents of record

TOPOGRAPHIC
SURVEY OF PROPERTY
Tax Lot 4 - Block 1405
41 Grand Avenue, Borough of River Edge
Bergen County, New Jersey

PROJECT NUMBER
243880
REFERENCE NUMBER
-

Lakeland
Surveying

Certificate of Authorization
#246A28090000

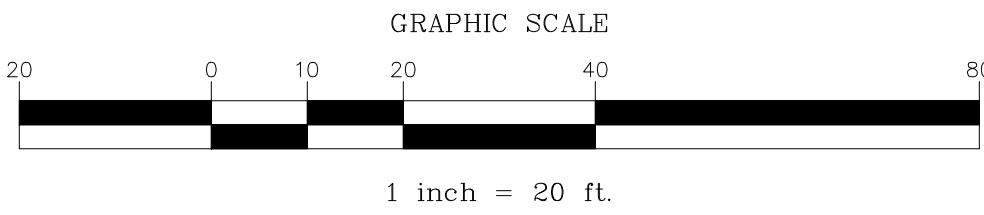
4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

☐ MARC J. CIFONE, N.J. P.L.S.
☐ JEFFREY S. GRUNN, N.J. P.L.S.
☒ WILLIAM C. BUCHOK, N.J. P.L.S.

N.J. LIC. NO. 24GS04132900
N.J. LIC. NO. 24GS04339900
N.J. LIC. NO. 24GS04341900

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc. in accordance with N.J.A.C. 17:27 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, and such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original raised seal of the undersigned professional.

NO.	INITIALS	DATE	REVISIONS
1	JES	07/10/2025	ADDITIONS TO THE RIGHT-OF-WAY



The figure displays a 20x20 grid of numerical values. The values are color-coded: blue for negative values, red for positive values, and black for zero. The grid shows a complex pattern of values, with a central region of high positive values (up to 19.0) and a region of high negative values (down to -14.3) on the left side. The values generally decrease towards the right edge of the grid.



Scale
14 x 48

Drawing No.
SV2 LED

Summary

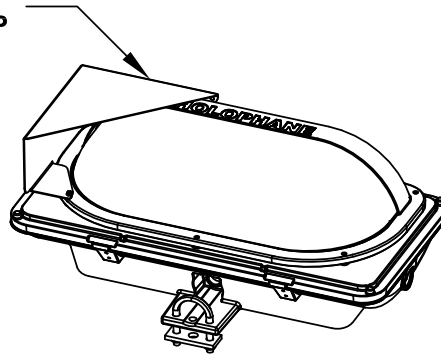
1 of 1

1. Measurements taken 30 ft from corners of existing face

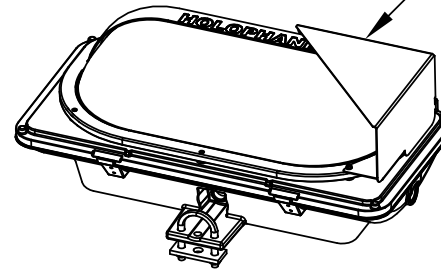
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	34.3 fc	48.1 fc	14.1 fc	3.4:1	2.4:1
Calc Zone #2	+	4.8 fc	44.2 fc	0.0 fc	N/A	N/A

SignVue LED2 Light Trespass shields

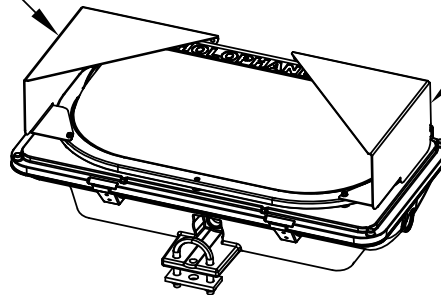
SD-499-LT-GHSDP
SD-499-LT-BNSDP



SD-499-RT-GHSDP
SD-499-RT-BNSDP



SD-499-LT-GHSDP
SD-499-LT-BNSDP



SD-499-RT-GHSDP
SD-499-RT-BNSDP

- Shields designed to restrict light trespass
- Shields to be field installed
- Shields need to be ordered by specific side (LT=Left, RT= Right)
- Specific color to match luminaire (GHSDP or BNSDP)



SVLED2_SHIELDS

ORDER #:	TYPE:	DRAWING #:
REVISION:	REVISION DATE:	TSG 010159
DRAWN: BGW	ORIGIN DATE: 04/20/17	PAGE: 1 of 1

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.





