

LAW OFFICES OF STEPHEN P. SINISI, ESQ., LLC

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OF COUNSEL

VANESSA S. FALKENSTERN

September 2, 2026

Via Email & UPS Overnight

Jessica Hall Lujardo, Land Use Clerk
Borough Hall
705 Kinderkamack Road
River Edge, NJ 07661

**Re: Pacific Outdoor Advertising, LLC
14 Route 4 West, River Edge, NJ 07661; Block 1402, Lot 4
Development Application: Proposed Static Billboard**

Dear Chairman and Board Members:

Please be reminded that we serve as development counsel for the Applicant in connection with its proposed development presently scheduled for continued hearing on 9/9/26. In response to the project engineer's testimony during the 8/26/26 hearing, enclosed please find 16 sets of the "Shadow Study Plan" prepared by William R. Vogt, Jr., PE of L2A Land Design, LLC revised 9/1/26, together with summary correspondence dated 9/2/26 as to the revisions.

Naturally, should you require additional information or documentation, please do not hesitate to contact me and we shall endeavor to promptly address your request.

Very truly yours,

LAW OFFICES OF
STEPHEN P. SINISI, ESQ., LLC

By: /s/ Stephen P. Sinisi
Stephen P. Sinisi, Esq.

SPS:ld

Enclosures

Cc via email: Burgis Planning, Attn: T. Behrens
Costa Engineering Corp., Attn: R. Costa
Marc E. Leibman, Esq., Board Conflicts Counsel
Client and Project Team

September 2, 2026

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

Attention: Ms. Jessica Hall Lujardo, 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 Ms. Lujardo:

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.

- EX-01 Shadow Study Plan, revision #1, dated 09/01/2026 (Hearing Exhibit A-3)

The plan has been updated based on our discussions with the Land Use Board and the Board's Professionals at the 08/26/2026 hearing as follows:

1. The shadow study times have been expanded to include all hours between 10:05 am to 3:05 pm in the winter month of 12/12/2025.
2. The billboard shadow has been highlighted in "red" for clarity.
3. The software references for the shadow study have been listed on the plan as requested.

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

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