

**RECOMMENDATION ON THE VARIANCE APPLICATION OF
NJ Transit - 2600 Penhorn Ave - Billboard (Variances)
File #26-034**

I. INTRODUCTION

Applications for two (2) bulk variances have been filed with the New Jersey Sports and Exposition Authority (NJSEA) by NJ Transit Corp. for the premises located at 2600 Penhorn Avenue, identified as Block 451.04, Lot 22.1325, in the Township of North Bergen, New Jersey. The subject property is located within the Hackensack Meadowlands District's Intermodal A zone. The bulk variances are sought in connection with the applicant's proposal to construct a multi-message billboard sign on the subject property.

Specifically, the applicant is requesting bulk variance approval pursuant to the following:

1. N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a right of way (ROW) having a posted speed limit of 55 miles per hour (mph) or higher, or within 50 feet thereof, whereas the posted speed limit of the ROW adjacent to the proposed billboard location is 50 mph.
2. N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet above the grade level of the adjacent roadway surface is proposed.

Notice was given to the public and all interested parties as required by law. The public notice was published in the digital edition of the Star Ledger newspaper on March 26, 2026. The public notice was also posted on nj.com under Legals, on the New Jersey Press Association's website, njpublicnotices.com, and

on the NJSEA's website. A public hearing was held on Tuesday, April 7, 2026. All information submitted to the Division of Land Use Management relative to this application is made part of the record of this recommendation.

II. GENERAL INFORMATION

A. Existing and Proposed Use

The property in question is identified as 2600 Penhorn Avenue, Block 451.04, Lot 22.1325, in the Township of North Bergen. A vacant adjacent property, identified as Block 451.04, Lot 27.03, which is also owned by NJ Transit Corp., was erroneously included in the application and the public notice (T-16) and is not being considered within this application. The project site totals approximately 14.66 acres and is occupied by a one-story masonry building currently utilized as an NJ Transit bus garage and maintenance facility. A portion of Penhorn Creek/Cromakill Creek and associated wetlands are located within the site along its northerly lot line.

The site contains frontage on Penhorn Avenue, which is identified as "R.O.W." on the North Bergen tax map, and is accessed from this roadway via three driveways located along the eastern side of the property. To the west, the site contains frontage along, but not direct access to, the westbound New Jersey State Highway Route 3 ROW (Route 3), near its start as it diverges from Route 495.

The site is bounded to the north by the Town of Secaucus municipal boundary, with a warehouse and a self-storage facility located fronting Paterson Plank Road in the Town of Secaucus; to the northwest by a BP gas station along Route 3; to the south by the North Bergen Park and Ride commuter parking lot, owned by the Port Authority of New York & New Jersey and operated by NJ Transit; and to the east by a 150-foot-wide PSE&G ROW containing an electrical substation.

The applicant proposes to construct a double-faced 14 feet by 48 feet multi-message outdoor advertising billboard sign along its Route 3 frontage and remove an existing static billboard sign located on the site further east along the southerly property line. Bulk variance approvals are requested for the proposed billboard location along a ROW having a posted speed limit of 50 mph, and for the proposed billboard sign height of 75 feet above the grade level of the adjacent roadway surface.

B. Response to the Public Notice

There were no written comments in response to the public notice.

III. PUBLIC HEARING (April 7, 2026)

A public hearing was held at the Office of the NJSEA on Tuesday, April 7, 2026. NJSEA staff in attendance were Sara J. Sundell, P.E., P.P., Senior Director of Land Use Management and Chief Engineer; Sharon A. Mascaró, P.E., Deputy Director of Land Use Management and Deputy Chief Engineer; Mia A. Petrou, P.P., AICP, CFM, Supervising Planner; and John Speer, P.E., Senior Engineer.

A. Exhibits

The following is a list of the exhibits submitted by the applicant at the public hearing and marked for identification as follows:

<u>Number</u>	<u>Description</u>
A-1	"Aerial Site Plan", drawing EX-01, prepared by L2A Land Design, LLC, dated March 27, 2026.

- A-2 “Outdoor Advertising Permit”, Permit No. 77392, issued by the New Jersey Department of Transportation to NJ Transit, date of issue October 27, 2025.
- A-3 “Preliminary & Final Major Site Plan, Proposed Multi-Message Outdoor Advertising Sign”, set of three drawings, prepared by L2A Land Design LLC, dated January 23, 2026, revised through March 27, 2026.
- A-4 Color rendering of “Site Plan”, drawing C-03, prepared by L2A Land Design LLC, dated January 23, 2026, revised through March 27, 2026.
- A-5 Photograph depicting existing billboard sign, labelled “Sign from Rt 3 travelling westbound - Panel 464”, undated.
- A-6 Two photographs including one side view and one front view depicting the modular panel used to create the billboard.
- A-7 Proposed billboard simulations entitled “Outfront/2600 Penhorn Avenue North Bergen, New Jersey,” including title sheet, westbound view, and eastbound view, prepared by Tomlinson Creative Services, Inc., dated January 7, 2026.
- A-8 “Impact Statement”, prepared by William Vogt, P.E. of L2A Land Design, dated March 5, 2026.

- A-9 "Traffic and Safety Assessment Report", prepared by John R. Corak, P.E. of Stonefield Engineering and Design, dated March 6, 2026.
- A-10 "Planning Memo", prepared by Thomas Ricci Jr., P.P., AICP of Stonefield Engineering and Design, dated April 1, 2026.
- A-11 Document set entitled "Public Benefit", prepared by Outfront, depicting billboards displaying various emergency messaging and public service announcements.

B. Testimony

Louis L. D'Arminio, Esq. of the firm Price Meese Shulman & D'Arminio, P.C. represented NJ Transit (the property owner and applicant) and Outfront Media (the licensee of NJ Transit and prospective operator of the proposed digital billboard sign) at the hearing. The following witnesses testified in support of the application:

1. Ashley Cyrus, NJ Transit;
2. William R. Vogt, P.E., L2A Land Design; and
3. Matthew Seckler, P.E., PTOE, P.P., Stonefield Engineering and Design.

Staff findings and recommendations are based on the entire record. A transcript of the public hearing was prepared and transcribed by Beth Calderone, a Certified Court Reporter.

C. Public Comment

Mark Leonard, Esq., Assistant General Counsel at Hartz Mountain Industries, provided comment at the public hearing.

IV. RECOMMENDATION

A. Standards for the Granting of a Variance from the Provisions of N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, whereas the posted speed limit of the ROW adjacent to the proposed billboard location is 50 mph.

The NJMC Zoning Regulations at N.J.A.C. 19:4-4.14(e)1 states in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that:*

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant;*

The subject property is located within the District's Intermodal A zone, and is approximately 14.66 acres in size, substantially larger than the minimum lot size of one acre required for the zone. The property contains frontage on Route 3 and is irregularly-shaped, particularly in the westerly portion of site, due to the curvature of Route 3 in the vicinity of the property.

The property is uniquely situated, located near the start of New Jersey State Highway Route 3 westbound as it diverges from New Jersey State Highway Route 495, and is proximate to heavily-traveled regional arterial roadways including Paterson Plank Road and West Side Avenue. An existing static billboard measuring 13.55 feet by 70.73 feet has been located on the subject property since the 1970s (T-45) along a portion of the site that does not contain direct frontage on Route 3. The existing sign is located adjacent to

the North Bergen Park & Ride commuter lot at a distance appearing to be greater than 50 feet from Route 3.

The applicant proposes to install a proposed 14 feet by 48 feet digital billboard sign in the westerly portion of the site, at a location along Route 3 having a posted speed limit of 50 mph for this portion of the roadway, whereas billboards in the District must be located within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof. However, both Routes 3 and 495 are state highways classified by the New Jersey Department of Transportation (NJDOT) as an Urban Principal Arterial Freeway/Expressway. The requested variance arises from this unique condition, which is not ordinarily found in the Intermodal A zone, and was not created by any action of the property owner or the applicant.

- ii. The granting of the variance will not adversely affect the rights of neighboring property owners or residents;*

The granting of the variance will not adversely affect the rights of neighboring property owners or residents. The subject property is located within the District's Intermodal A zone and contains frontage along the westbound Route 3 ROW. The site does not have direct access from Route 3. Adjacent land uses include a warehouse and self-storage facility located in the Town of Secaucus to the north, a gas station to the northwest, a commuter parking lot to the south, and an electrical substation to the east. There are no residential properties situated within 2,000 feet of the proposed billboard location (T-46).

The proposed billboard is similar in configuration to other billboard installations found along nearby roadways. The proposed billboard will be

oriented towards motorists traveling along Routes 3 and 495, which are classified as major state highways, and not towards any adjacent properties. As such, the granting of the requested variance to permit the billboard to be located adjacent to a portion of Route 3 having a posted speed limit of less than 55 mph will not interfere with the operations of the site and surrounding properties.

iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner;

The strict application of the regulations requiring the placement of a billboard sign within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, would result in exceptional practical difficulties and hardship as applied to the particular characteristics of the subject property. The site is located within the District's Intermodal A zone, fronting on the westbound Route 3 ROW.

The applicant proposes to install the proposed billboard sign near the convergence of two state highways. The posted speed limit for this portion of the Route 3 ROW is 50 mph, less than the minimum required 55 mph limit for billboard placement. Although the speed limit is less than 55 mph, Routes 3 and 495 function as high-volume state highways, with limited access along this portion of the Route 3 ROW, and not as local roads.

The proposed billboard is oriented towards motorists on the main travel lanes of Route 3 and 495. It has been sufficiently demonstrated that the proposed location is the optimal location to safely view the sign due to the curvature of the roadway as the sign is approached, as well as the existence of trees located within the sign's cone of vision further to the east.

- iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare;*

The granting of the requested variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. Public safety will not be compromised by the installation of the proposed billboard to be located adjacent to a portion of Route 3 that has a posted speed limit of less than 55 mph, and it will not result in any substantial adverse environmental impacts. The billboard will not interfere with the operations of the site and surrounding properties, and it is similar to other billboard installations found along Route 3 and other state ROWs. The billboard will be oriented towards motorists traveling along Routes 3 and 495.

Additionally, the applicant has obtained an outdoor advertising permit for the billboard from the NJDOT, which reviews public safety requirements as part of the state permitting process (T-48). The proposed digital billboard complies with the maximum billboard sign area permitted by the District zoning regulations, and it will comply with the District's billboard regulations governing the safety of its digital operations, including automatic dimming technology to adapt to ambient illumination levels, and a minimum time lapse of eight seconds between message changes.

- v. The variance will not have a substantial adverse environmental impact;*

The granting of the requested variance to permit the billboard to be located adjacent to a portion of Route 3 having a posted speed limit of less than 55

mph, will not result in any substantial adverse environmental impacts. The top of the proposed billboard foundation will be located above the FEMA 100-year flood elevation (Zone AE, Elevation 8 feet, as established on both the Preliminary (August 29, 2014) and Effective (August 28, 2019) FEMA Flood Insurance Rate Maps), and all equipment will be pole-mounted. The proposed billboard location avoids environmentally-sensitive areas on the site in the vicinity of Penhorn Creek/Cromakill Creek, and the proposed footprint of disturbance is minimal and in compliance with lot coverage and open space requirements. No scenic viewsheds will be negatively impacted, and eight native evergreen trees will be planted to mitigate proposed tree trimming and to provide screening at the base of the pole. However, as a 24-inch diameter deciduous tree is proposed to be removed to accommodate the proposed billboard sign, it is a recommended condition of this report that the applicant shall replace any trees removed with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer. Furthermore, the Hackensack Meadowlands District's performance standards for noise, vibration, airborne emissions, glare, hazardous and radioactive materials, and wastewater will not be exceeded by the requested variance.

- vi. The variance represents the minimum deviation from the regulations that will afford relief; and*

The requested variance to permit a billboard in an area of the subject property located adjacent to a portion of Route 3 having a posted speed limit of less than 55 mph represents the minimum deviation from the regulations that will afford relief. The posted speed limit for this portion of the roadway is 50 mph, less than the minimum required 55 mph for billboard placement. However, Route 3 is functionally a high-volume state

highway, not a local road, allowing for adequate billboard visibility for traveling motorists. An existing, larger static billboard located on the premises, in a location not immediately adjacent to a state highway, is proposed to be removed as part of the subject application.

The particular and unique site conditions detailed herein make the subject property an appropriate site to accommodate a billboard at the specified location, in a zone where billboards are permitted. The proposed billboard sign is compatible with the improvements on the subject property and other industrial and quasi-public uses in the vicinity. As such, the requested variance represents the minimum deviation from the regulations that will afford relief.

vii. Granting the variance will not substantially impair the intent and purpose of these regulations;

The District zoning regulations require that a billboard be installed within a right-of-way having a posted speed limit of 55 mph or higher, or within 50 feet thereof. The intent of this regulation is to ensure that billboards are directed to highways in appropriate locations and in appropriate zones. The subject site is within the Intermodal A zone, where billboards are a permitted use, and is located in the vicinity of a variety of industrial, utility, and transportation-related land uses. The billboard sign is proposed to be located adjacent to the westbound Route 3 ROW having a posted speed limit of 50 mph. This roadway is a high-volume state highway, not a local road, and will be sited to allow for adequate billboard visibility for traveling motorists. The proposed billboard sign will replace an existing, larger static billboard sign on the premises located more distant and not adjacent to a state highway. The proposed location of the billboard effectively meets the

intent of the regulations requiring that billboards be erected adjacent to higher-speed, high-capacity, limited access highways. Therefore, the proposed billboard at this particular location will not substantially impair the intent and purposes of the regulations.

B. Standards for the Granting of a Variance from the Provisions of N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet above the grade level of the adjacent roadway surface is proposed.

The NJMC Zoning Regulations at N.J.A.C. 19:4-4.14(e)1 states in part that, *a variance shall not be granted unless specific written findings of fact directly based upon the particular evidence presented are made that support conclusions that:*

- i. The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zone, and is not created by any action of the property owner or the applicant;*

The requested variance to permit the installation of the proposed billboard at a height of 75 feet above the grade level of the adjacent roadway surface of Route 3 West, whereas a maximum height of 30 feet above the grade level of the roadway is permitted, arises from conditions that are unique to the site. The site is located within the District's Intermodal A zone and is a large, irregularly-shaped, 14.7-acre parcel fronting the Route 3 West ROW near its start as it diverges from Route 495. There is no direct access to the site from Route 3.

The applicant proposes to remove an existing static billboard measuring 13.55 feet by 70.73 feet, which has been located on the subject property since the 1970s (T-45) along a portion of the site that adjoins the North Bergen Park & Ride commuter lot but does not contain direct frontage on Route 3. The applicant proposes to install a new 14 feet by 48 feet digital billboard sign in the westerly portion of the site directly fronting on Route 3. The maximum permitted sign height is proposed to be exceeded in order for the billboard to provide adequate visibility to motorists in a location directly adjacent to a state highway (as opposed to the existing billboard sign on the site that does not contain direct frontage on Route 3), as well as to sufficiently clear obstructions within the cones of vision, including vegetation on an adjacent property, sign bridges, and overpasses. These are unique conditions that were not created by the property owner.

- ii. *The granting of the variance will not adversely affect the rights of neighboring property owners or residents;*

The granting of the requested variance to permit the installation of a billboard having a height of 75 feet above the grade level of the adjacent roadway surface of Route 3 West, whereas a maximum height of 30 feet above the grade level of the roadway is permitted, will not adversely affect the rights of neighboring property owners or residents.

The subject property is located within the District's Intermodal A zone and contains frontage along the westbound Route 3 ROW. The site is bounded by a warehouse building and self-storage facility located to the north in the Town of Secaucus, a gas station to the northwest, a commuter parking lot to the south, and an electrical substation to the east. There are no residential

properties situated within 2,000 feet in any direction of the proposed billboard location (T-52).

The proposed billboard is similar in configuration to other billboard installations found along nearby roadways. The proposed billboard will be oriented towards motorists traveling along Route 3 and Route 495, which are classified as major state highways, and not towards any adjacent properties. As such, the granting of the requested variance will not interfere with the operations of the site and surrounding properties and will not adversely affect the rights of neighboring property owners.

iii. The strict application of the regulations will result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the property owner;

The applicant proposes to install a billboard sign having a maximum height of 75 feet above the grade level of the adjacent roadway surface of Route 3, whereas a maximum height of 30 feet above the grade level of the roadway is permitted.

The particular characteristics of the property present practical difficulties in the installation of the proposed billboard on the site, resulting in a proposed billboard height that exceeds the maximum permitted height. In order to accommodate a billboard on the subject property, which is a permitted use in the Intermodal A zone, the billboard must be visible to its intended audience of motorists on adjacent state ROWs. The sight line analyses from the submitted Traffic and Safety Assessment Report (Exhibit A-9) show that horizontal curves and the presence of overpasses limit visibility for approaching motorists. The proposed billboard sign height of 75 feet is proposed to sufficiently clear obstructions within a motorist's cone of

vision, including vegetation, sign bridges, and overpasses, in order to allow the sign to be safely viewed by the traveling public. The applicant's planner stated in the Planning Report (Exhibit A-10) that the vertical curvature of the roadway and the height of the trees in the vicinity of the site limits the amount of view time of the sign, thereby necessitating the variance request to erect a sign at the proposed height of 75 feet to allow it to be safely viewed by motorists. Therefore, the strict application of this regulation would result in peculiar and exceptional practical difficulties to the property owner.

iv. The variance will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare;

The granting of the requested variance to permit the billboard to exceed the maximum permitted height will not result in substantial detriment to the public good and will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare. The height of the proposed billboard will not interfere with the operations of the site or surrounding properties, and is similar to other billboard installations found along Route 3 and other state ROWs. The billboard will be oriented towards motorists along Routes 3 and 495.

Additionally, the applicant has obtained an outdoor advertising permit for the billboard from the NJDOT, which reviews public safety requirements as part of the state permitting process. The proposed digital billboard complies with the maximum permitted billboard sign area required by District zoning regulations, and it will comply with the District's billboard regulations governing the safety of its digital operations, including

automatic dimming technology to adapt to ambient illumination levels, and a minimum time lapse of eight seconds between message changes.

- v. *The variance will not have a substantial adverse environmental impact;*

The granting of the requested variance to permit the proposed billboard on the subject premises at a maximum sign height of 75 feet above the grade of the adjacent Route 3 roadway surface will not result in any substantial adverse environmental impacts. The applicant proposes to trim the top of some trees within the sign's cone of vision in order to allow the sign to be viewed safely by motorists. However, if the trees were not trimmed, the height of the billboard sign would need to be taller than proposed to allow for adequate sign visibility (T-25). No scenic viewsheds will be negatively impacted, and eight native evergreen trees will be planted to mitigate proposed tree trimming and to provide screening. However, as a 24-inch diameter deciduous tree is proposed to be removed to accommodate the proposed billboard sign, it is a recommended condition of this report that the applicant shall replace any trees removed with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer. The top of the proposed billboard foundation will be located above the FEMA 100-year flood elevation (Zone AE, Elevation 8 feet, as established on both the Preliminary (August 29, 2014) and Effective (August 28, 2019) FEMA Flood Insurance Rate Maps), and all equipment will be pole-mounted.

The billboard sign is proposed to be erected on an upland portion of the site. The proposed billboard location avoids environmentally-sensitive areas on the site in the vicinity of Penhorn Creek/Cromakill Creek, and the proposed footprint of disturbance is minimal and in compliance with lot

coverage and open space requirements. The illumination levels of the billboard will meet all requirements for the operation of billboards pursuant to the District zoning regulations (T-30). District performance standards will not be exceeded for noise, vibration, airborne emissions, glare, hazardous and radioactive materials and wastewater by the billboard (T-54).

vi. The variance represents the minimum deviation from the regulations that will afford relief; and

The requested variance to permit the installation of the billboard at a height of 75 feet above the grade level of the adjacent roadway surface of the westbound Route 3 ROW, whereas a maximum height of 30 feet above the grade level of the roadway is permitted, represents the minimum deviation from the regulations that will afford relief. In order to accommodate a billboard on the subject property, which is a permitted use in the Intermodal A zone, the billboard must be visible to its intended audience of motorists traveling on Route 3. The applicant's traffic engineer provided a cone of vision analysis that establishes the appropriate viewing angle and read time that would be required to safely view the sign. If the requested variance were not granted, a billboard erected at a conforming height of 30 feet would be obstructed by existing roadway structures and vegetation on the subject property, obscuring the visibility of the billboard message and potentially creating an unsafe condition for the travelling public. The applicant has minimized the proposed sign height to the extent possible by proposing to trim the top of existing trees within the sign's cone of vision. The proposed height is the minimum height required to allow the billboard to be safely visible from the premises. As such, the requested variance

represents the minimum deviation from the regulations that will afford relief.

vii. Granting the variance will not substantially impair the intent and purpose of these regulations;

The requested variance to permit the installation of the billboard at a height of 75 feet above the grade level of the adjacent roadway surface of Route 3, whereas a maximum height of 30 feet above the grade level of the roadway is permitted, will not substantially impair the intent and purpose of the regulations. Although the billboard is proposed to be higher than the maximum permitted height of 30 feet above the roadway surface, the proposed sign height of 75 feet does not cause any significant negative visual impact for the surrounding area, which consists of a variety of industrial, utility, and transportation-related land uses. The proposed height of 75 feet is required in order for the billboard to sufficiently clear visual obstructions by nearby vegetation, sign bridges and overpasses, and thereby allow the sign to be safely viewed by the traveling public. The billboard will be oriented towards motorists traveling along state ROWs, and not towards any adjacent properties. As such, the granting of the requested variance will not substantially impair the intent and purpose of the regulations.

V. SUMMARY OF CONCLUSIONS

A. Standards for the Granting of a Variance from the Provisions of N.J.A.C. 19:4-8.14(h)7ii(1), which states that billboards shall only be permitted within a ROW having a posted speed limit of 55 mph or higher, or within 50 feet thereof, whereas the posted speed limit of the ROW adjacent to the proposed billboard location is 50 mph.

Based on the record in this matter, the bulk variance application to permit a billboard to be located adjacent to New Jersey State Highway Route 3, which has a posted speed limit of 50 mph, is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITION:

1. Any tree(s) removed in association with the proposed location or construction of the proposed billboard sign shall be replaced with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer.

CONDITIONAL APPROVAL

Recommendation on
Variance Request

5/18/2026

Date



Sara J. Sundell, P.E., P.P.
Senior Director of Land Use Management

CONDITIONAL APPROVAL

Recommendation on
Variance Request

5/18/26

Date



Robert Davidow, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs


B. Standards for the Granting of a Variance from the Provisions of N.J.A.C. 19:4-8.14(h)7v, which states that the maximum permitted billboard sign height shall be 30 feet above the grade level of the adjacent roadway surface, whereas a maximum sign height of 75 feet above the grade level of the adjacent roadway surface is proposed.

Based on the record in this matter, the bulk variance application to permit a billboard with a maximum height of 75 feet above grade level of the adjacent New Jersey State Highway Route 3 roadway surface is hereby recommended for APPROVAL WITH THE FOLLOWING CONDITION:

1. Any tree(s) removed in association with the proposed location or construction of the proposed billboard sign shall be replaced with a similar species, at a location and size to be determined in consultation with the NJSEA Chief Engineer.

CONDITIONAL APPROVAL

5/18/2026



Recommendation on
Variance Request

Date

Sara J. Sundell, P.E., P.P.
Senior Director of Land Use Management

CONDITIONAL APPROVAL

5/18/26



Recommendation on
Variance Request

Date

Robert Davidow, Esq.
Senior Vice President
Office of Legal & Regulatory Affairs