

# Borough of River Edge

705 KINDERKAMACK ROAD, RIVER EDGE, NEW JERSEY 07661 • 201-599-6300

FAX: 201-599-0997



## ZONING REVIEW

BLOCK:1405/ LOT:4/ ZONE:  
LETTER OF NONCOMPLIANCE

April 12, 2025

41 Grand Ave (Property Address)  
River Edge, NJ 07661

Turkan NJ LLC (Property Owner)  
111 Kinderkamack Rd. #303  
River Edge, NJ 07661      201-370-3084      [isik@nynjlawyers.com](mailto:isik@nynjlawyers.com)

IAAT Services LLC (Applicant)  
104A Vance Ave  
Lavallette, NJ 08735      201-893-2105      [antonio@poadvertising.com](mailto:antonio@poadvertising.com)

Stephen P. Sinisi, ESQ., LLC (Attorney)  
Two Sears Dr. 2<sup>nd</sup> Fl.  
P.O. Box 1458  
Paramus, NJ 07653-1458      201-599-1600      [firm@sinisilaw.com](mailto:firm@sinisilaw.com)

Re: Proposed Installation of a 'Static' Billboard

Dear Property owner,

In doing a zoning permit review for the above referenced property we found the following with the information provided:

1. As per §416-44 Prohibited signs and lighting of the Borough Codes of River Edge, proposed Static Billboard would not be permitted. A variance would be required.

Therefore, your application is Denied due to noncompliance of the Borough Codes.

Should you believe that your proposal is in compliance with the Borough Ordinance, you may appeal this decision to the River Edge Land Use Board. Alternatively, if you wish to seek variance relief from the Ordinance requirements, you may submit an application to the River Edge Land Use Board. You have the right to appeal this decision and ask for alternative relief in the form of a variance at the same time. If you wish to appeal and/or apply for a variance, please contact the Borough Land Use Clerk at 201-599-6307.

Sincerely yours,

*Stephen A. Depken*

Construction Official / Zoning Officer  
Borough of River Edge, 201-599-6322