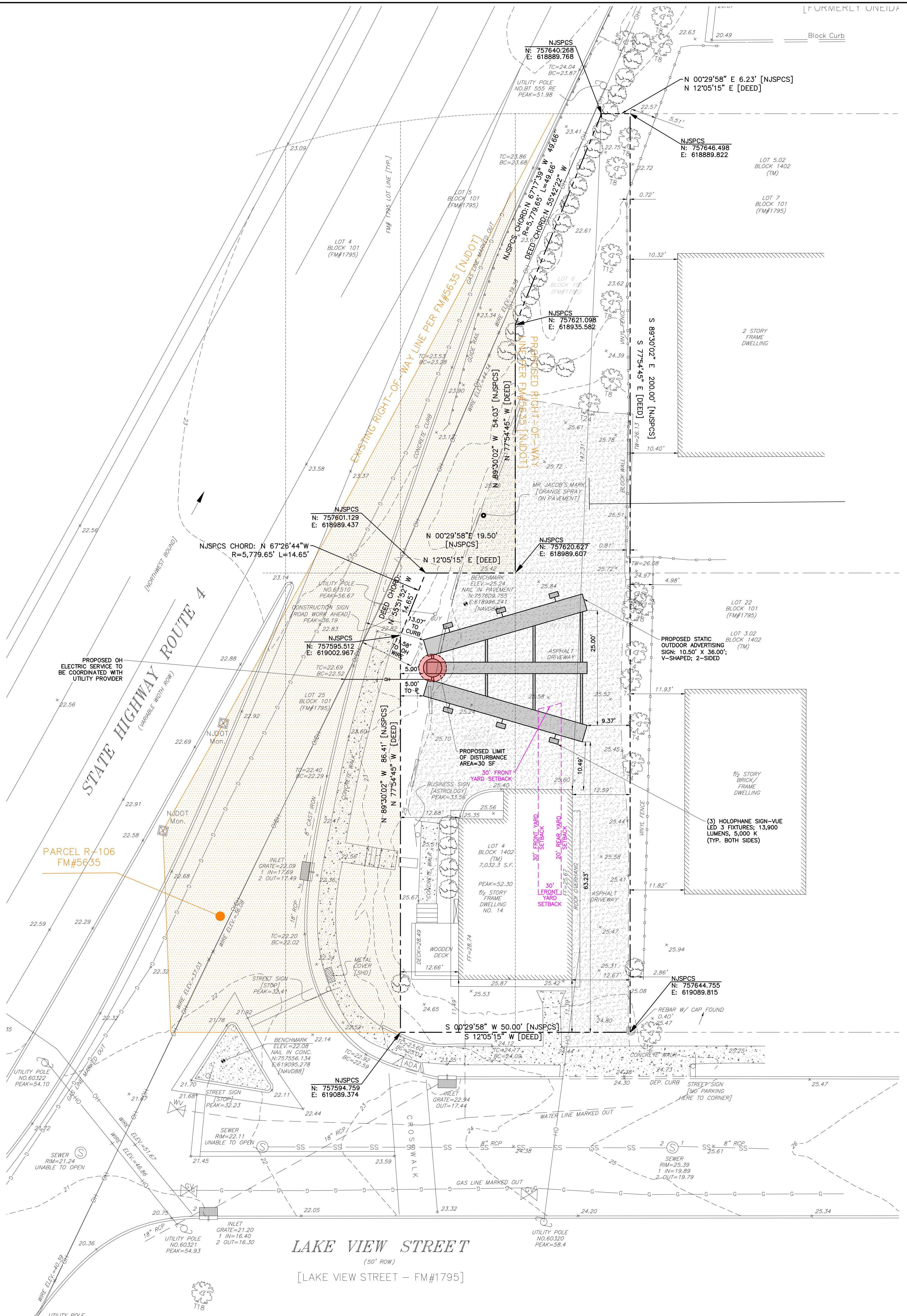


12/20/2025

William R. Vogt Jr., P.E. Date
New Jersey Professional Engineer #24GE0469060

WARNING: IF THIS PLAN DOES NOT CONSTITUTE A PLANNED IMPROVEMENT, SEAL BY THE PROFESSIONAL SURVEYOR IT IS NOT AN AUTHORIZED OFFICIAL COPY.

APPLICANT: PACIFIC OUTDOOR ADVERTISING, LLC
23 WENDY DRIVE, LINWOOD, NEW JERSEY 08221OWNER: BCF INVESTORS, LLC
14 ROUTE 4
RIVER EDGE, NEW JERSEY 07661SURVEYOR: LAKELAND SURVEYING INC.
4 WEST MAIN STREET
ROCKAWAY, NEW JERSEY 07866
973.625.5670 (OFFICE)DATE: 12/23/25
REVISION: PRE-2025 EDITIONS BOUND

ZONING

1. THIS PROJECT REFERENCES A SURVEY PREPARED BY:
LAKELAND SURVEYING
4 WEST MAIN STREET, ROCKAWAY, NJ 07866
973.625.5670 (PHONE), 973.625.4121 (FAX)
2. EXISTING USE: OFFICE USE
3. PROPOSED USE: OFFICE USE WITH OUTDOOR ADVERTISING SIGN
4. LOT AREA: 7,032.30 SF (0.16 ACRES)
5. PROPERTY LOCATION: BLOCK 1402, LOT 4
6. PROPERTY ADDRESS: 14 NASH ROUTE 4
BOROUGH OF RIVER EDGE
BERGEN COUNTY, NEW JERSEY 07661

ZONE: C-1 COMMERCIAL: NEIGHBORHOOD BUSINESS		PERMITTED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA (SF)	15,000 SF	7,032.30 SF	EN		
MINIMUM LOT WIDTH (FT.)	150 FT.	166.37 FT.	NO		
MINIMUM LOT DEPTH (FT.)	100 FT.	6.33 FT.	EN		
MAXIMUM BUILDING HEIGHT (FT.)	35 FT.	26.80 FT.	NO		
MAXIMUM PRINCIPAL BUILDING HEIGHT (STORIES)	2.5 STORIES	30 FT.	60.00 FT.	YES	
MAXIMUM BUILDING COVERAGE (%)	40%	15.53%	NO		
MAXIMUM LOT COVERAGE (%)	80%	60.07%	NO		
MINIMUM FRONT YARD SETBACK (FT.)	30 FT.	11.39 FT.	EN		
MINIMUM FRONT YARD SETBACK BILLBOARD (FT.)	30 FT.	N/A	5.00 FT.	YES	
MINIMUM SIDE YARD SETBACK - ONE (FT.)	15 FT.	N/A	N/A	N/A	
MINIMUM SIDE YARD SETBACK - BOTH (FT.)	35 FT.	N/A	N/A	N/A	
MINIMUM REAR YARD SETBACK (FT.)	35 FT.	N/A	N/A	N/A	
MINIMUM REAR YARD SETBACK BILLBOARD (FT.)	20 FT.	12.59 FT.	EN		
MINIMUM LANDSCAPE BUFFER BTW. PARKING & STREET (FT.)	20 FT.	N/A	9.37 FT.	YES	
MINIMUM LANDSCAPE BUFFER BTW. PARKING & STREET (FT.)	5 FT.	0.00 FT.	0.00 FT.	EN	

1. EN=EXISTING NON-COMPLIANCE
2. \$416-44A(1): THE FOLLOWING TYPES OF SIGNS OR ARTIFICIAL LIGHT ARE PROHIBITED: BILLBOARDS (VARIANCE)

PROPOSED SIGNAGE TABLE:

SIGN TYPE/ LOCATION	DESCRIPTION/ LOCATION	REQUIRED PER \$416-46 & PER \$416-53	PROPOSED	VARIANCE
FREESTANDING SIGN	STATIC OUTDOOR ADVERTISING SIGN 378 SF (10.50' x 36.00')	NOT PERMITTED	PROPOSED SIGN AREA= 378.00 SF PROPOSED SIGN HEIGHT ABOVE GRADE= 60.00 FT.	YES

COVERAGE TABLE:

	TOTAL LOT AREA	BUILDING COVERAGE	ASPHALT & CONCRETE	GREEN SPACE
EXISTING CONDITIONS	7,032.30 SF	1,092 SF	3,695 SF	2,245.30 SF
PROPOSED CONDITIONS	7,032.30 SF	1,092 SF	3,715 SF	2,225.30 SF
NET CHANGE	0 SF	0 SF	20 SF	-20 SF

GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. THE PROPERTY SURVEY IS CONSIDERED A PART OF THESE PLANS.
4. ALL CONSTRUCTION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5. SOLID WASTE TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING WORK IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ENSURE STABILITY OF CONTINUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
8. THE PROPERTY CORNERS MUST BE STAKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS AND FEATURES WHICH ARE TO REMAIN WHETHER SHOWN ON THE DRAWINGS OR NOT.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS INCLUDING THE INSTALLATION OF SHORING, STRUCTURAL SUPPORTS, PROTECTIVE FENCE, GUARD RAILS, ETC., AS MAY BE REQUIRED TO PREVENT UNAUTHORIZED ENTRY INTO THE CONSTRUCTION SITE, DAMAGE TO ADJACENT PROPERTY OR INJURY TO PERSONS.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM CONSTRUCTION STAKE-OUT OF ALL BUILDINGS AND SITE IMPROVEMENTS.
12. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, TOOLS EQUIPMENT, WATER, SANITARY FACILITIES, LIGHT, POWER, HEAT, TELEPHONE, TRANSPORTATION AND SUPERINTENDENCE FOR TEMPORARY CONSTRUCTION SERVICES AND FACILITIES OF EVERY NATURE WHATSOEVER NECESSARY TO EXECUTE, COMPLETE AND DELIVER THE WORK WITHIN THE SPECIFIED TIME.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES AND SHALL NOTIFICATION OF THE OWNERS FIELD REPRESENTATIVE AND ANY OTHER AUTHORITY HAVING JURISDICTION OF THE SITE DURING THE COURSE OF CONSTRUCTION IN SUCH A MANNER SATISFACTORY TO THE OWNERS.
14. THE CONTRACTOR SHALL CLEAR UP AND REMOVE ALL REFUSE RUBBISH, SCRAP MATERIALS, UNSUITABLE MATERIALS AND DEBRIS CAUSED BY HIS/HER OPERATIONS SO THAT, AT ALL TIMES, THE SITE OF THE WORK SHALL PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.
15. THE CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, REPAIR OR REPLACE ALL GROUND SURFACES, PAVEMENTS, SIDEWALKS, CURBS, ETC., WHICH ARE TO REMAIN AND WHICH MAY BECOME DISTURBED OR DAMAGED DUE TO HIS/HER OPERATIONS.

THE SUBJECT SITE IS NOT LOCATED WITHIN THE FLUVIAL FLOOD HAZARD AREA & FLOOROWAY DETERMINED BY METHOD 3 (FEMA FLUVIAL DELINEATION).
BASED ON THE FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM NUMBER 34003C0191H, REVISED EFFECTIVE DATE 08/28/2019 AND FEMA BERGEN COUNTY, NJ FLOOD PROFILE 35P FOR COLES BROOK AND PROFILE 331P FOR VAN SAUN MILL BROOK IN VICINITY OF SIGN.
FLOODING IS CONTAINED WITHIN THE BANKS OF THE COLES BROOK.
• 50' RIPARIAN ZONE OF COLES BROOK AND VAN SAUN MILL BROOK DOES NOT ENTER SUBJECT PROPERTY.
• NO TREES WILL BE CLEARED, CUT OR REMOVED WITHIN THE RIPARIAN ZONE.

- VERTICAL DATUM NAVD88
- FLOOD HAZARD AREA & FLOOROWAY DETERMINED BY METHOD 3 (FEMA FLUVIAL DELINEATION)
- FLOOD HAZARD AREA DESIGN FLOOD ELEVATION VARIES FROM 17.70 (14.70+3.00 @ STA. 4380 COLES BROOK) TO 19.50 (16.50+3.00 @ STA. 440 VAN SAUN MILL BROOK) IN VICINITY OF SIGN
- FLOODING IS CONTAINED WITHIN THE BANKS OF THE COLES BROOK.
- 50' RIPARIAN ZONE OF COLES BROOK AND VAN SAUN MILL BROOK DOES NOT ENTER SUBJECT PROPERTY
- NO TREES WILL BE CLEARED, CUT OR REMOVED WITHIN THE RIPARIAN ZONE

	EXISTING CURB	EXISTING CONTOUR LINE
EXISTING BUILDING	x 40.00	EXISTING SPOT ELEVATION
EXISTING STORM LINE		EXISTING TREE
EXISTING WATER LINE	⑤ ⑧	EXISTING UTILITY MANHOLE
EXISTING GAS LINE		EXISTING UTILITY POLE
EXISTING ELECTRIC LINE		PROPERTY LINE
EXISTING OVERHEAD WIRE		SETBACK LINE
EXISTING SANITARY LINE		PROPOSED LIMIT OF DISTURBANCE

LEGEND

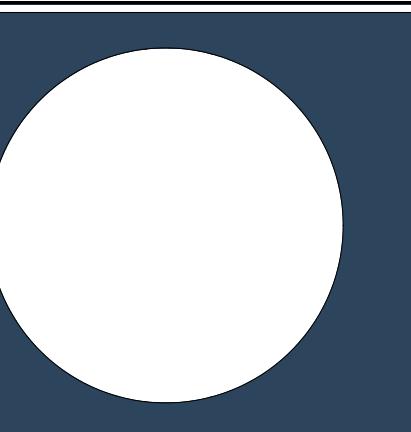
GRAPHIC SCALE

10 0 5 10 20 30 40 (IN FEET)

1" = 10'-0"

PROJECT TITLE & LOCATION:
PROPOSED OUTDOOR ADVERTISING SIGN
14 ROUTE 4 WEST
BOROUGH OF RIVER EDGE
BERGEN COUNTY, NEW JERSEY 07661
BLOCK: 1402, LOT: 4
TAX MAP: 14

DRAWING TITLE: SITE PLAN
SCALE: REFER TO DRAWING
DATE: 12/11/2025
DESIGNED: RON
APPROVED: WRV
L2A Proj. No.: 2501.194
DRAWING No.: C-02
C-02



12/23/2025

William R. Vogt Jr., P.E. Date
New Jersey Professional Engineer #24GE0469060

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APPLICANT:
PACIFIC OUTDOOR ADVERTISING, LLC
23 WENDY DRIVE
LINWOOD, NEW JERSEY 08221

OWNER:
BCF INVESTORS, LLC
14 ROUTE 4
RIVER EDGE, NEW JERSEY 07661

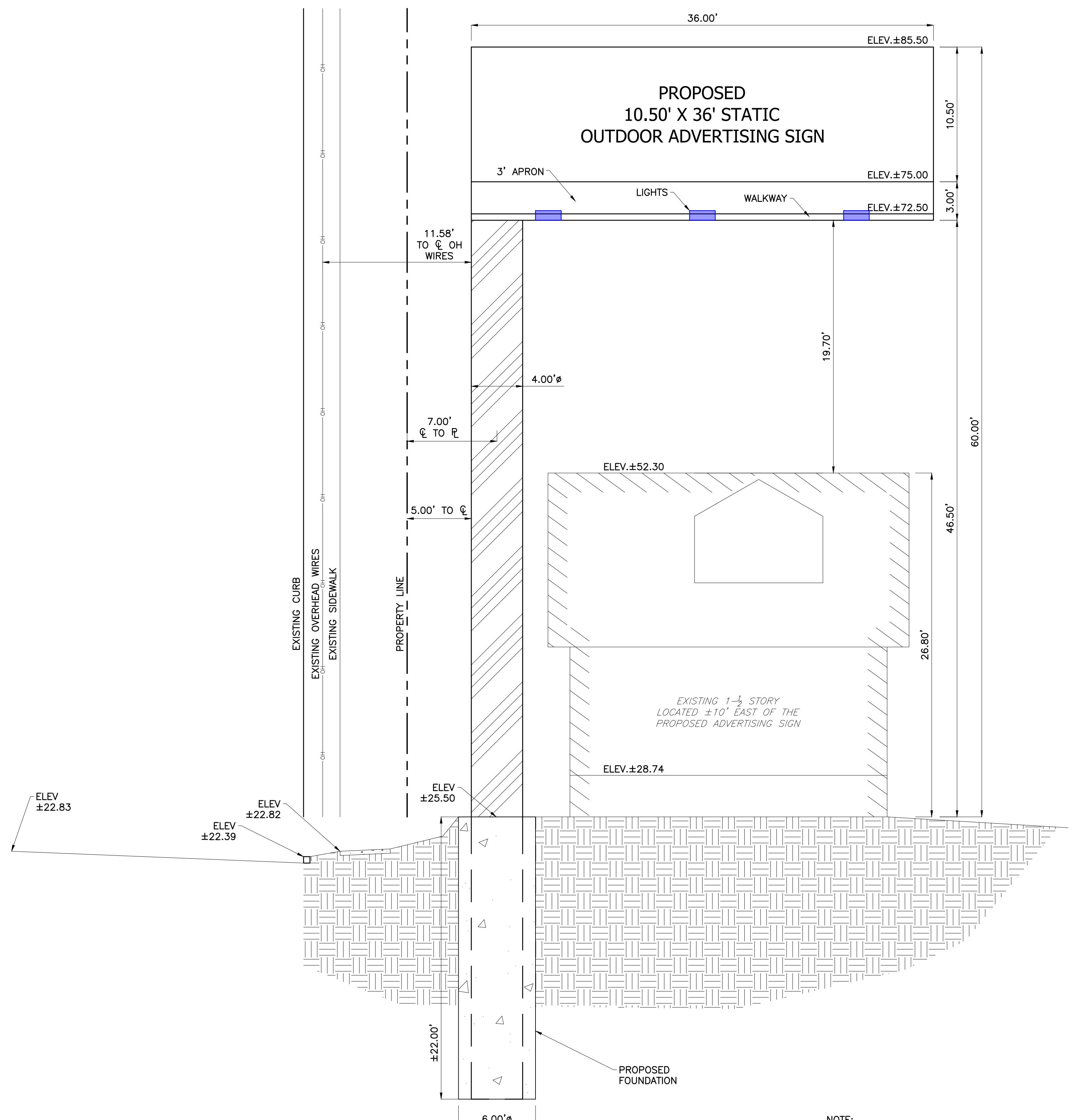
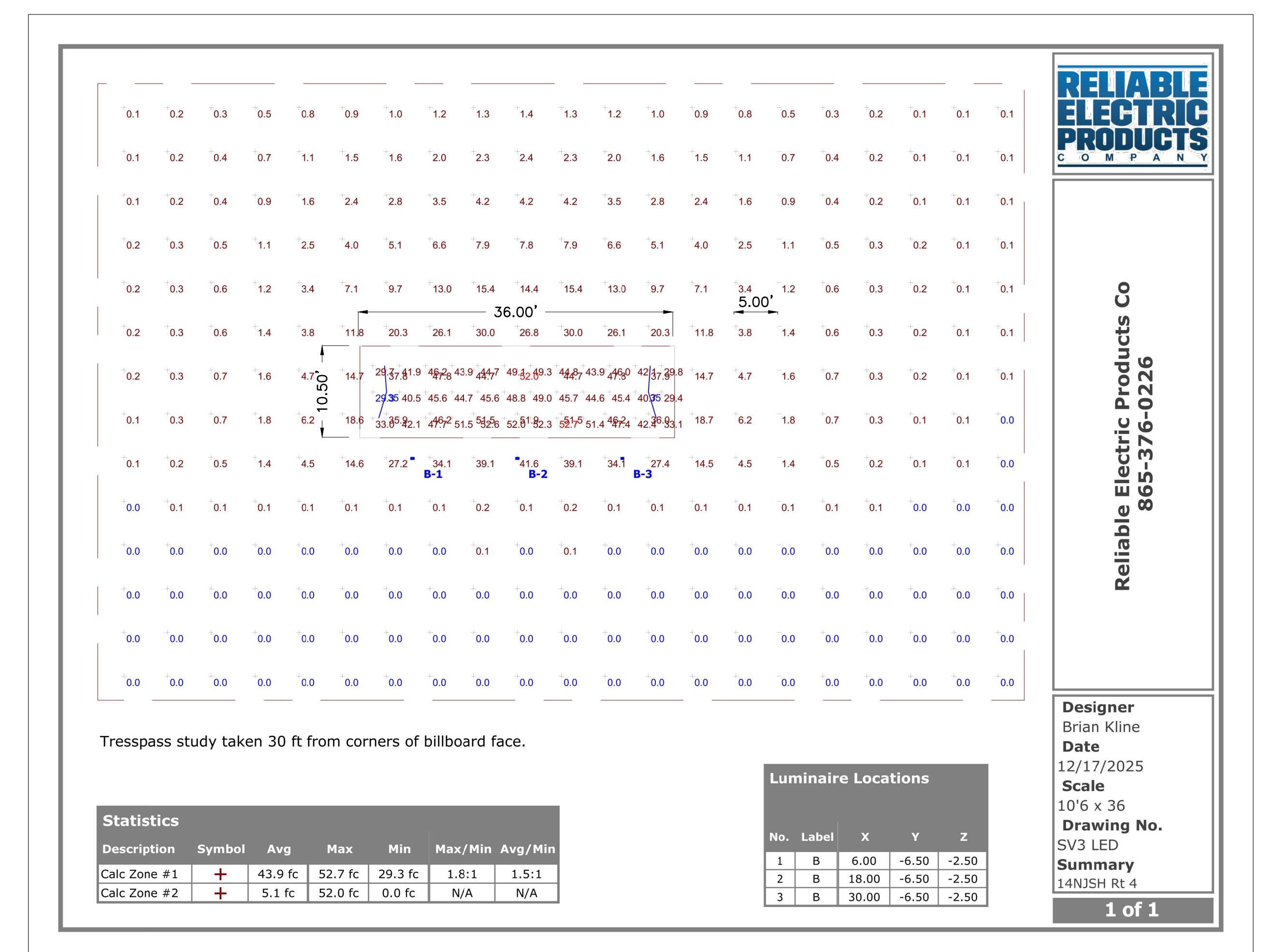
SURVEYOR:
LAKELAND SURVEYING INC.
4 WEST MAIN STREET
ROCKAWAY, NEW JERSEY 07866
973.625.5670 (OFFICE)

DATE:
12/23/25

PROPOSED OUTDOOR
ADVERTISING SIGN
14 NASH ROUTE 4 WEST
BOROUGH OF RIVER EDGE
BERGEN COUNTY, NEW JERSEY 07661
BLOCK: 1402, LOT: 4
TAX MAP: 14

DRAWING TITLE:
SIGN ELEVATION
PLAN

SCALE: REFER TO DRAWING
DATE: 12/11/2025
DESIGNED: RON
APPROVED: WRV
L2A PROJ. NO.: 2501.194
DRAWING NO.:



FOR ILLUSTRATIVE PURPOSES ONLY
AND NOT FOR CONSTRUCTION.
STRUCTURAL DRAWINGS TO BE
PROVIDED UNDER SEPARATE COVER TO
BUILDING DEPARTMENT FOR REVIEW
PRIOR TO CONSTRUCTION.

