

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

ATTORNEYS & COUNSELORS AT LAW

STEPHEN P. SINISI

ROBERT L. FALKENSTERN (NJ, NY & USPTO)

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OF COUNSEL

VANESSA S. FALKENSTERN

September 4, 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. Based upon the recently filing of an updated Survey revised 7/10/25 to include the Route 4 right-of-way, enclosed please find revised site plans to address same, as follows:

- 1) 16 sets of correspondence prepared by William R. Vogt, Jr., PE dated 9/2/25, summarizing the changes to the enclosed **revised** site plans; and
- 2) 16 sets of **revised** site plans entitled "Site Plan" prepared by William R. Vogt, Jr., PE, consisting of 3 pages and revised 9/2/25.

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

September 2, 2025

River Edge Borough Hall
705 Kinderkamack Road
River Edge, NJ 07661

Attention: Mr. Edward Alter, Land Use Clerk

**Re: IAAT Services LLC
Proposed Static Billboard
41 Grand Avenue
Borough of River Edge, Bergen County, NJ
Block 1405, Lot 4**

Dear Mr. Alter:

On behalf of the applicant, enclosed please find the following revised documents for the proposed static billboard located along Grand Avenue in the Borough of River Edge, New Jersey.

- Civil Site Plans (C-01 through C-03), revision #3, dated 09/02/2025

The site plans have been updated as follows:

1. Additional NJSH Route 4 right-of-way information has been provided on the site plan drawing C-02 based on the updated survey prepared by Lakeland Surveying, revision #1, dated 07/10/2025.
2. The proposed limit of disturbance of 30 SF have been added to the site plan drawing C-02.

During your review, should you have any questions or comments, please do not hesitate to call.

Very truly yours,

L2A Land Design, LLC



William Vogt, PE
Principal

J:\24 Project Files\2401.275 - IAAT 41 Grand Ave. River Edge\DOCUMENTS\MUNICIPALITY\RESPONSE LETTERS\Ltr.River Edge ZBA-2025.09.02.doc

William R. Vogt Jr., P.E. Date
New Jersey Professional Engineer #24GE04690600

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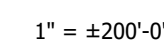
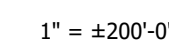
OWNER:
TURKAN NJ LLC
111 KINDERKAMACK ROAD
#303
RIVER EDGE, NJ 07661

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COVER SHEET

DRAWING No.:
C-01

ZONE: C-2 COMMERCIAL (OFFICE)

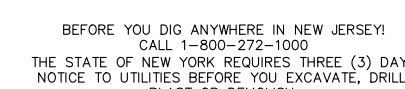


PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

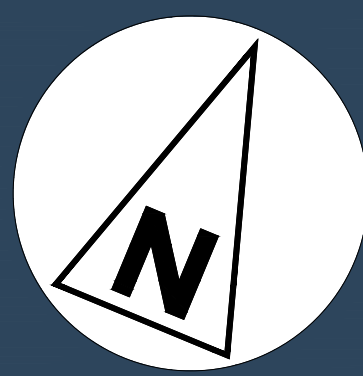
PSE & G Co.
325 County Avenue
Secaucus, NJ 07094

Verizon New Jersey Inc.
Land Use Matters
900 Clinton Ave
Irvington, NJ 07111

DRAWING INDEX	
DRAWING No.:	DRAWING TITLE:
C-01	COVER SHEET
C-02	SITE PLAN
C-03	SIGN ELEVATION PLAN



BOROUGH ENGINEER
DATE

09/02/2025
Date
William R. Vogt Jr., P.E.
New Jersey Professional Engineer #24GE04690600APPLICANT
IAAT SERVICES, LLC
104A VANCE AVENUE
LAVALETTE, NJ 08735OWNER
TURKAN NJ LLC
111 KINDERKAMACK ROAD
#303
RIVER EDGE, NJ 07661SURVEYOR
LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (Office)
973.625.4121 (Fax)

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William R. Vogt Jr., P.E.	Date
New Jersey Professional Engineer #24GE04690600	
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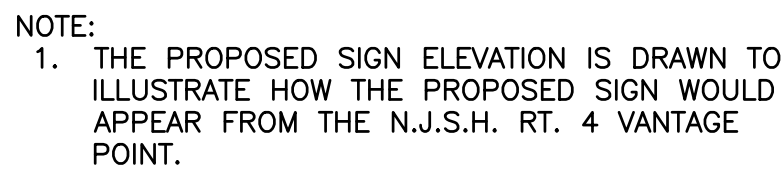
OWNER:
TURKAN NJ LLC
111 KINDERKAMACK ROAD
#303
RIVER EDGE, NJ 07661

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DRAWING TITLE:

SCALE:	REFER TO DRAWING
DATE	03/19/2025
DESIGNED:	ME
APPROVED:	WRV
L2A PROJ. No.:	2401.275

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AND NOT FOR CONSTRUCTION.
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PROVIDED UNDER SEPARATE COVER TO
BUILDING DEPARTMENT FOR REVIEW
PRIOR TO CONSTRUCTION.**

