

04/22/26  
 William R. Vogt Jr., P.E.  
 Date  
 New Jersey Professional Engineer #24GE04690000

**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  
 04/22/26

NO.	DATE	REVISION
1	12/23/25	SUBMISSION TO RIVER EDGE LAND USE BOARD
2	04/22/26	REVISED FOR COMPLETENESS

**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**

**DRAWING INDEX**

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

**DRAWING No.:** C-01

# SITE PLAN

## PROPOSED OUTDOOR ADVERTISING SIGN

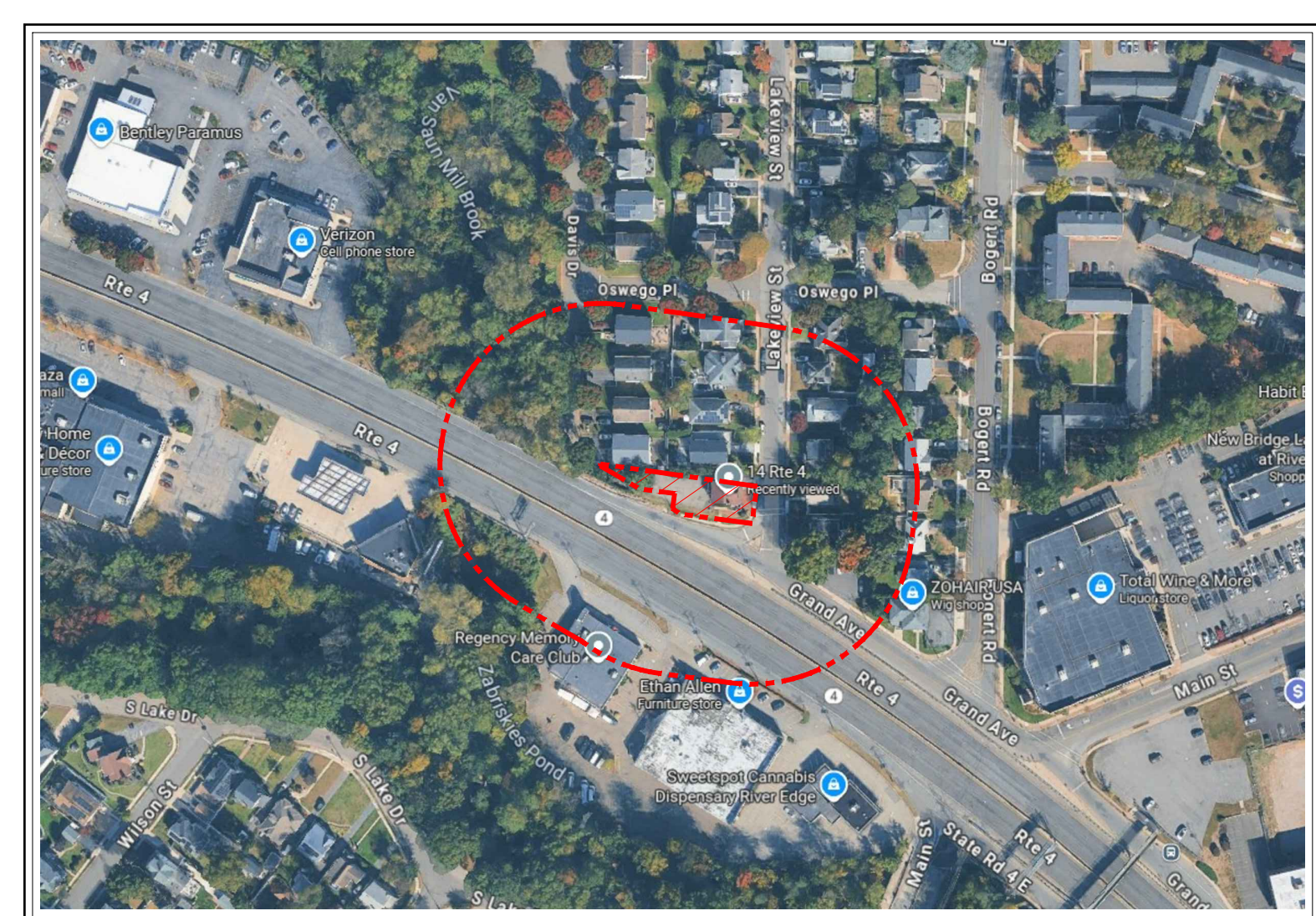
14 NJSH ROUTE 4

BOROUGH OF RIVER EDGE

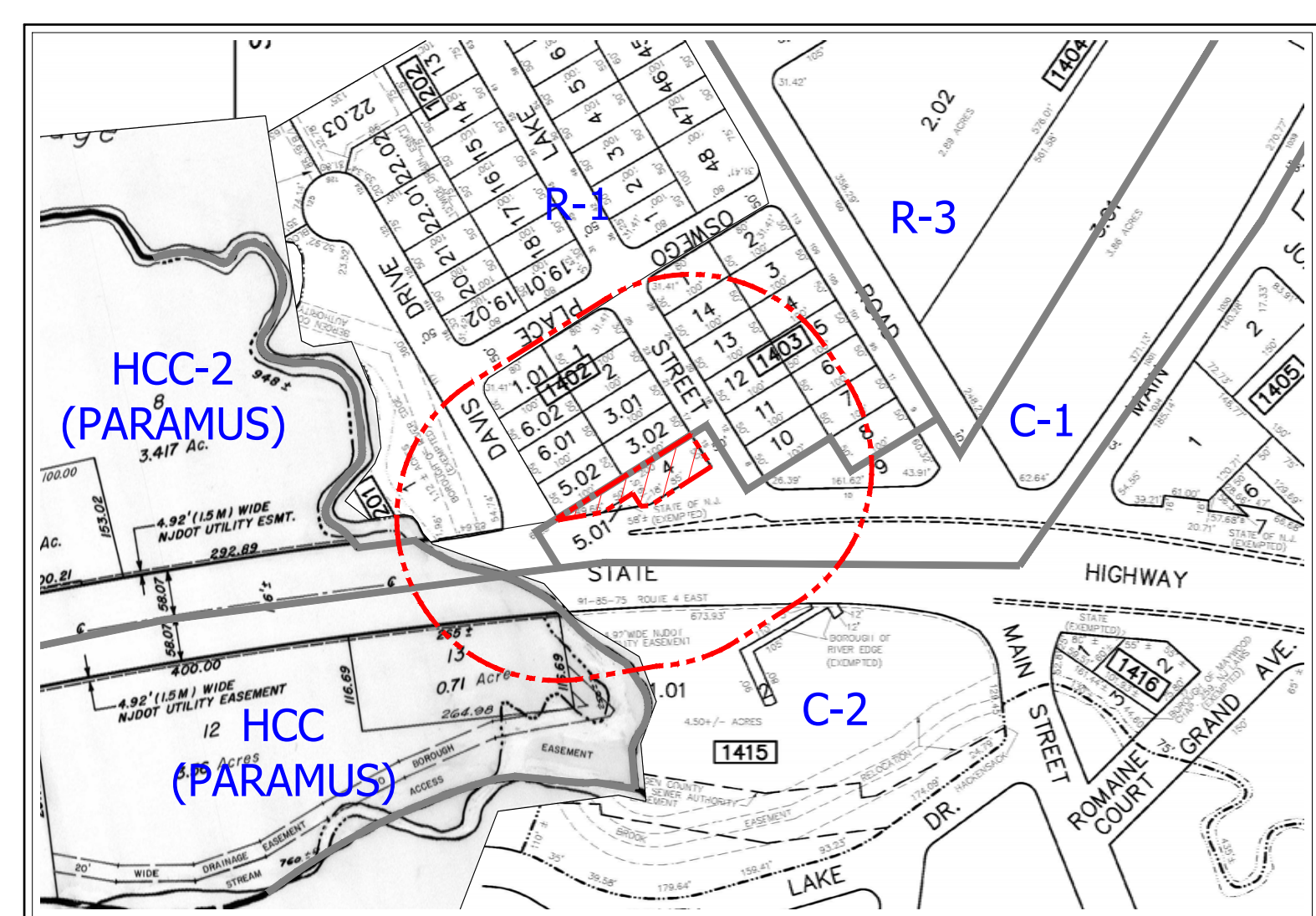
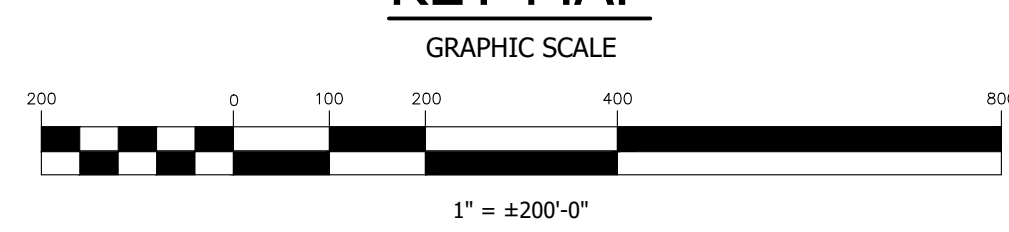
BERGEN COUNTY, NEW JERSEY

BLOCK: 1402, LOT 4, TAX MAP: 14

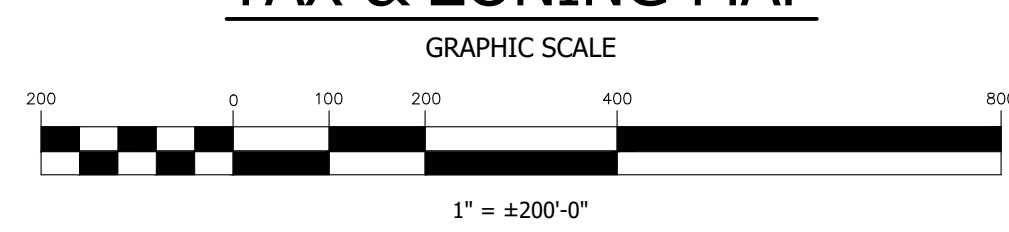
ZONE: C-1 COMMERCIAL (NEIGHBORHOOD BUSINESS)



**KEY MAP**



**TAX & ZONING MAP**



SURROUNDING ZONES (RIVER EDGE)	
C-1	COMMERCIAL: NEIGHBORHOOD BUSINESS
C-2	COMMERCIAL: OFFICE
R-1	RESIDENTIAL: SINGLE-FAMILY
R-3	RESIDENTIAL: GARDEN APARTMENT
SURROUNDING ZONES (PARAMUS)	
HCC	HIGHWAY COMMERCIAL CORRIDOR
HCC-2	HIGHWAY COMMERCIAL CORRIDOR

**PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY:**

BOROUGH OF RIVER EDGE, NJ		BOROUGH OF PARAMUS, NJ	
BLOCK 1201, LOT 1 NJ TRANSIT-DEPT. TRANSPORTATION 1035 PARKWAY AVE #101 TRENTON, NJ 08618	BLOCK 1402, LOT 4 BCF INVESTORS LLC 14 ROUTE 4 RIVER EDGE, NJ 07661	BLOCK 1403, LOT 3 O'SULLIVAN, MARTIN & MARION A. 109 BOGERT RD RIVER EDGE, NJ 07661	BLOCK 901, LOT 8 NTH 341W LLC 223 RT 4 WEST PARAMUS, NJ 07652
BLOCK 1402, LOT 1 HADDAD IRREVOCABLE TRUST 25 LAKEVIEW ST RIVER EDGE, NJ 07661	BLOCK 1402, LOT 5.01 NJ DEPT OF TRANSPORTATION 1035 PARKWAY AVE TRENTON, NJ 08618	BLOCK 1403, LOT 4 KISSAHE, PATRICK & KATHLEEN 105 BOGERT RD RIVER EDGE, NJ 07661	BLOCK 902, LOT 13 SADQYAN, WILLIAM & ENDER, HUSEYIN T. E 344 ROUTE 4 PARAMUS, NJ 07652
BLOCK 1402, LOT 1.01 MELBER, RICHARD & RACHEL 112 DAVIS DR. RIVER EDGE, NJ 07661	BLOCK 1402, LOT 5.02 ALHASSAN, AYISHETU 106 DAVIS DR RIVER EDGE, NJ 07661	BLOCK 1403, LOT 5 MAKKEH, MAHMOUD 101 BOGERT RD RIVER EDGE, NJ 07661	VEOLIA 461 FROM RD, STE 400 PARAMUS, NJ 07652
BLOCK 1402, LOT 2 KELLY, KEVIN J & DENISE V 23 LAKEVIEW ST RIVER EDGE, NJ 07661	BLOCK 1402, LOT 6.01 HODASI, BRIDGET RIVER EDGE, NJ 07661	BLOCK 1403, LOT 6 ROMAN, NANCY 95 BOGERT RD RIVER EDGE, NJ 07661	TRANSCONTINENTAL GAS PIPE LINE CORPORATE CENTER 718 PATERSON PLANK RD CARLSTADT, NJ 07072
BLOCK 1402, LOT 3.01 PARK, JONG HYUN & JUNG MI 21 LAKEVIEW ST RIVER EDGE, NJ 07661	BLOCK 1402, LOT 6.02 BERNARDEZ, RAYMOND & MARIA C 110 DAVIS DR RIVER EDGE, NJ 07661	BLOCK 1403, LOT 7 RAMUNDO, LOUIS 11 BOGERT RD RIVER EDGE, NJ 07661	U.S. CABLE 20 W. GRAND AVE, STE 10 MONTVALE, NJ 07645
BLOCK 1402, LOT 3.02 ALINDOOSAN, PJO A & JOSEPHINE A TRUSTEES 17 LAKEVIEW ST RIVER EDGE, NJ 07661	BLOCK 1403, LOT 1 KIM, HOE JONG 26 LAKEVIEW ST RIVER EDGE, NJ 07661	BLOCK 1403, LOT 8 LEZAJA, JULIANA C 9 BOGERT RD RIVER EDGE, NJ 07661	NEW JERSEY TURNPIKE AUTHORITY P.O. BOX 5050 WOODBRIDGE, NJ 07095
	BLOCK 1403, LOT 2 YAFIZOV, KAMIL & KATE 113 BOGERT RD RIVER EDGE, NJ 07661	BLOCK 1403, LOT 9 10 ROUTE 4 WEST LLC 312 LACEY DR NEW MILFORD, NJ 07646	COUNTY OF BERGEN PLANNING & ECONOMIC DEVELOPMENT BERGEN COUNTY PLANNING BOARD ONE BERGEN COUNTY PLZ, ROOM 415 HACKENSACK, NJ 07601
		BLOCK 1403, LOT 10 WALSH, MICHAEL 8 LAKEVIEW ST RIVER EDGE, NJ 07661	OPTIMUM CABLE GENERAL MANAGER 40 POTASH RD OAKLAND, NJ 07436
		BLOCK 1403, LOT 11 FATOVIC, MASON & VETRANO, KATHRYN 12 LAKEVIEW ST RIVER EDGE, NJ 07661	BERGEN COUNTY UTILITIES AUTHORITY DIRECTOR OF ENGINEERING FOOT OF MERRIFIELD RD P.O. BOX 9 LITTLE FERRY, NJ 07643
		BLOCK 1403, LOT 12 HANIM, SAJDHI A 8 LAKEVIEW ST RIVER EDGE, NJ 07661	
		BLOCK 1403, LOT 13 MENDOZA JR, DELFIN & ARLENE 20 LAKEVIEW ST RIVER EDGE, NJ 07661	
		BLOCK 1403, LOT 14 PAUL, RALPH 24 LAKEVIEW STREET 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	
		BLOCK 1415, LOT 2 BOROUGH OF RIVER EDGE 705 KINDERKAMACK ROAD RIVER EDGE, NJ 07661	



**LAND USE BOARD APPROVAL**

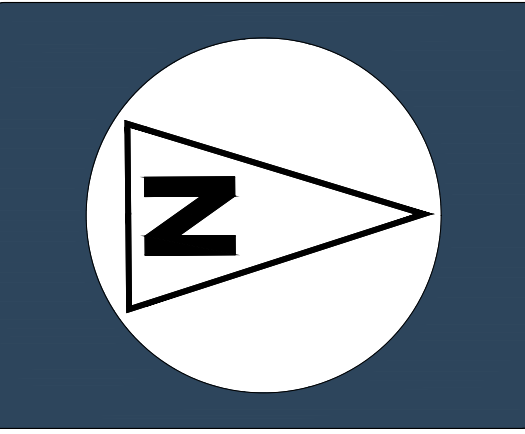
APPROVED BY THE LAND USE BOARD OF THE BOROUGH OF RIVER EDGE, COUNTY OF BERGEN, STATE OF NEW JERSEY ON \_\_\_\_\_ BY RESOLUTION # \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

BOROUGH ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_





04/22/26  
William R. Vogt Jr., P.E. Date  
New Jersey Professional Engineer #24GE04690000  
REVISED: If this drawing is used for construction, the user assumes all responsibility for the construction, including, but not limited to, the accuracy of the information provided in this drawing as authorized by the user.

APPLICANT:  
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23 WENDY DRIVE  
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973.625.5670 (OFFICE)

DATE	DESCRIPTION
12/23/25	1. SUBMISSION TO RIVER EDGE LAND USE BOARD
04/22/26	2. REVISED FOR COMPLETENESS

NO.	DESCRIPTION
1	PROPOSED OUTDOOR ADVERTISING SIGN

PROJECT TITLE & LOCATION:  
**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

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**

L2A LAND DESIGN, LLC - ALL RIGHTS RESERVED.  
THIS DRAWING IS THE PROPERTY OF L2A LAND DESIGN, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF L2A LAND DESIGN, LLC.

**ZONING**

- THIS PROJECT REFERENCES A SURVEY PREPARED BY:  
LAKELAND SURVEYING  
4 WEST MAIN STREET, ROCKAWAY, NJ 07866  
973.625.5670 (PHONE); 973.625.4121 (FAX)
- EXISTING USE: OFFICE USE
- PROPOSED USE: OFFICE USE WITH OUTDOOR ADVERTISING SIGN
- LOT AREA: 6,995.00 SF (40.16 ACRES)
- PROPERTY LOCATION: BLOCK 1402, LOT 4
- 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	6,995.00 SF	6,995.00 SF	EN
MINIMUM LOT WIDTH (FT.)	150 FT.	166.18 FT.	166.18 FT.	NO
MINIMUM LOT DEPTH (FT.)	100 FT.	5.92 FT.	5.92 FT.	EN
MAXIMUM BUILDING HEIGHT (FT.)	35 FT.	26.80 FT.	26.80 FT.	NO
MAXIMUM BUILDING HEIGHT BILLBOARD (FT.)	30 FT.	N/A	60.00 FT.	YES
MAXIMUM PRINCIPAL BUILDING HEIGHT (STORIES)	2.5 STORIES	1.5 STORIES	1.5 STORIES	NO
MAXIMUM BUILDING COVERAGE (%)	40%	15.61%	15.61%	NO
MAXIMUM LOT COVERAGE (%)	80%	68.43%	68.86%	NO
MINIMUM FRONT YARD SETBACK (FT.)	30 FT.	11.39 FT.	11.39 FT.	EN
MINIMUM FRONT YARD SETBACK BILLBOARD (FT.)	30 FT.	N/A	2.28 FT.	YES
MINIMUM SIDE YARD SETBACK - ONE (FT.)	15 FT.	N/A	N/A	N/A
MINIMUM SIDE YARD SETBACK - ONE BILLBOARD (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 BILLBOARD (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 BILLBOARD (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

- EN-EXISTING NON-CONFORMITY
- \$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	6,995 SF	1,092 SF	3,695 SF	2,208 SF
PROPOSED CONDITIONS	6,995 SF	1,092 SF	3,725 SF	2,178 SF
NET CHANGE	0 SF	0 SF	30 SF	-30 SF

**GENERAL NOTES**

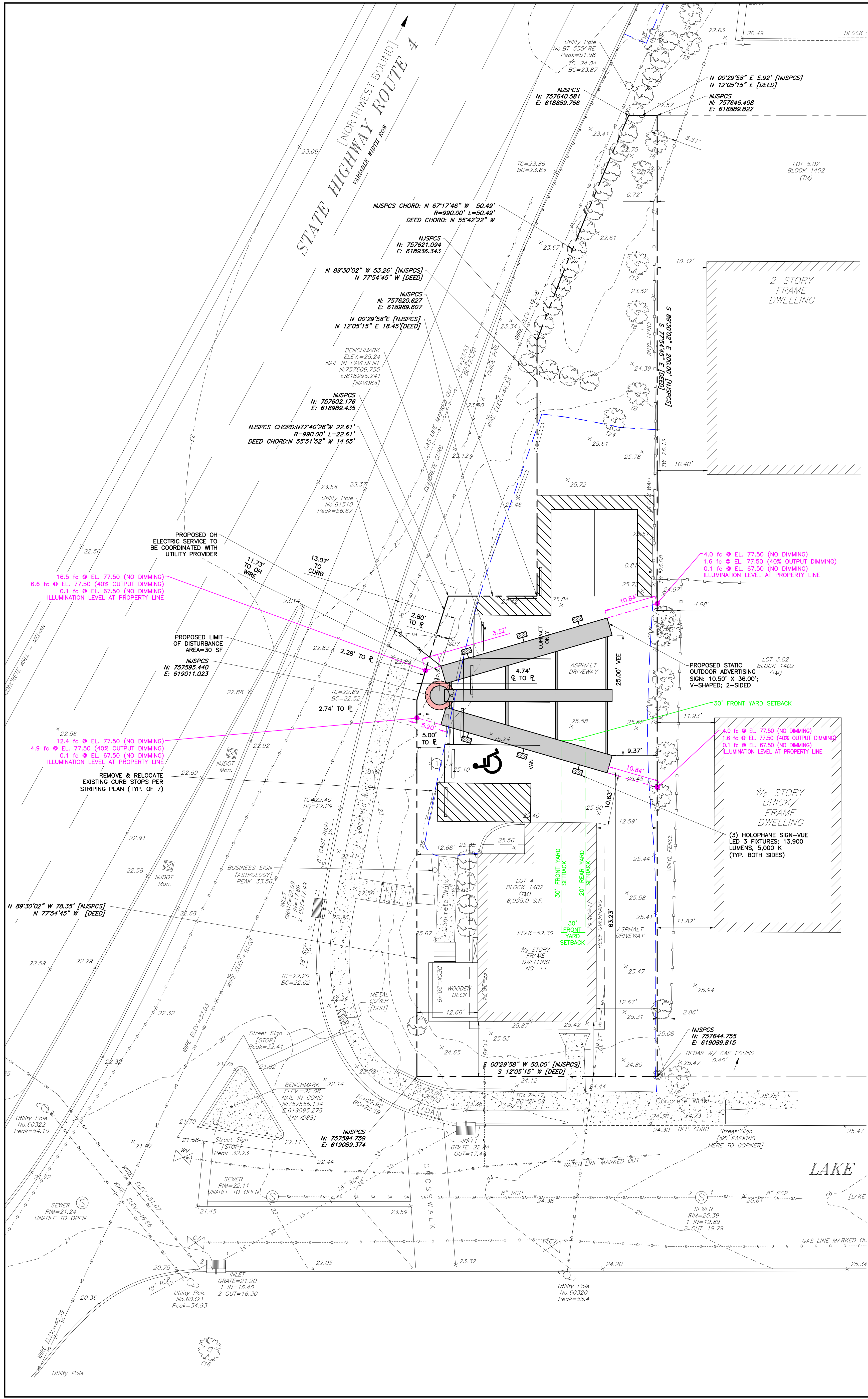
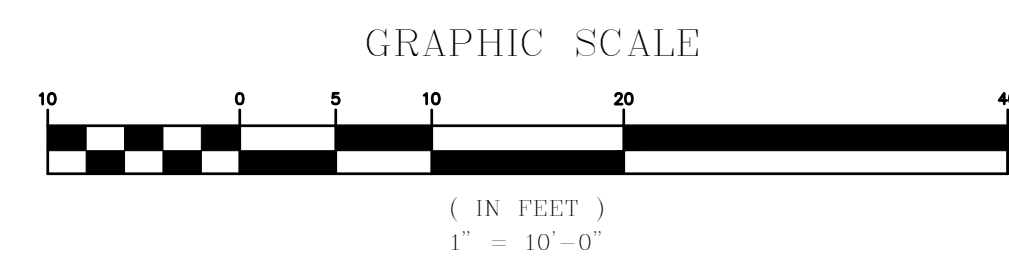
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE PROPERTY SURVEY IS CONSIDERED A PART OF THESE PLANS.
- 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.
- SOLID WASTE TO BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- 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.
- THE PROPERTY CORNERS MUST BE STAKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ITEMS AND FEATURES WHICH ARE TO REMAIN WHETHER SHOWN ON THE DRAWINGS OR NOT.
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM CONSTRUCTION STAKE-OUT OF ALL BUILDINGS AND SITE IMPROVEMENTS.
- 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.
- 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.
- 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.
- 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 340030D191H, 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.

- VERTICAL DATUM NAVD8S
- 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 CONTOUR LINE
	EXISTING BUILDING		EXISTING SPOT ELEVATION
	EXISTING STORM LINE		EXISTING TREE
	EXISTING WATER LINE		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
	PROPOSED ILLUMINATION LEVEL MEASURED IN FOOTCANDLES (FC)		



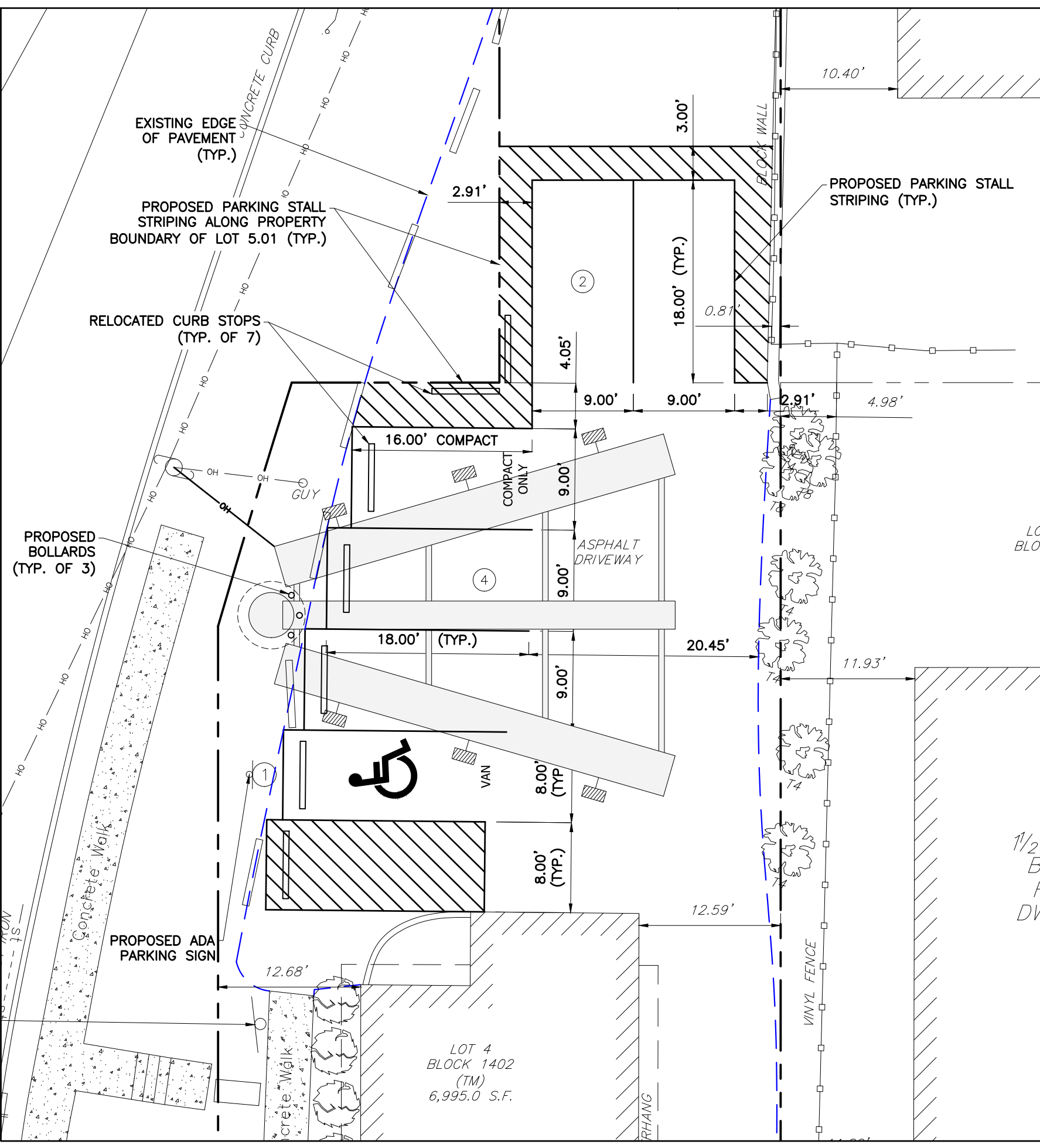
**BUILDING USES:**

- TENANT #1 (ARCHITECT) = 552 SF GFA
- TENANT #2 (ASTROLOGY) = 1,060 SF GFA
- TOTAL AREA = 1,612 SF GFA

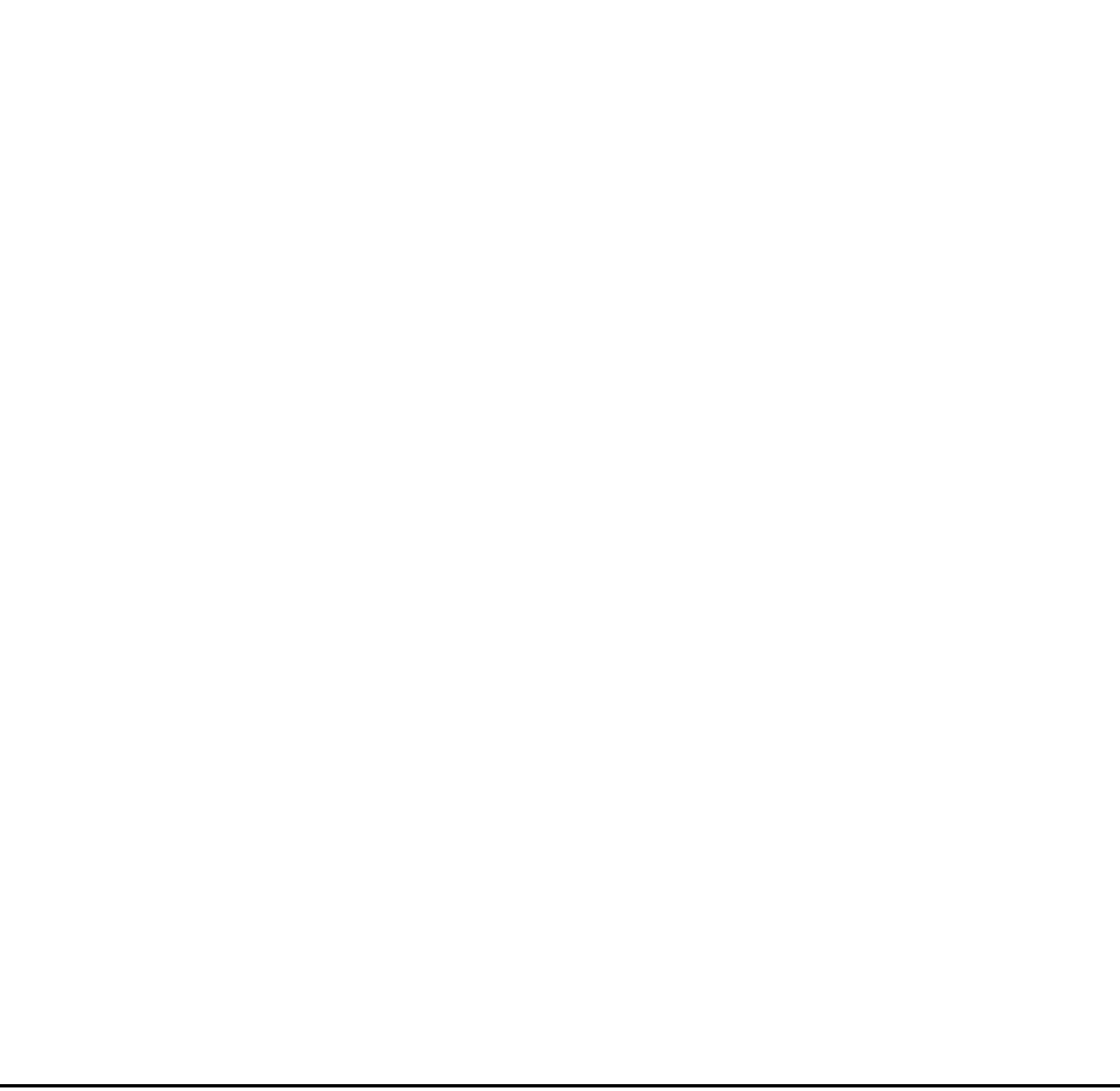
**PARKING TABLE:**

PER ORDINANCE 350-25 OFF-STREET PARKING REQUIREMENTS	REQUIRED PARKING	PROPOSED PARKING	VARIANCE
OFFICE, BUSINESS & PROFESSIONAL USES (OTHER THAN MEDICAL OR DENTAL) 1 FOR EVERY 250 SQUARE FEET OF GROSS FLOOR AREA	1,612 SF GFA X (1 SPACE/250 SF) = 6.45 SPACES, THEREFORE 7 SPACES	6 SPACES (INCLUDING 1 COMPACT STALL)	YES

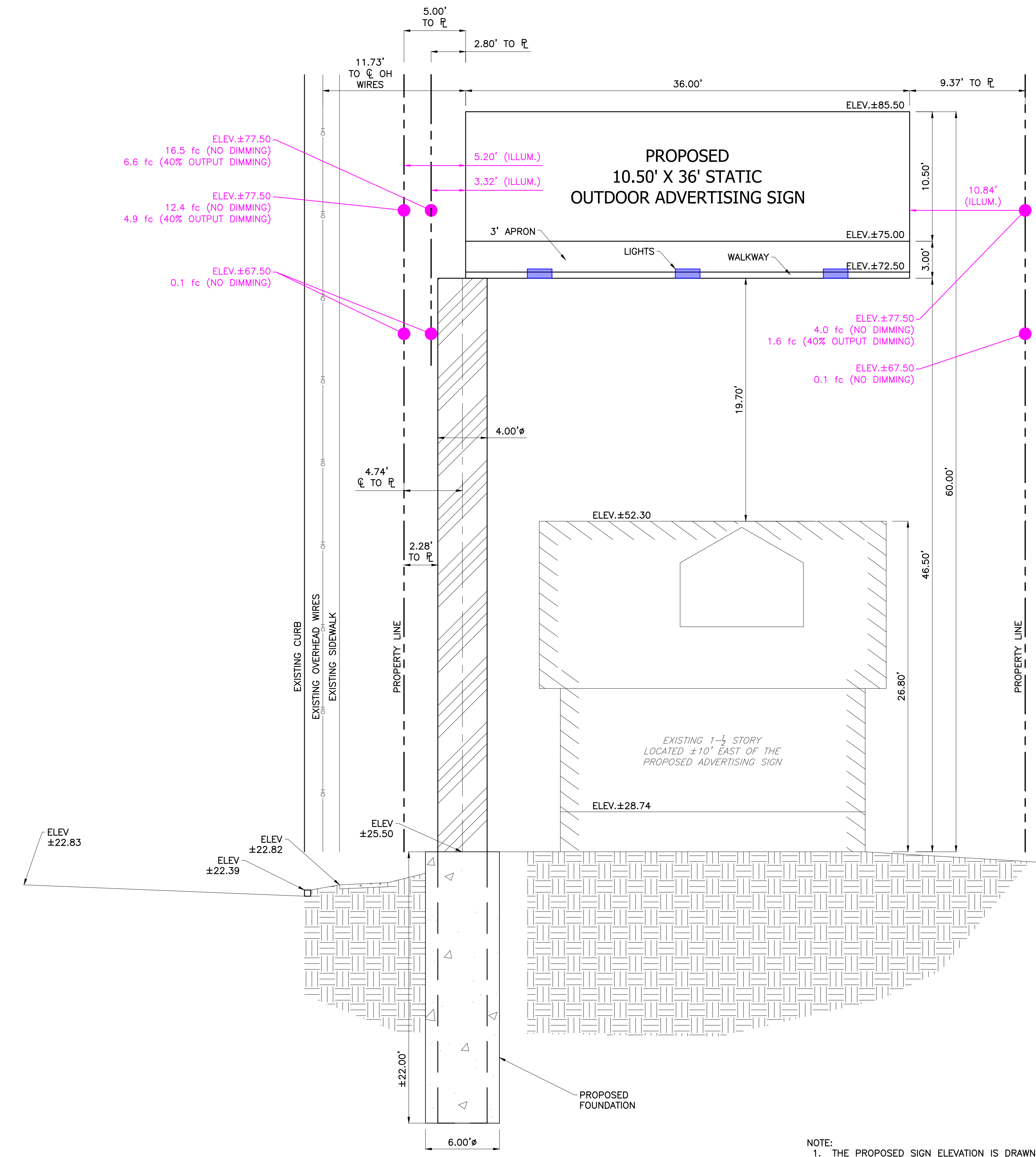
- §350-25(C)(1): ONLY ONE-WAY TRAFFIC SHALL BE PERMITTED IN AISLES OF LESS THAN 24 FEET. (VARIANCE)
- §350-25(D)(1): EACH PARKING SPACE SHALL BE NOT LESS THAN NINE FEET WIDE AND 18 FEET LONG, EXCEPT WHERE PARKING IS PARALLEL TO A CURB OR ALONG THE WALL OF A BUILDING WHERE THE SPACES SHALL BE NINE FEET BY 24 FEET FOR ALL SPACES OTHER THAN THE FRONT END AND BACK END OF THE LINE OF SPACES PROVIDED WHICH SHALL BE 20 FEET LONG. (VARIANCE)



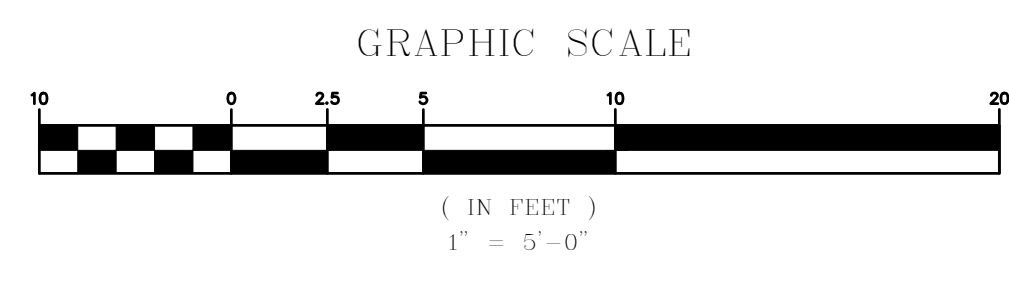
**PROPOSED PARKING LOT STRIPING PLAN**







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



**RELIABLE ELECTRIC PRODUCTS COMPANY**

Reliable Electric Products Co  
865-376-0226

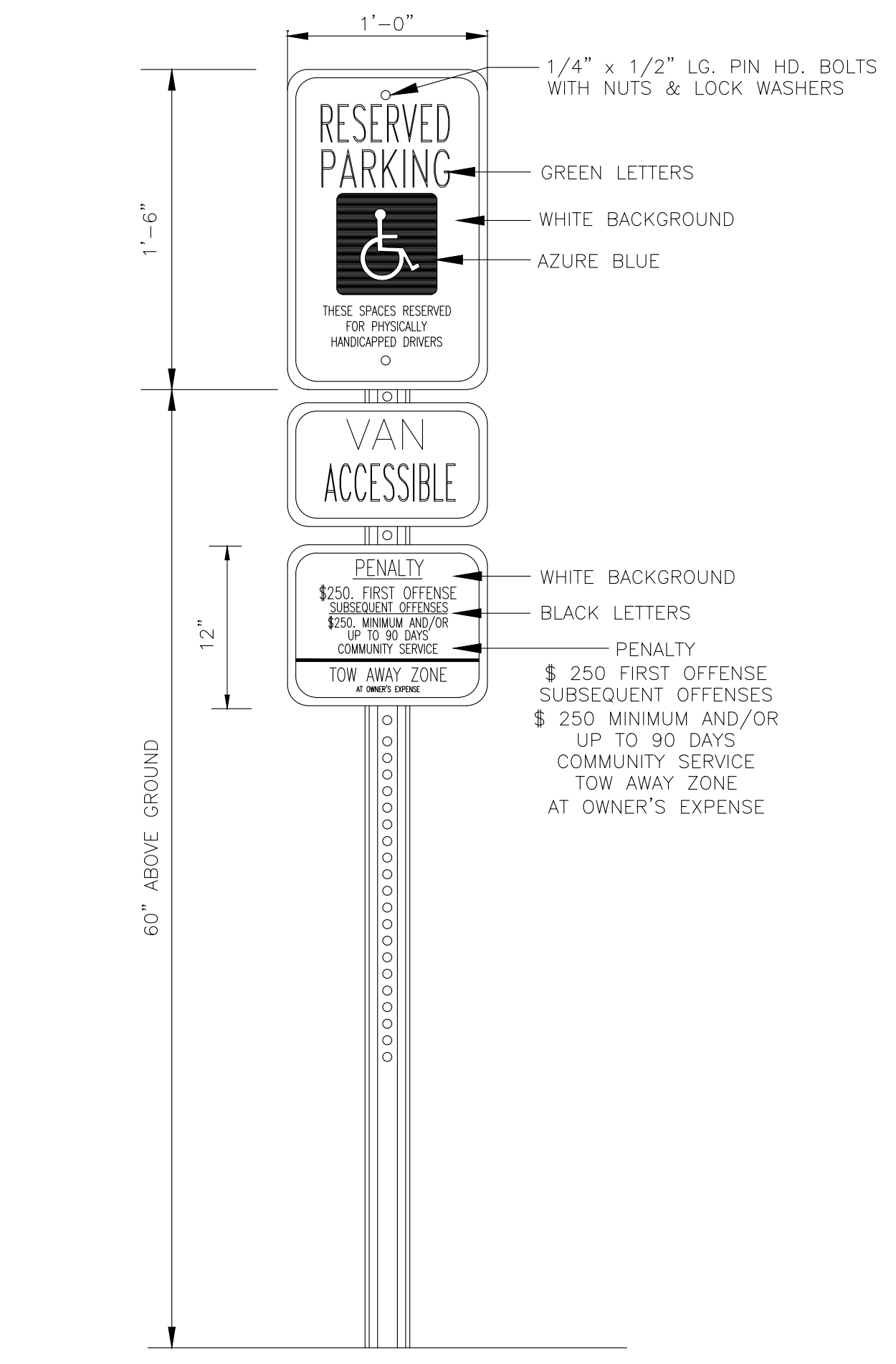
Designer: Brian Kline  
Date: 12/17/2025  
Scale: 10'6 x 36  
Drawing No.: SV3 LED  
Summary: 14NJSH Rt.4  
1 of 1

Trusspass study taken 30 ft from corners of billboard face.													
Luminaire Locations													
No.	Label	X	Y	Z									
1	B	6.00	-6.50	-2.50									
2	B	18.00	-6.50	-2.50									
3	B	30.00	-6.50	-2.50									

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	43.9 fc	52.7 fc	29.3 fc	1.6:1	1.5:1
Calc Zone #2	+	5.1 fc	52.0 fc	0.0 fc	N/A	N/A

**LIGHTING NOTES**

- CALCULATION ZONE #1 REFERS TO THE SIGN FACE.
- CALCULATION ZONE #2 REFERS TO THE TRESPASS ZONE INCLUDING THE SIGN FACE.
- LIGHTS ARE CAPABLE OF DIMMING. DIMMER HAS 10 MANUAL POSITIONS AND CAN REDUCE THE LIGHT OUTPUT TO 40%, THEREFORE THE LIGHT TRESPASS VALUES CAN BE REDUCED BY UP TO 60%.



**ADA SIGN**

**HOLOPHANE**  
LEADER IN LIGHTING SOLUTIONS

**SVLED3**  
Sign-Vue™ LED 3

**Specifications**

**General Construction:** Rugged cast aluminum alloy door and housing, allows for corrosion resistance and easy fit. It has an inset with a 3/8" diameter vertical adjustment provides easy, secure installation and adjustability for arms 1.5" to 1.6" (0.01) or 1.5" to 1.6" square pipe (AMT mount), 1.5" to 1.6" round pipe (1.5" O.D.) (ARM mount), top or bottom mount. Also available with plate style mount (PLM) with two 3/4" x 14 NPT threaded side entries. Stainless steel tool-less latching provides top optical door for easy access to terminal block, surge protection module, and (optional) removable optical door for ease of installation and maintenance.

**Electrical:** Standard surge protection is 20kA/10kA "Extreme Level" per ANSI C136.2, with indicator light. The luminaire is designed to conform to ANSI C82.77:2002 for Maximum Total Harmonic Distortion (THD) <math>< 20\%</math>, from a current complex with NEMA410:2004 table B-2 and line fluctuations and surge voltage up to 95% (UL924:2006). The luminaire conforms to Electromagnetic compatibility tests for Electrostatic Discharge (ESD) per IEC 61000-4-2:2001, Level 4. All drivers have (0-10) volt dimming capability. LED light engines are rated >100,000 hours at 25°C ambient. Electronic driver has an expected life of >100,000 hours at 25°C ambient.

**Optical:** Highly engineered silicone optics, paired with borosilicate glass refractor provide overlapping and repeatable distribution from each module eliminating dark spots and providing industry leading uniformity. The luminaire is available with LED color temperature of 3000K, 4000K, 5000K or 5700K. Reference [www.holophane.com](http://www.holophane.com) for individual photometric tests on Sign-Vue™ LED 3 luminaires that are tested per IAP19 guidelines.

**Warranty:** 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.holophane.com/support/warranty/terms-and-conditions](http://www.holophane.com/support/warranty/terms-and-conditions).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

**Regulatory:**

- Cycling and Condemning Humidity testing per Acuity Brands validation test Specification 902-00007-001
- The luminaire is safety listed to CSA-C22.2 number 25, wet location, 40°C ambient.
- The luminaire is IBCS compliant. Luminaire meets DALI compliance per FCC Title 47 CFR Part 15, Class A.
- DesignLights Consortium™ (DLC) qualified product. Not all versions of this product meet the DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) (DL) to confirm which versions are qualified.

**ORDERING INFORMATION**

Order	Options	Performance Package	Color Temperature	Color Rendering Index	Warranty
SVLED3	Sign-Vue™ LED 3	PK1 4,800 Lumens	5K 5000K	80CRI 80 CRI	5YR5
SVLED3	Sign-Vue™ LED 3	PK2 10,100 Lumens	4K 4000K	80CRI 80 CRI	5YR5
SVLED3	Sign-Vue™ LED 3	PK3 11,000 Lumens	5K 5000K	80CRI 80 CRI	5YR5
SVLED3	Sign-Vue™ LED 3	PK4 15,000 Lumens	5K 5000K	80CRI 80 CRI	5YR5
SVLED3	Sign-Vue™ LED 3	PK5 18,000 Lumens	5K 5000K	80CRI 80 CRI	5YR5
SVLED3	Sign-Vue™ LED 3	PK6 20,700 Lumens	5K 5000K	80CRI 80 CRI	5YR5

**Mounting Method:**

Mounting Method	Finish	Options	Accessories
AMT	Brushed Super Double Black Super Double	40 Field Adjustment Output	Single Form Kit Double Form Kit
ARM	Brushed Super Double Black Super Double		
PLM	Gray Super Double		Side Shield Kit painted Black Side Shield Kit painted White Side Shield Kit painted Gray
ARM	White Super Double		Side Shield Kit painted Gray Side Shield Kit painted White

**Notes:**

- Not suitable with HVXV or HVVET
- Performance Package only
- 30°C to 40°C ambient only

**Acuity Brands** | 1000 Lakeside Way, Cary, NC 27513 | Phone: 800-RELIANT | www.holophane.com | TechSupport@Lighting@AcuityBrands.com | SVLED3 ©2024 Acuity Brands Lighting, Inc. All rights reserved. Item 850524 - Specifications subject to design without notice. Page 1 of 3

**LIGHT FIXTURE NOTES**

- FIXTURE SHALL BE HOLOPHANE SVLED3 SIGN-VUE LED3 OR APPROVED EQUAL.
- SIDE SHIELDS CAN BE ADDED TO THE LIGHTS.

**SignVue LED2**  
Light Trespass shields

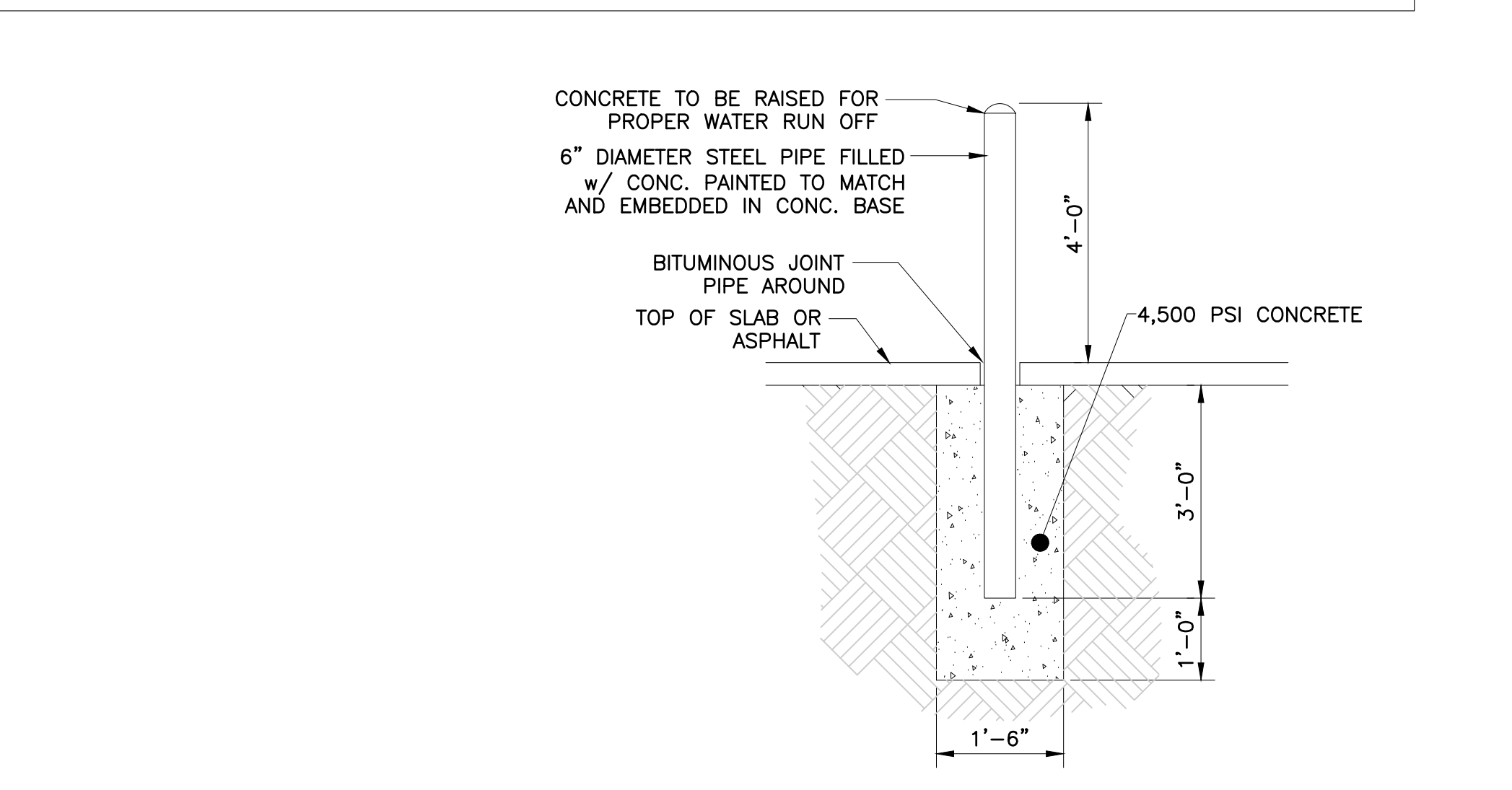
**SHIELDS DESIGNED TO RESTRICT LIGHT TRESPASS**

- Shields to be field installed
- Specific color to match luminaire (GHSDP or BNSDP)

**SVLED2\_SHIELDS**

ORDER #	TYPE	DRAWING #
		TSG 010159

ORDER #:  
REVISION:  
DRAWN: BGW  
REVISION DATE:  
ORIGIN DATE: 04/20/17  
PAGE: 1 of 1



**CONCRETE FILLED PIPE BOLLARD**

**L2A LAND DESIGN / LLC**  
66 GRAND AVENUE • 2ND FLOOR  
ENGLEWOOD • NJ • 07631  
201.227.0300 • 201.227.0001 (Fax)  
www.L2ALandDesign.com  
New Jersey Certificate of Authorization No. 24GA08139003

**William R. Vogt Jr., P.E.**  
Date: 04/22/26  
New Jersey Professional Engineer #24GE04690000

**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  
**DATE:** 04/22/26

**PROJECT TITLE & LOCATION:**  
**PROPOSED OUTDOOR ADVERTISING SIGN**  
14 RUSH 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.:** C-03