

April 22, 2026

River Edge Land Use Board
Borough Hall
705 Kinderkamack Road
River Edge, NJ 07661

Attention: Mr. Edward Alter, Land Use Clerk

**Re: Pacific Outdoor Advertising, LLC
Proposed Static Billboard
14 NJSH Route 4
Borough of River Edge, Bergen County, NJ
Block 1402, Lot 4**

Dear Mr. Alter:

On behalf of the applicant, enclosed please find the following revised documents for the proposed static billboard located along NJSH Route 4 in the Borough of River Edge, New Jersey.

- Civil Site Plans (C-01 through C-03), revision #2, dated 04/22/2026
- Topographic Survey of Property, Tax Lot 4 – Block 1402, prepared by Lakeland Surveying, revision #1, dated 04/09/2026
- Borough Tax Assessor Property Card for Lot 4 – Block 1402
- Full Report on Title, prepared by Surety Title Company, dated 03/31/2026

The site plans have been updated based on the Land Use Board's 03/11/2026 application completeness review and the Planning memorandum, dated 03/19/2026 for completeness as follows:

1. The building uses and the associated areas have been listed on the site plans. In addition, the property card has been provided to validate the total gross floor area of the building.
2. The architecture office has one (1) employee, and the astrology office has one (1) employee.
3. A full report on title and additional NJDOT mapping was obtained and utilized to update the property survey. Based on the updated survey, there were no easements or deed restrictions affecting the property. However, the lot area decreased slightly to 6,995 SF (was 7,032.30 SF) based upon the title report.
4. The sign's monopole has been shifted slightly to the south to remove the encroachment into the existing parking area. Bollards have been added to protect the structure from the adjacent parking area. The zoning table has been updated based on this modification and the revised survey as follows:
 - a. Minimum Lot Area = 6,995 SF (was 7,032.30 SF)
 - b. Minimum Lot Width = 166.18 FT (was 166.37 FT)
 - c. Minimum Lot Depth = 5.92 FT (was 6.23 FT)

- d. Maximum Building Coverage = 15.61% (was 15.53%)
 - e. Maximum Lot Coverage = 68.43% Existing / 68.86% Proposed (was 68.07% Existing / 68.35% Proposed)
 - f. Minimum Front Yard Setback Billboard = 2.28 FT (was 5.00 FT)
 - g. The coverage table was updated accordingly based on the new lot area of 6,995 SF.
 - h. A parking table has been provided based on the uses and revised layout.
5. The parking area has been restriped to remove the unauthorized use of the adjacent NJDOT property. Based on the layout, six (6) parking stalls can be accommodated within the parking area including one (1) ADA stall and one (1) Compact stall. Variances for the number of spaces, compact stall size and aisle width have been indicated on the site plans.
 6. Please refer to Item #5 above regarding the parking area. Landscaping has not been proposed at this time; however, testimony will be provided to the Board.
 7. The illumination levels at the front and rear property lines have been added to the site plan and elevation for review. Further testimony regarding the lighting and illumination levels will be provided to the Board.
 8. Please refer to Item #1 above for the uses.
 9. Please refer to Item #1 above for the uses.
 10. Please refer to Item #3 above for the covenants, easements, deed restrictions or exceptions.
 11. The variances have been listed on the site plans as requested.
 12. Please refer to Items #4 & #5 above regarding parking.
 13. Please refer to Item #4 above regarding parking.
 14. Please refer to Item #3 above regarding the right-of-way easements and other encumbrances.
 15. The property survey depicts the topography for a distance of 30 feet around the perimeter of the property except for the adjacent residential properties to the north (Lot 5.02 & Lot 3.02). A waiver is requested for this requirement; however, testimony will be provided to describe the surrounding area with respect to the visibility of the proposed billboard.
 16. The property survey and site plans depict all the utilities found within the property and surrounding areas.
 17. Please refer to Item #7 above regarding the lighting and illumination levels.

During your review, should you have any questions or comments, please do not hesitate to call.

Very truly yours,

L2A Land Design, LLC



William Vogt, PE
Principal