

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

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
IF THIS PLAIN DOES NOT CONTAIN A RAISED IMPRESSION SEAL
PROFESSIONAL SIGNATURE IT IS NOT AN AUTHORIZED OFFICIAL COPY.

AN NJ LLC
TINDERKAMACK ROAD
R EDGE, NJ 07661

EVOR:
LAND SURVEYING
ST MAIN STREET
LAWAY, NJ 07866
(25.5670 (Office)
(25.4121 (Fax)

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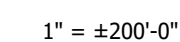
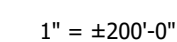
**PROPOSED OUTDOOR
ADVERTISING SIGN**

LAND AVENUE
TOWNSHIP OF RIVER EDGE
BERGEN COUNTY, NEW JERSEY 07661

COVER SHEET

REFER TO DRAWING
03/19/2025
ISSUED: ME
REVISED: WRV
PROJECT No.: 2401.275
DRAWING No.:
C-01

ZONE: C-2 COMMERCIAL (OFFICE)

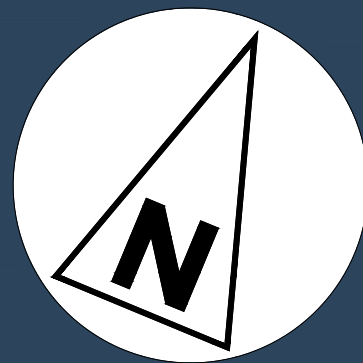


SURROUNDING ZONES	
C-1	COMMERCIAL: NEIGHBORHOOD BUSINESS
C-2	COMMERCIAL: OFFICE
R-1	RESIDENTIAL: SINGLE FAMILY
R-3	RESIDENTIAL: GARDEN APARTMENT

Block 1404, Lot 3.01 Route 4 Main Street, LLC 574 Grand Avenue Englewood, NJ 07631	Block 1405, Lot 4 Turkan NJ LLC 111 Kinderkamack Rd # 303 River Edge, NJ 07661	Block 1406, Lot 1.03 Feiler Realty LLC 336 Johnson Avenue River Edge, NJ 07661	Block 1406, Lot 7 Kittredge, William & Brian P 63 Grand Ave Unit G River Edge, NJ 07661	UTILITY COMPANIES & <u>BERGEN COUNTY</u> County of Bergen Planning Board 1 Bergen County Plaza - 4th Floor Hackensack, NJ 07601-7076	Cablevision 40 Potash Road Oakland, NJ 07436
Block 1405, Lot 1 41 Grand Avenue, L.L.C 574 Grand Ave Englewood, NJ 07631	Block 1405, Lot 6 41 Grand Avenue LLC 574 Grand Avenue Englewood, NJ 07631	River Edge, NJ 07661 Block 1406, Lot 7 A & I Grand Assoc LLC 63 Grand Ave Suite 100 River Edge, NJ 07661	Block 1410, Lot 1 Grand Four Associates 70 Grand Ave River Edge, NJ 07661	Veolia North America Headquarters 461 From Road # 400 Paramus, NJ 07652	
Block 1405, Lot 2 PNC Rlty Serv C/O Invoke Tax ptrns P.O. Box 850 Aurora, OH 44202	Block 1405, Lot 1 State of New Jersey John Fitch Way, CN 229 Trenton, NJ 08625	Block 1406, Lot 7 Northern New Jersey Eyelids LLC 63 Grand Avenue River Edge, NJ 07661	Block 1417, Lot 1 63 Rt 4 East LLC 90 Main Street Hackensack, NJ 07601	Director of Engineering Bergen County Utilities Authority Foot of Mehrhof Road P.O. Box 9 Little Ferry, NJ 07643	Verizon New Jersey Inc. Land Use Matters 900 Clinton Ave Irvington, NJ 07111
Block 1405, Lot 3 Slipknot LLC 52 Ackerson St River Edge, NJ 07661	Block 1405, Lot 1.03 Feiler Realty C/O Dental Assoc 1060 Main Street River Edge, NJ 07661	Block 1406, Lot 7 Kittredge, William & Brian P 63 Grand Ave River Edge, NJ 07661	Block 1419, Lot 1 N.J. Transit - Dept Transportation 1035 Parkway Ave # 101 Trenton, NJ 08618	PSE & G Co. 325 County Avenue Secaucus, NJ 07094	

CHAIRMAN	DATE
SECRETARY OF ZONING BOARD OF ADJUSTMENT	DATE
BOROUGH ENGINEER	DATE

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



09/02/2025
Date
New Jersey Professional Engineer #24GE04690600
I hereby certify that I am a duly licensed Professional Engineer in the State of New Jersey, and I am the author of the design and calculations shown on this drawing. I am not an authorized official of any agency.

APPLICANT:
IAAT SERVICES, LLC
104A VANCE AVENUE
LAVALETTE, NJ 08735

OWNER:
TURKAN NO LLC
111 KINDERKAMACK ROAD
#303
RIVER EDGE, NJ 07661

SURVEYOR:
LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (Office)
973.625.4121 (Fax)

DATE	REVISION
04/21/23	1
05/29/23	2
09/02/25	3
11/11/25	4
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12/11/64	473
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APPLICANT:
IAAT SERVICES, LLC
104A VANCE AVENUE
LAVALLETT, NJ 08735

SURVEYOR:
LAKELAND SURVEYING
4 WEST MAIN STREET
ROCKAWAY, NJ 07866
973.625.5670 (Office)
973.625.4121 (Fax)

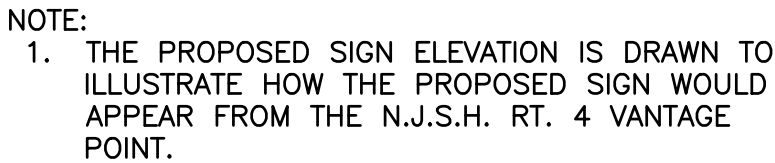
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BLOCK: 1405
LOT: 4
TAX MAP: 14

SIGN ELEVATION PLAN

DESIGNED:	ME
APPROVED:	WRV
L2A PROJ. No.:	2401.275

SIGN, LLC - ALL RIGHTS RESERVED
 OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR USE
 WOULD BE PROHIBITED, WITHOUT THE WRITTEN
 OF LSA LAND DESIGN, LLC IS PROHIBITED.

[illegible]

1. FIXTURE SHALL BE HOLOPHANE SVLED3 SIGN-VUE LED3 OR APPROVED EQUAL.

