



February 10, 2025

VIA EMAIL ONLY

Marc E. Leibman, Esq.
Chiesa, Shahinian & Giantomaso, 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.

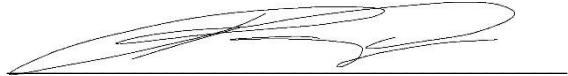
2. **Clarification Regarding Testimony Referencing Dr. Atkins** – A response to this matter will be provided at the next scheduled hearing.
3. **Site Access** – In response to questions from Mr. Gibbons and Mr. Gautier, Mr. Vogt testified that service personnel would arrive in a regular vehicle and further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

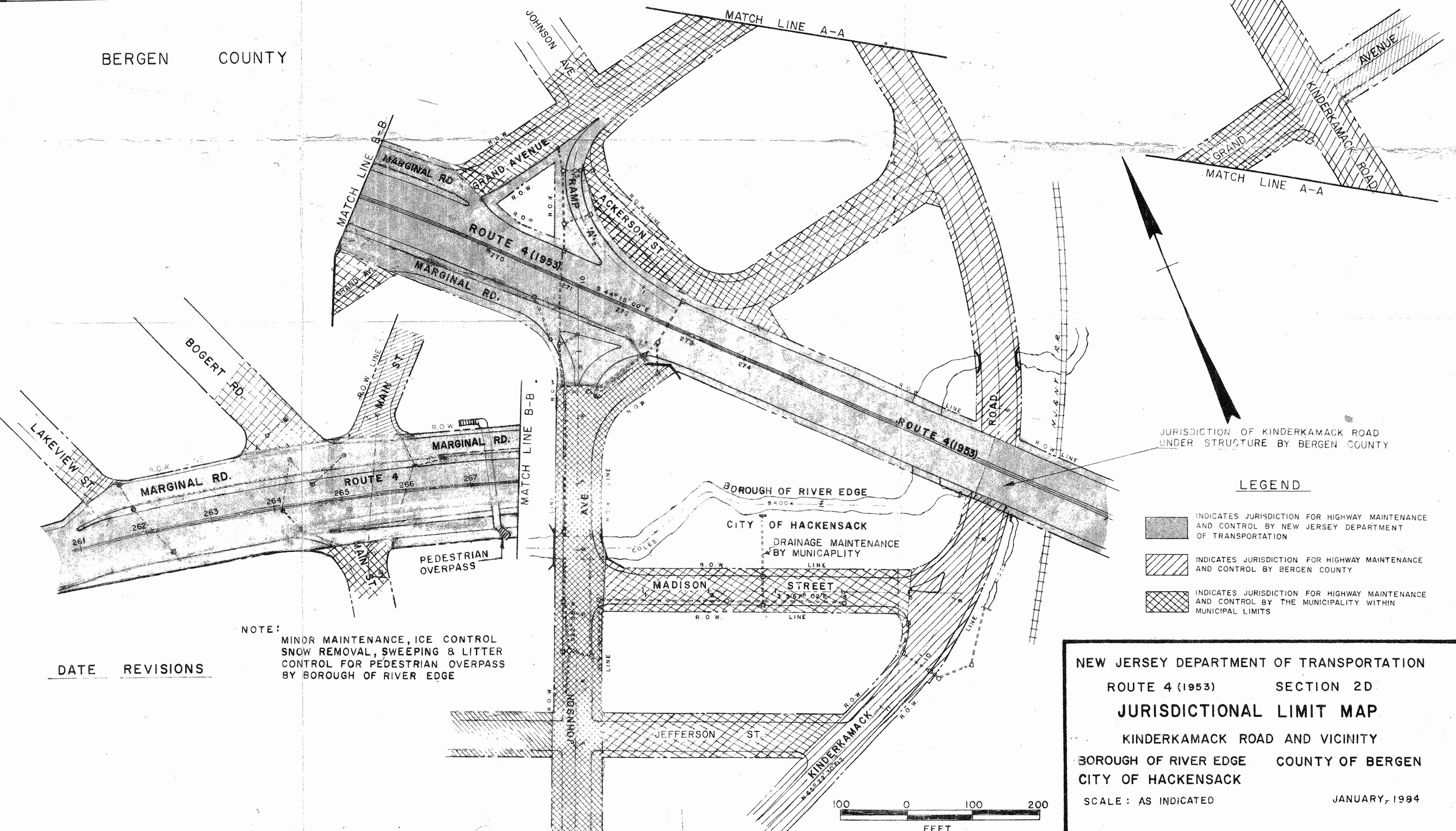
COSTA ENGINEERING CORPORATION

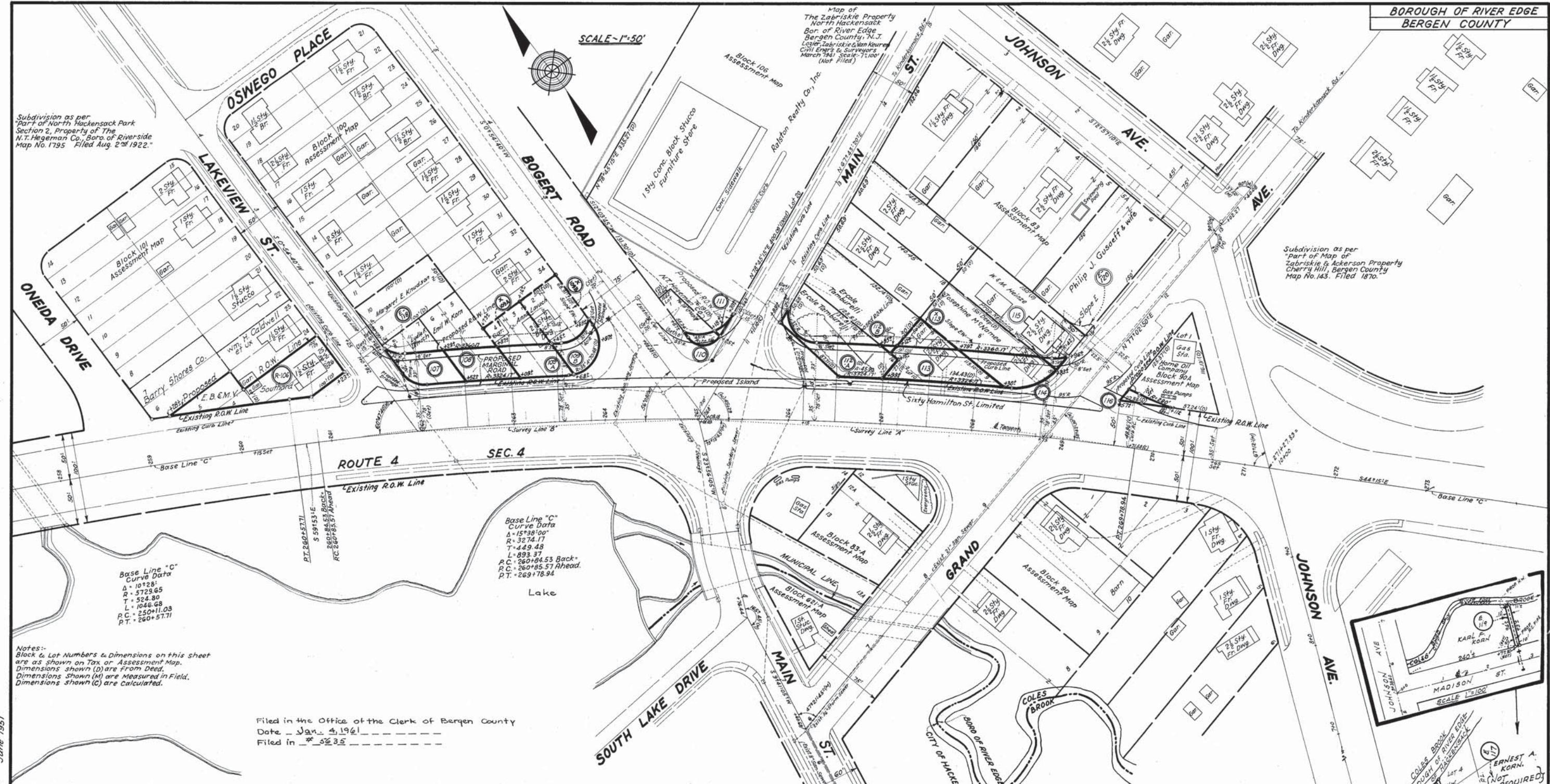


Robert L. Costa, P.E., P.P. & C.M.E.
Borough of River Edge Land Use Board Engineer

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





FILE SHEET NO.	E120 PARCEL NO.	PARCEL AREA	EASEMENTS			LOCATION	Philip J. Gusaeffe & Madeline Ux	OWNERSHIP	DEEDS			REMARKS	
			SLOPES	DRAINAGE	BRIDGE				NAME	ADDRESS	BOOK	PAGE	
✓ ✓	R-106	6040 Sq. Ft.				L 259+28±	261+23±	Emanuel B. Southard & Mabel V. Ux.	11 Lakeview Street, River Edge, N.J.	1229	210	Bergen	
	E-118					L		Margaret E. Knudson	691 E. 4 th Street Brooklyn, N.Y.	1346	492		
	107	2130 Sq. Ft. ±				L 261+68 ±	262+52 ±	Lydia F. Ulrich	622 Winthrop Rd, West Englewood, N.J.	1670	93		
	108	2124 ±				L 262+29 ±	263+09 ±	Emil W. Korn	98 Elm Avenue, Hackensack,	1462	45		
	109 A	2120 ±				L 262+87 ±	263+68 ±	Anna Lavach	10 Route 4, River Edge	1485	370		
	109 B	1572 ±				L 263+45 ±	263+97 ±	Anna Lavach	" "	1766	177		
	110	393 ±				L 264+87 ±	265+25 ±	N.T. Hegeman Company	1819 Broadway, New York City, N.Y.	1124	24		
	111	79 ±				L 265+18 ±	265+39 ±	Ralston Realty Co.	574 Grand Ave., Englewood,	2377	465		
	112 A	3042 ±				L 265+89 ±	267+15 ±	Ercol Tamburelli	" "	3132	20		
	112 B	77 ±				L 266+95 ±	267+12 ±	Ercol Tamburelli	" "	3031	575		
	113	3494 ±				L 266+99 ±	268+30 ±	60 Hamilton St, Limited	60 Hamilton St. Paterson,	2931	478		
X-113	1088 ±					L 267+12 ±	267+79 ±	60 Hamilton St, Limited	" "	2931	478		
	114	2486 ±				L 267+79 ±	268+83 ±	Josephine McNamee	37 Grand Avenue, River Edge,	2870	625		
	115	201 ±				L 268+67 ±	268+96 ±	William Heinge & Mina, Ux Et Al	469 Liberty Street, Little Ferry,	2406	21		
	116	342 ±				L 269+57 ±	270+11 ±	Horne Oil Company	265 River Drive, Passaic,	2767	585		
X117						L	0485±MADISON ST.	ERNEST A. KORN					
X109 A						L	0575±MADISON ST.						
X109 B						L	0573±MADISON ST.	ANNA LAVACH					
						L	0574±MADISON ST.	" "					

DRAINAGE EASEMENT AT COLES BROOK & MADISON ST. (NOT REQUIRED)

New Jersey
State Highway Department

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 and in the

City of Hackensack

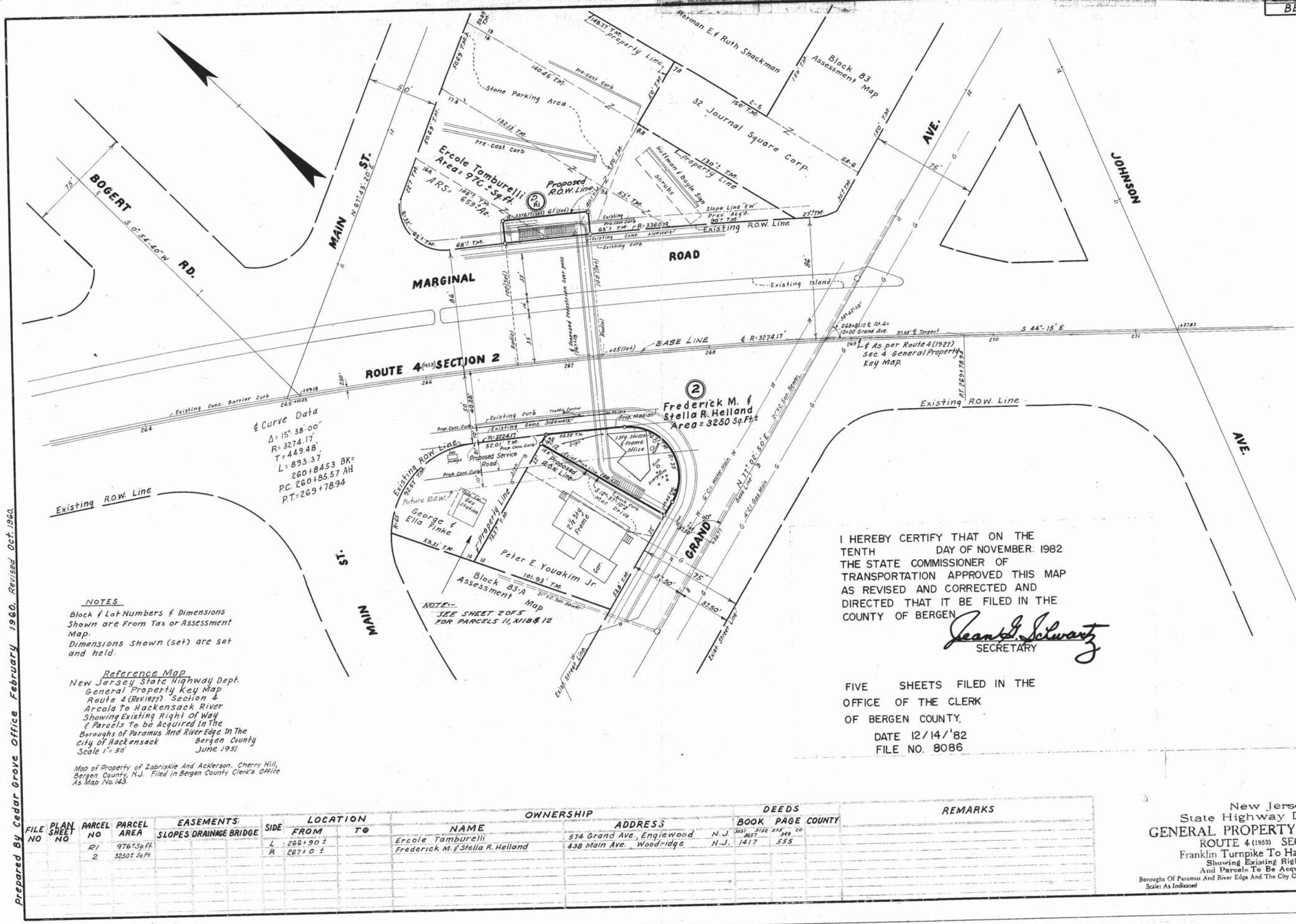
Bergen County

Scale: 1" - 50'

June 1951

7-5

4-621



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