
12/23/2025
Date
William R. Vogt Jr., P.E.
New Jersey Professional Engineer #24GE04690600
WARNING: If this form does not contain a proper certification, then the professional signature is not an authorized official stamp.

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
REVISION	
1	SUBMISSION TO RIVER EDGE LAND USE BOARD

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

DRAWING TITLE:
COVER SHEET

SCALE: REFER TO DRAWING
DATE: 12/11/2025
DESIGNED: RON
APPROVED: WRV
L2A PROJ. No.: 2501.194
DRAWING No.:
C-01

SITE PLAN

PROPOSED OUTDOOR ADVERTISING SIGN

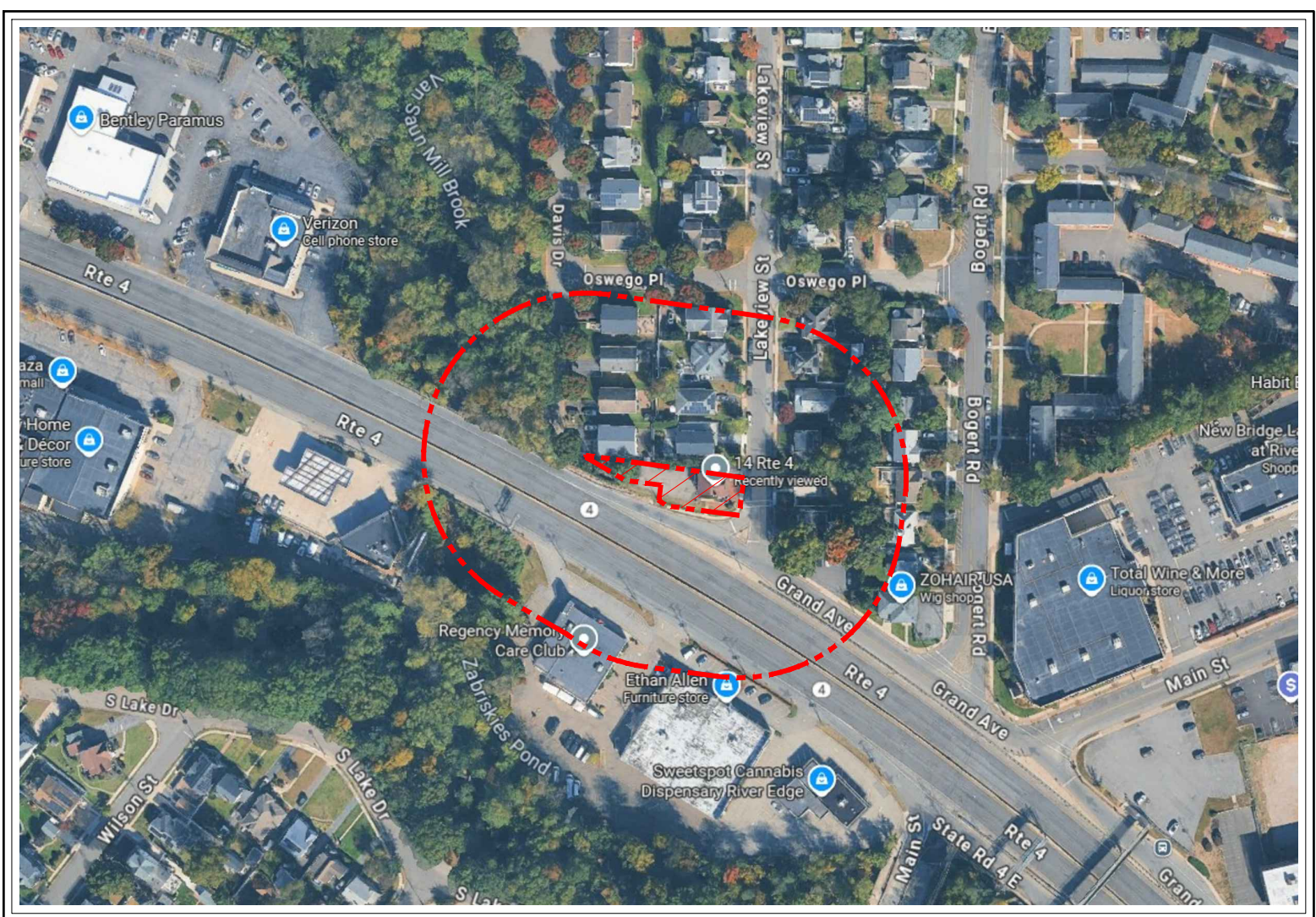
14 NJSH ROUTE 4

BOROUGH OF RIVER EDGE

BERGEN COUNTY, NEW JERSEY

BLOCK: 1402, LOT 4, TAX MAP: 14

ZONE: C-1 COMMERCIAL (NEIGHBORHOOD BUSINESS)

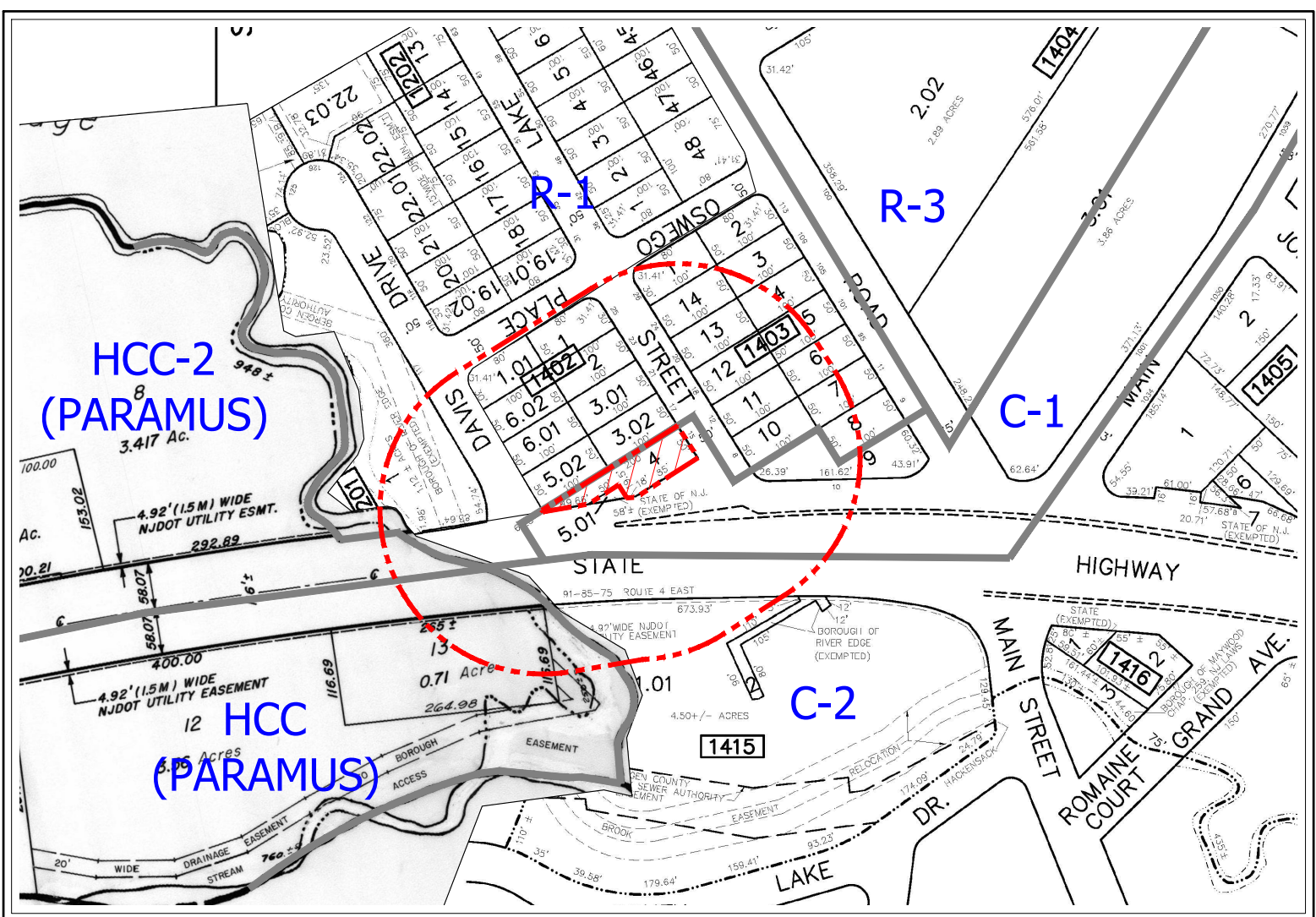


KEY MAP

GRAPHIC SCALE



1" = ±200'-0"

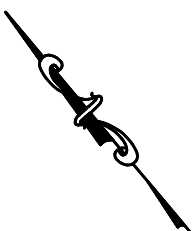


TAX & ZONING MAP

GRAPHIC SCALE



1" = ±200'-0"



PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:

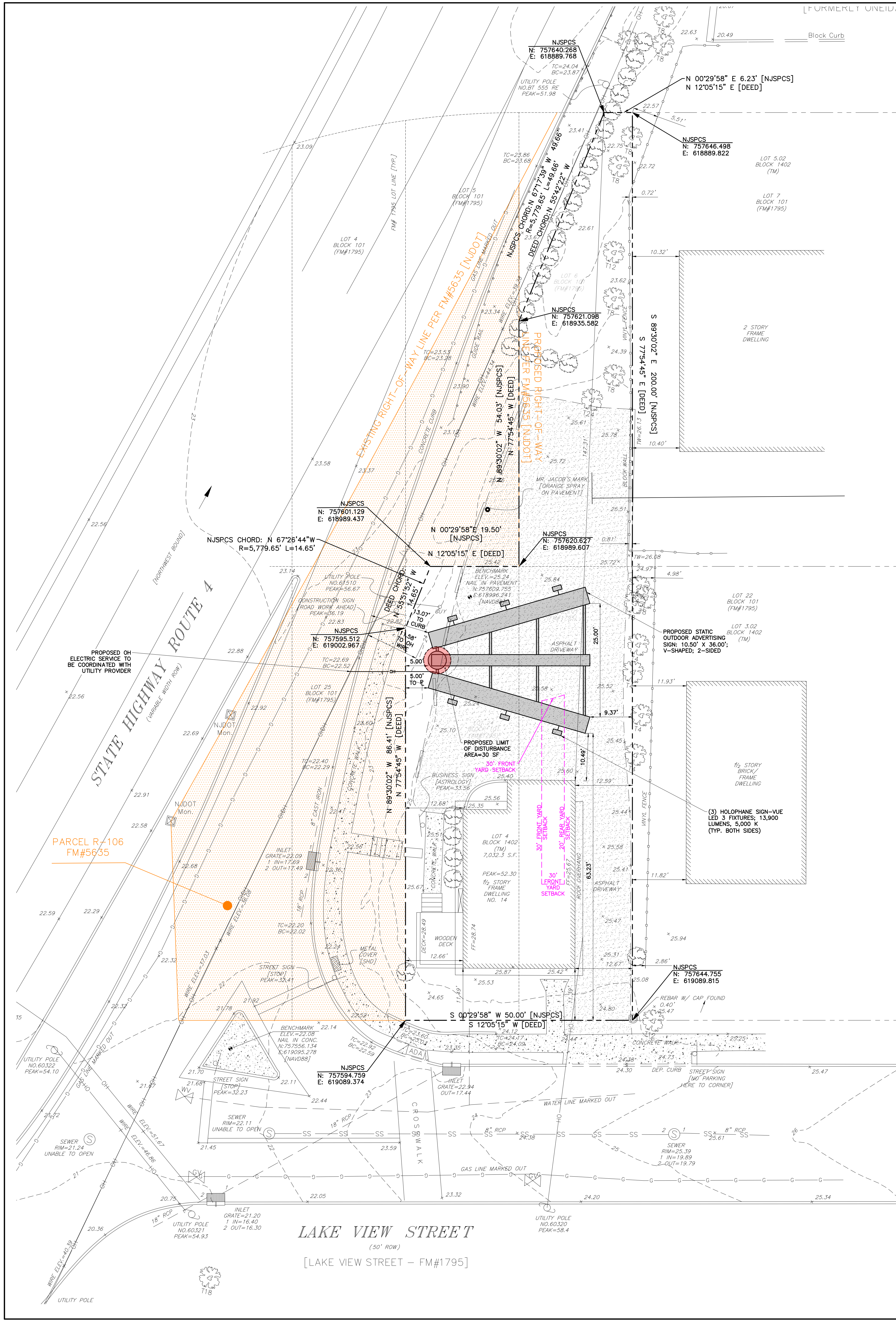
BOROUGH OF RIVER EDGE, NJ BLOCK 1201, LOT 1 NJ TRANSIT-DEPT. TRANSPORTATION 1035 PARKWAY AVE #101 TRENTON, NJ 08618 BLOCK 1402, LOT 1 HADDOX IRREVOCABLE TRUST 25 LAKEVIEW ST RIVER EDGE, NJ 07661 BLOCK 1402, LOT 1.01 MELBER, RICHARD & RACHEL 112 DAVIS DR. RIVER EDGE, NJ 07661 BLOCK 1402, LOT 2 KELLY, KEVIN J & DENISE V 23 LAKEVIEW ST RIVER EDGE, NJ 07661 BLOCK 1402, LOT 3.01 PARK, JONG HYUN & JUNG MI 21 LAKEVIEW ST RIVER EDGE, NJ 07661 BLOCK 1402, LOT 3.02 ALINDOGAN, PIO A & JOSEPHINE A TRUSTEES 17 LAKEVIEW ST RIVER EDGE, NJ 07661	BLOCK 1402, LOT 4 BCF INVESTORS LLC 14 ROUTE 4 RIVER EDGE, NJ 07661 BLOCK 1402, LOT 5.01 NJ DEPT OF TRANSPORTATION 1035 PARKWAY AVE TRENTON, NJ 08618 BLOCK 1402, LOT 5.02 ALHASSAN, AYISHETU 106 DAVIS DR RIVER EDGE, NJ 07661 BLOCK 1402, LOT 6.01 HODASSI, BRIDGET RIVER EDGE, NJ 07661 BLOCK 1402, LOT 6.02 BERNARDEZ, RAYMOND & MARIA C 110 DAVIS DR RIVER EDGE, NJ 07661 BLOCK 1403, LOT 1 KIM, HOE JONG 26 LAKEVIEW ST RIVER EDGE, NJ 07661 BLOCK 1403, LOT 2 YARIZOV, KAMIL & KATE 113 BOGERT RD RIVER EDGE, NJ 07661	BLOCK 1403, LOT 3 O'SULLIVAN, MARTIN & MARION A. 109 BOGERT RD RIVER EDGE, NJ 07661 BLOCK 1403, LOT 4 KISSANE, PATRICK & KATHLEEN 105 BOGERT RD RIVER EDGE, NJ 07661 BLOCK 1403, LOT 5 MAKKIEH, MAHMOUD 101 BOGERT RD RIVER EDGE, NJ 07661 BLOCK 1403, LOT 6 ROMAN, NANCY 95 BOGERT RD RIVER EDGE, NJ 07661 BLOCK 1403, LOT 7 RAMUNDO, LOUIS 11 BOGERT RD RIVER EDGE, NJ 07661 BLOCK 1403, LOT 8 LEZAJA, JULIANA C 9 BOGERT RD RIVER EDGE, NJ 07661 BLOCK 1403, LOT 9 10 ROUTE 4 WEST LLC 312 LACEY DR NEW MILFORD, NJ 07646	BLOCK 1403, LOT 10 WALSH, MICHAEL 8 LAKEVIEW ST RIVER EDGE, NJ 07661 BLOCK 1403, LOT 11 FATOVIC, MASON & VETRANO, KATHRYN 12 LAKEVIEW ST RIVER EDGE, NJ 07661 BLOCK 1403, LOT 12 HAMM, SAUDHI A 8 LAKEVIEW ST RIVER EDGE, NJ 07661 BLOCK 1403, LOT 13 MENDOZA JR, DELFIN & ARLENE 20 LAKEVIEW ST RIVER EDGE, NJ 07661 BLOCK 1415, LOT 1.01 MILPAU LLC C/O JAMES SPENCER NYSTRO 75-85-91 ROUTE 4 EAST P.O. BOX 4197 RIVER EDGE, NJ 07661 BOROUGH OF PARAMUS, NJ BLOCK 902, LOT 13 SADOVAN, WILLIAM & ENDER, HUSEYIN T. E 344 ROUTE 4 PARAMUS, NJ 07652	UTILITIES PUBLIC SERVICE ELECTRIC & GAS CO. CORPORATE PROPERTIES 80 PARK PL NEWARK, NJ 07102 NEW JERSEY BELL CORPORATE SECRETARY 540 BROAD ST NEWARK, NJ 07102 OPTIMUM CABLE GENERAL MANAGER 40 POTASH RD OAKLAND, NJ 07436 BERGEN COUNTY UTILITIES AUTHORITY DIRECTOR OF ENGINEERING FOOT OF MEHRHOF RD P.O. BOX 9 LITTLE FERRY, NJ 07643 DEPARTMENT OF TRANSPORTATION TRANSPORTATION COMMISSIONER P.O. BOX 5050 TRENTON, NJ 08625 VEOLIA 461 FROM RD, STE 400 PARAMUS, NJ 07652	TRANSCONTINENTAL GAS PIPE LINE CORPORATE CENTER 718 PATTERSON PLANK RD CARLSTADT, NJ 07072 U.S. CABLE 20 W. GRAND AVE, STE 10 MONTVALE, NJ 07645 NEW JERSEY TURNPIKE AUTHORITY P.O. BOX 5050 WOODBURGE, NJ 07095 COUNTY OF BERGEN PLANNING & ECONOMIC DEVELOPMENT BERGEN COUNTY PLANNING BOARD ONE BERGEN COUNTY PLZ, ROOM 415 HACKENSACK, NJ 07601
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DRAWING INDEX

DRAWING No.:	DRAWING TITLE:
C-01	COVER SHEET
C-02	SITE PLAN
C-03	SIGN ELEVATION PLAN



LAND USE BOARD APPROVAL	
APPROVED BY THE LAND USE BOARD OF THE BOROUGH OF RIVER EDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY ON _____ BY RESOLUTION # _____	
CHAIRMAN	DATE
SECRETARY	DATE
BOROUGH ENGINEER	DATE



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 NISH ROUTE 4
BOROUGH OF RIVER EDGE
BERGEN COUNTY, NEW JERSEY 07661

ZONE:	PERMITTED	EXISTING	PROPOSED	VARIANCE
C-1 COMMERCIAL: NEIGHBORHOOD BUSINESS				
MINIMUM LOT AREA (SF)	15,000 SF	7,032.30 SF	7,032.30 SF	EN
MINIMUM LOT WIDTH (FT.)	150 FT.	166.37 FT.	166.37 FT.	NO
MINIMUM LOT DEPTH (FT.)	100 FT.	6.23 FT.	6.23 FT.	EN
MINIMUM BUILDING HEIGHT (FT.)	35 FT.	26.80 FT.	26.80 FT.	NO
MAXIMUM BUILDING HEIGHT (FT.)	30 FT.	N/A	60.00 FT.	YES
MAXIMUM BUILDING HEIGHT (STORIES)	2.5 STORIES	1.5 STORIES	1.5 STORIES	NO
MAXIMUM BUILDING COVERAGE (%)	40%	15.53%	15.53%	NO
MAXIMUM LOT COVERAGE (%)	80%	68.07%	68.35%	NO
MINIMUM FRONT YARD SETBACK (FT.)	30 FT.	11.39 FT.	11.39 FT.	EN
MINIMUM FRONT YARD SETBACK (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 - 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 SIDE YARD SETBACK - BOTH (FT.)	35 FT.	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK (FT.)	20 FT.	12.59 FT.	12.59 FT.	EN
MINIMUM REAR YARD SETBACK (FT.)	20 FT.	N/A	9.37 FT.	YES
MINIMUM LANDSCAPE BUFFER BTWN. PARKING & STREET (FT.)	5 FT.	0.00 FT.	0.00 FT.	EN

- 1. EN=EXISTING NON-CONFORMITY
- 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 DIMENSIONS 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 IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS 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 FENCING AND BARRIERS, 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 MAINTAIN AND PROTECT TRAFFIC AS REQUIRED DURING THE COURSE OF CONSTRUCTION IN SUCH A MANNER SATISFACTORY TO THE OWNER'S FIELD REPRESENTATIVE AND ANY OTHER AUTHORITY HAVING JURISDICTION.
- 14. THE CONTRACTOR SHALL CLEAN 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 OPERATION.

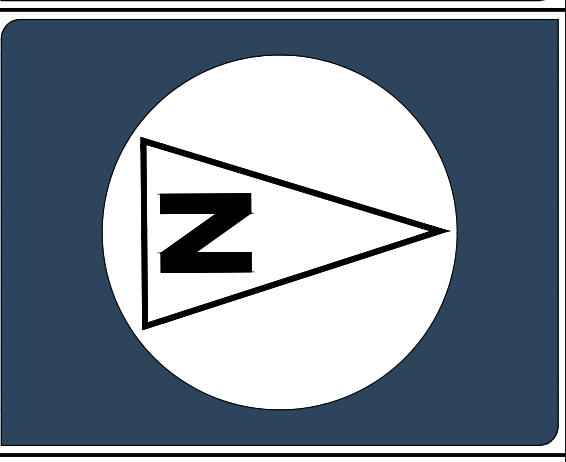
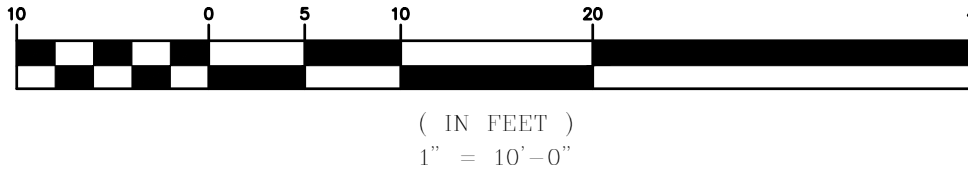
THE SUBJECT SITE IS NOT LOCATED WITHIN THE FLUVIAL FLOOD HAZARD AREA ZONE AE (100-YEAR FLOOD ZONE) BASED ON THE FLOOD INSURANCE RATE MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) (FIRM NUMBER 34003C0191H, REVISED EFFECTIVE DATE 08/28/2019) AND FEMA BERGEN COUNTY, NO FLOOD PROFILE 35P FOR COLES BROOK AND PROFILE 331P FOR VAN SAUN MILL BROOK.

- VERTICAL DATUM NAVD88
- FLOOD HAZARD AREA & FLOODWAY 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
- FLOODWAY 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

LEGEND

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



William R. Vogt Jr., P.E.
New Jersey Professional Engineer #24GE04690600

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

OWNER
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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	REVISION	NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PROPOSED OUTDOOR ADVERTISING SIGN
14 NISH ROUTE 4 WEST
BOROUGH OF RIVER EDGE
BERGEN COUNTY, NEW JERSEY 07661
BLOCK: 1402, LOT: 4
TAX MAP: 14

SITE PLAN

SCALE: REFER TO DRAWING
DATE: 12/11/2025
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