



February 10, 2025

VIA EMAIL ONLY

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

**RE: Response Letter
Proposed Static Billboard
41 Grand Avenue
Block 1405, Lot 4
Borough of River Edge
Bergen County, New Jersey**

Dear Mr. Leibman:

We are in receipt of the letter from Robert Falkenstein, Esq. of the Law Offices of Stephen P. Sinisi, Esq., LLC, dated February 3, 2026. We offer the following responses to the issues raised in the above-referenced letter.

1. **Survey / Site Plan Accuracy** – Attached hereto is a plan titled “New Jersey Department of Transportation, Route 4 (1953), Section 2D, Jurisdictional Limit Map, Kinderkamack Road and Vicinity, Borough of River Edge, City of Hackensack, County of Bergen,” dated January 1984. This map depicts highway maintenance and jurisdictional limits among NJDOT, Bergen County, and the Borough of River Edge.

Based on the jurisdictional mapping and plan records obtained from NJDOT, the survey depiction appears to be inaccurate as testified during the January 28, 2026, meeting. The subject property’s frontage is along Grand Avenue, not Route 4. The jurisdictional limit map establishes the boundary between Grand Avenue and the State highway system at the point of tangency on the northwesterly side of the radius, which differs from the right-of-way line shown on the survey.

Furthermore, the roadway identified on the survey as State Highway Route No. 4 is shown on the NJDOT jurisdictional map, and consistently on NJDOT filed plans for this section of highway, as Marginal Road (service road) rather than Route 4 mainline. Accordingly, the frontage designation and roadway identification on the survey should be revised to reflect Grand Avenue frontage and the Marginal Road classification. See attached NJDOT plans which confirm the same.

2. **Clarification Regarding Testimony Referencing Dr. Atkins** – A response to this matter will be provided at the next scheduled hearing.
3. **Site Access** – In response to questions from Mr. Gibbons and Mr. Gautier, Mr. Vogt testified that service personnel would arrive in a regular vehicle and further clarified that the vehicles would be

of a size capable of fitting within a standard on-site parking space, typically a small pickup truck. The Applicant shall confirm the specific type of vehicle anticipated to access the site and verify that such vehicles can safely access the service area by traveling beneath the building, where the vertical clearance is limited to 7 feet 6 inches.

Should you require additional information or have any further questions please do not hesitate to contact our office at (201) 487-0015.

Very truly yours,

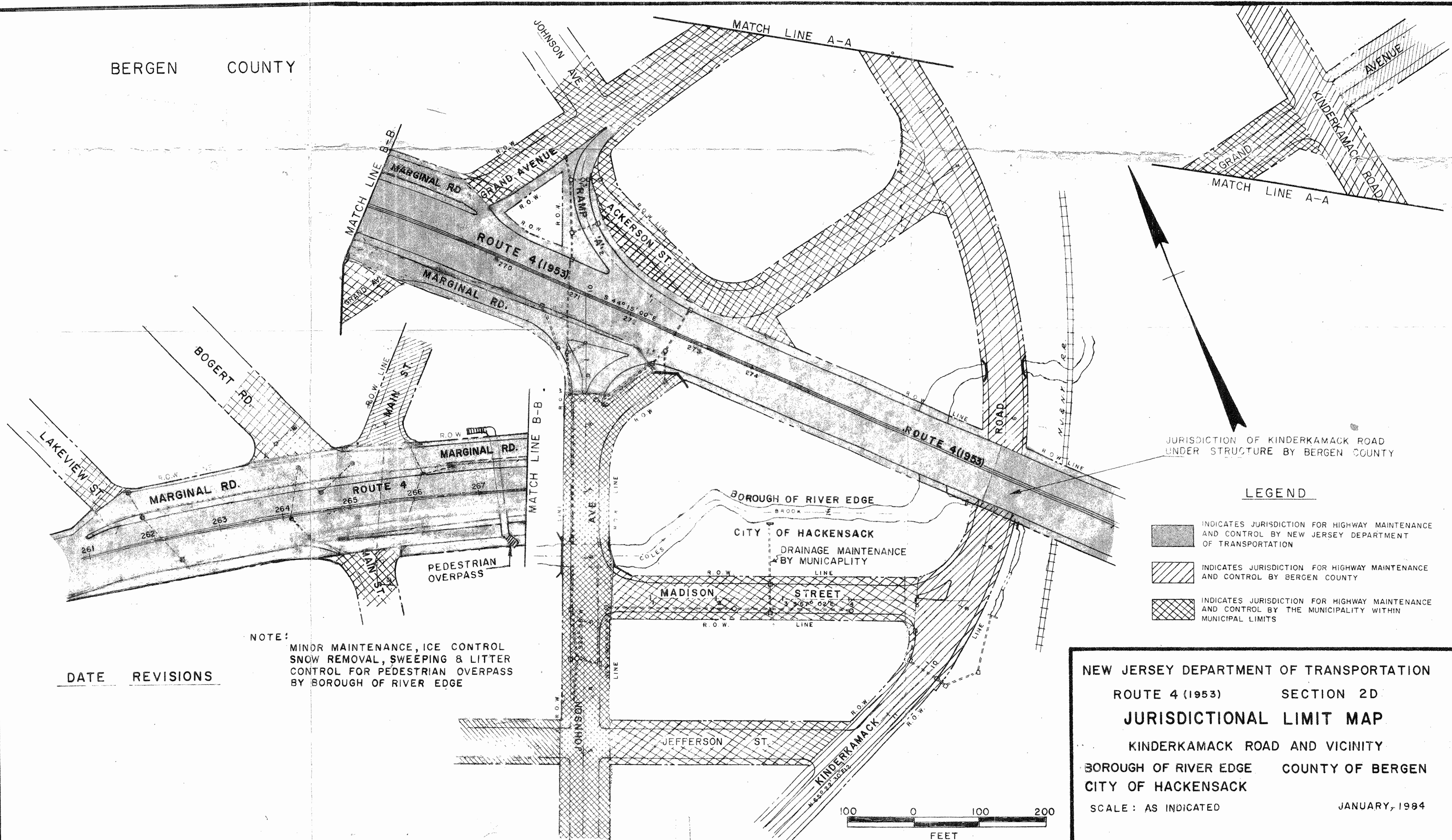
COSTA ENGINEERING CORPORATION



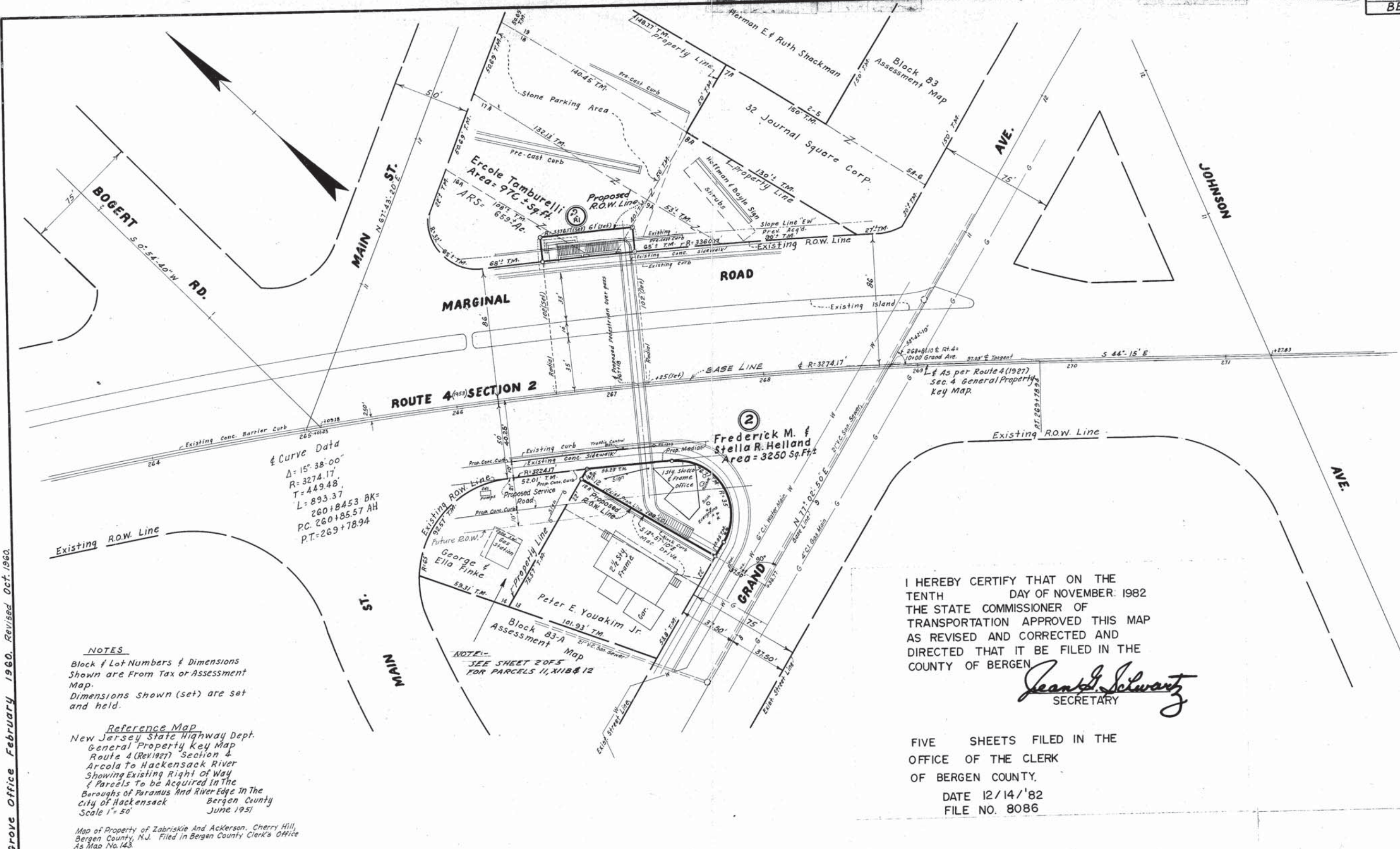
Robert L. Costa, P.E., P.P. & C.M.E.
Borough of River Edge Land Use Board Engineer

cc: Members of the Municipal Land Use Board (Email only)
Thomas Behrens – Board Planner (Email only)
IAAT Services LLC (Applicant)
Robert Falkenstern, Esq. (Applicant's Attorney)
William R. Vogt, P.E. (Applicant's Engineer)

BERGEN COUNTY



Prepared By Cedar Grove Office February 1960. Revised Oct. 1960.



Curve Data
 $\Delta = 15^\circ 38' 00''$
 $R = 3274.17'$
 $T = 449.48'$
 $L = 893.37'$
 $260 + 845.3 \text{ BK} =$
 $\text{P.C. } 260 + 85.57 \text{ AH}$
 $\text{P.T. } 269 + 78.94$

NOTES
 Block & Lot Numbers & Dimensions
 Shown are From Tax or Assessment
 Map.
 Dimensions shown (set) are set
 and held.

Reference Map
 New Jersey State Highway Dept.
 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 In The
 City of Hackensack Bergen County
 Scale 1" = 50' June 1951

Map of Property of Zabriskie And Ackerson, Cherry Hill,
 Bergen County, N.J. Filed in Bergen County Clerk's Office
 As Map No. 143.

NOTE
 SEE SHEET 20F5
 FOR PARCELS 11, 11B & 12

I HEREBY CERTIFY THAT ON THE
 TENTH DAY OF NOVEMBER 1982
 THE STATE COMMISSIONER OF
 TRANSPORTATION APPROVED THIS MAP
 AS REVISED AND CORRECTED AND
 DIRECTED THAT IT BE FILED IN THE
 COUNTY OF BERGEN

Joan L. Schwartz
 SECRETARY

FIVE SHEETS FILED IN THE
 OFFICE OF THE CLERK
 OF BERGEN COUNTY,
 DATE 12/14/82
 FILE NO. 8086

FILE NO	PLAN SHEET NO	PARCEL NO	PARCEL AREA	EASEMENTS SLOPES DRAINAGE BRIDGE	SIDE	LOCATION		OWNERSHIP	NAME	ADDRESS	DEEDS		REMARKS
						FROM	TO				BOOK	PAGE	
		R1	976 Sq. Ft.		L	260 + 90 ±			Ercole Tamburelli	574 Grand Ave., Englewood	N.J.	3031 3152 574 20	
		2	3250 ± Sq. Ft.		R	267 + 0 ±			Frederick M. & Stella R. Helland	438 Main Ave., Wood-Idge	N.J.	1417 555	

New Jersey
 State Highway Department
GENERAL PROPERTY PARCEL MAP
 ROUTE 4 (1953) SECTION 2
 Franklin Turnpike To Hackensack River
 Showing Existing Right Of Way
 And Parcels To Be Acquired In The
 Boroughs Of Paramus And River Edge And The City Of Hackensack
 Scale: As Indicated

County Of Bergen
 August 1960