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VANESSA S. FALKENSTERN

February 3, 2026

Via Email & Regular Mail

Marc E. Leibman, Esq.
Chiesa Shahinian & Giantomasi, PC
105 Eisenhower Parkway
Roseland, NJ 07068

Land Use Clerk c/o Borough 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 Mr. Leibman:

Please be reminded that we represent IAAT Services LLC (“Applicant/Client”) in connection with the above-referenced matter. We have had the opportunity to reflect upon certain testimony offered by the Board Engineer, Mr. Robert L. Costa, during the hearing conducted on January 28, 2026. We respectfully request that the Board and its staff take note of the following for purposes of record clarification and an orderly continuation of the proceedings:

1. **Survey / Site Plan Accuracy** - During his testimony, Mr. Costa stated on the record that the updated survey provided by the Applicant was not correct and, accordingly, suggested that the pending site plans before the Board were likewise not correct. Respectfully, we believe that characterization is inconsistent with Mr. Costa’s own written review.

Specifically, Mr. Costa’s revised review correspondence dated September 18, 2025, Item No. 17 states verbatim:

The survey has been updated to depict the New Jersey State Highway Route 4 Right-of-Way line, confirming that the property maintains 27.27 feet of frontage along Route 4.

If Mr. Costa maintains that there are material inaccuracies in the updated Survey notwithstanding Item No. 17 of his revised correspondence, the Applicant respectfully requests that Mr. Costa provide a written supplemental memorandum identifying each such alleged inaccuracy with specificity, so that the Applicant may respond through its professionals prior to the close of the record.

2. **Clarification Regarding Testimony Referencing Dr. Atkins** - In addition, during his testimony Mr. Costa stated (or implied) that Dr. Robert C. Atkins passed away as a result of falling ice from a building above, relating that assertion to the billboard. That statement is not factually accurate.

To avoid any continued reliance on an incorrect factual premise, and solely for purposes of record clarification, enclosed please find a contemporaneous CBS News article dated April 10, 2003, confirming that Dr. Atkins suffered a fatal head injury after slipping on an icy sidewalk and striking his head (not as a result of falling ice from a building or structure).

3. **Site Access** – Finally, Mr. Costa stated that prior testimony indicated that technicians would park on the street in order to access the site to change advertisement copy; however, that statement does not accurately reflect the testimony presented. The Applicant's project engineer, Mr. William R. Vogt, Jr., P.E., testified that technicians arrive in standard-sized service vehicles which are able to access the site via the existing driveway and park on the property while changing the advertisement copy, and that only during the initial installation of the sign—including construction of the foundation, monopole, and superstructure—would a temporary road closure along Grand Avenue be required, as the crane necessary for installation could not physically access the site through the existing driveway beneath the building. Mr. Vogt's testimony was limited to that initial installation phase only, and Mr. Costa was not present at the December, 2025 hearing when this testimony was provided. Accordingly, to avoid any misunderstanding and to ensure the record accurately reflects the testimony, we wanted to make sure the Board is aware of the foregoing.

This submission is provided for inclusion in the application file and to ensure an accurate record.

Thank you.

Very truly yours,

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

By: /s/ Robert Falkenstern, Esq.
Robert Falkenstern, Esq.

SPS:ld

Cc via email: Marina Brown/Stinely, Esq., Board Atty
Client & Project Team

[Health](#)

Diet Guru Atkins Dead At 72

By Sue Chan

April 10, 2003 / 1:45 AM EDT / CBS

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Dr. Robert C. Atkins, whose best-selling low-carbohydrate, high-protein diet was dismissed as nutritional folly for years but was recently validated in some research, died Thursday, his spokesman said. He was 72.

Atkins died at New York Weill-Cornell Medical Center and was surrounded by his wife and close friends, said Richard Rothstein, his spokesman.

Atkins suffered a severe head injury April 8, after slipping on an icy sidewalk yards from his Atkins Center for Complementary Medicine in midtown Manhattan.

Atkins underwent surgery to remove a blood clot that formed after his fall, but he remained in critical condition at New York Weill Cornell Medical Center.

Atkins first advocated his unorthodox weight-loss plan — which emphasizes meat, eggs and cheese and discourages bread, rice and fruit — in his 1972 book, "Dr. Atkins' Diet Revolution."



Its publication came at a time when the medical establishment was encouraging a low-fat, high-carbohydrate diet. The following year, the American Medical Association dismissed Atkins' diet as nutritional folly and Congress summoned him to Capitol Hill to defend the plan.

Labeling it "potentially dangerous," the AMA said the diet's scientific underpinning was "naive" and "biochemically incorrect." It scolded the book's publishers for promoting "bizarre concepts of nutrition and dieting."

As **CBS News Correspondent Mika Brzezinski** reports, Dr. Atkins lived to see many of his critics eat their words. Though he was long dismissed by the medical establishment, millions of people bought into his prescription for losing weight.

Atkins' philosophy enjoyed a resurgence in the 1990s with "Dr. Atkins' New Diet Revolution," which sold more than 10 million copies worldwide and spent five years on The New York Times best-seller list.

But criticism of the diet lingered, with many arguing that it could affect kidney function, raise cholesterol levels and deprive the dieter of important nutrients.

Atkins said no study showed that people with normal kidney function developed problems because of a high-protein diet, and he never gave in to his detractors.

"He raised the level of awareness of the importance of reducing the intake of simple carbohydrates in the diet, which we agreed with," Dr. Dean Ornish, the Clinical Professor of Medicine at the University of California, told **CBS News**. "Although our recommendations were very different, I never doubted his sincere belief in what he advocated."

This year, his approach was vindicated in part by the very medical community that scorned him. In February, some half-dozen studies showed that people on the Atkins diet lost weight without compromising their health. The studies showed that Atkins dieters' cardiovascular risk factors and overall cholesterol profiles changed for the better.

Still, many of the researchers were reluctant to recommend the Atkins diet, saying a large new study now under way could settle lingering questions of its long-term effects.

On the Atkins diet, up to two-thirds of calories may come from fat — more than double the usual recommendation, and violating what medical professionals have long believed about healthy eating. Carbohydrates are the foundation of a good diet, most say. Eating calorie-dense fat is what makes people fat, they say, and eating saturated fat is dangerous.

Watch CBS News
To Atkins, the key dietary villain in obesity was carbohydrates. He argued they make susceptible people pump out too much insulin, which in turn encourages them to put on fat.

"If you cut out carbohydrates, you automatically burn stored fat. That's the basic principle. It's been known about for 35 years," Atkins told **CBS News Correspondent Elizabeth Kaledin** in a 2001 interview.

Fat in foods can be a dieter's friend, Atkins said, in part because it quenches appetite and stops carbohydrate craving.

Atkins, a graduate of Cornell University's medical school, first tried a low-carbohydrate diet in 1963 after reading about one in the Journal of the American Medical Association. He said he lost weight so easily that he converted his fledgling Manhattan cardiology practice into an obesity clinic.

Besides his work on nutrition, Atkins also argued that ozone gas can kill cancer cells and HIV, the virus that causes AIDS, and he claimed to have treated more than 1,000 patients with ozone therapy.

The ozone treatment is a common alternative therapy in Germany and some other nations but has not gained acceptance in the United States.

In 1999, Atkins established the Robert C. Atkins Foundation to finance diet research. It has sponsored research at Duke University, the University of Connecticut and Harvard.

Watch CBS News
Last April, Atkins was hospitalized for cardiac arrest, which he said was related to an infection of the heart and was not related to the diet.

Besides his wife, Veronica, Atkins is survived by his mother, Norma, of Palm Beach, Fla.

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