

— LAW OFFICES —  
**DECOTIIS**  
DeCotiis, FitzPatrick, Cole & Giblin, LLP

61 SOUTH PARAMUS ROAD, SUITE 250

PARAMUS, NEW JERSEY 07652

NEW JERSEY

TELEPHONE: (201) 928-1100

TELEFAX: (201) 928-0588

[WWW.DECOTIISLAW.COM](http://WWW.DECOTIISLAW.COM)

PAUL C. KAUFMAN, ESQ.  
PKAUFMAN@DECOTIISLAW.COM  
201.347.2144

March 27, 2024

Via email only

Leonia Planning Board  
Borough of Leonia  
312 Broad Ave.  
Leonia, NJ 07605

Attention: Michael Greco, Board Secretary

Re: Application # 24-05 Pacific Outdoor Advertising  
1 Overpeck Drive North  
Block 102 Lot 3

Dear Members of the Board:

Please accept this letter on behalf of Pacific Outdoor Advertising (“Pacific”) in response to the Engineering Review letter dated March 22, 2024 submitted by Pennoni Associates (“Pennoni”).

Introduction – Pennoni cites a series of variances sought by Pacific. Pacific’s position is that, pursuant to NJSA 40:55D-31(a), this application falls within the scope of “review and recommendation”, not site plan, as the Borough took action, by virtue of the Lease with Pacific, to permit the location and erection of the outdoor advertising sign. Pacific will present the testimony of its engineer regarding why these conditions cannot be met.

General; Comments:

- 1 – the survey was actually provided by the Borough’s engineer but will be provide to Pennoni.
- 2 – the note will be removed as recommended.
- 3 – testimony will be provided by the engineer regarding compliance with NJDOT requirements.
- 4 – testimony will be provided by the engineer regarding Rule compliance.
- 5 – foundation details and structural calculations will be provided to the Building Department as requested.

Leonora Planning Board

Re: Application # 24-05 Pacific Outdoor Advertising  
1 Overpeck Drive North, Block 102 Lot 3

March 27, 2024

Page 2

---

6 – testimony will be provided by the engineer regarding lighting.

7 – Pacific will install the fence enclosure as recommended.

8 – the site plan will be revised to reflect the access route.

9 – electrical service is to be determined with PSE&G. That being said, Pacific does not expect there to be any trenching.

10 – The Borough's survey did not reflect any easements that would adversely affect the outdoor advertising sign. Any restrictions in the chain of title would be superseded by the ordinance that permits the outdoor advertising sign as any such restriction would violate public policy.

11 – no comment required.

12 – Pacific will comply.

Pacific thanks you in advance for your consideration of the above and the courtesies extended in this matter.

Very truly yours,

*Paul Kaufman*

Paul Kaufman

Cc: Daniel Steinhagen, Esq.  
Drew M. Di Sessa, Borough Engineer  
William Vogt  
Pacific Outdoor  
(all via email only)