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HON. RAYMOND A. HAYSER, J.T.C. (RET)

**IN MEMORIAM**

LEON ANSCHELEWITZ (1929-1986)  
MAX M. BARR (1929-1993)  
MILTON M. ABRAMOFF (1935-2004)  
DAVID K. ANSELL† (1962-2019)  
ROBERT I. ANSELL (1965-2022)  
RICHARD B. ANSELL † (1968-2021)

**LICENSED ALSO IN:**

◊ D.C. ◊ MASS. ◊ N.Y.  
◊ PENN. ◊ CALIF.

† FELLOW, AMERICAN  
ACADEMY OF MATRIMONIAL  
LAWYERS

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December 18, 2023

Via Federal Express and Email [sebanks@redbanknj.org](mailto:sebanks@redbanknj.org)

Borough of Red Bank Zoning Board of Adjustment  
Attn: Shawna Ebanks, PP, Director of Community  
Development and Board Secretary  
90 Monmouth Street  
Red Bank, New Jersey 07701

RE: Outfront Media LLC/Variance Application

PQ: 187 Riverside Avenue  
Block 4.01, Lots 1 and 2  
Red Bank, New Jersey

Our File No. 96280-0

Dear Ms. Ebanks:

Please be advised that Applicant is hereby amending the above-referenced application as follow:

- Reduction in the proposed billboard sign from 40 feet in height and 454.7 square feet in area down to 27 feet in height and 380 square feet in area. This represents a 32.5% reduction in height and 16.4% reduction in size. Notably, the area of the now proposed sign is 20.8% smaller than the existing billboard.
- Implementation of narrow view technology, which drastically limits the sign view area, or the angle in which the sign can be seen.
- Removal of legally existing Outfront billboards from two (2) locations in Red Bank, representing the elimination of a total of six (6) billboard faces.

December 18, 2023

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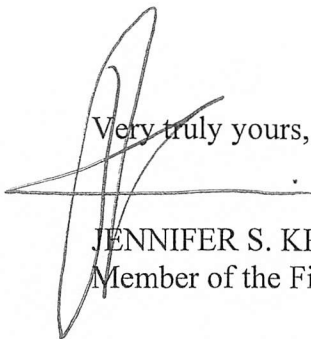
In support of the amendments outlined above and in anticipation of the hearing scheduled for **January 4, 2024**, enclosed herein please find the following:

1. Four (4) sets of the Bulk Variance Plan prepared by Dynamic Engineering Consultants PC dated May 4, 2022 and revised through December 7, 2023 consisting of four (4) sheets;
2. Four (4) sets of Billboard Location Exhibit prepared by Dynamic Engineering Consultants PC dated December 7, 2023 consisting of one (1) sheet; and,
3. Four (4) sets of Narrow View Technology Exhibit prepared by Dynamic Engineering Consultants PC dated December 7, 2023 consisting of one (1) sheet.

Please be advised that PDFs of the aforementioned plans are also being emailed to you and the Board's professionals, as required.

My best.

Very truly yours,



JENNIFER S. KRIMKO  
Member of the Firm

JSK/lm  
Enclosures

c.c. Sean Cust (w/o enc.) Via Email [sean.cust@outfront.com](mailto:sean.cust@outfront.com)  
Ronald Tourtellot (w/o enc.) Via Email [ron.tourtellot@outfront.com](mailto:ron.tourtellot@outfront.com)  
Jon Antal (w/o enc.) Via Email [jon.antal@outfront.com](mailto:jon.antal@outfront.com)  
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Kevin Kennedy, Esq., Board Attorney (w/PDFs of enc.) Via Email [kkennedy@kevinkennedylaw.net](mailto:kkennedy@kevinkennedylaw.net)  
Edward Herrman, PE, Board Engineer (w/PDFs of enc.) [eherrman@tandmassociates.com](mailto:eherrman@tandmassociates.com)



# KEY MAP

1" = 2000'

DRAWING INDEX	
	1 of 4
	2 of 4
	3 of 4
	4 of 4

# DYNAMIC ENGINEERING

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50 Park Place, Mezzanine Level  
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- Houston, Texas • T: 281.789.4400
- Austin, Texas • T: 512.444.2646
- Delray Beach, Florida • T: 561.921.8570

[www.dynamiccec.com](http://www.dynamiccec.com)

## BRETT W. SKAPINETZ

PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE No. 41985

## TIAGO F. DUARTE

PROFESSIONAL ENGINEER  
 NEW JERSEY LICENSE No. 52588

TITLE:

# COVER SHEET

SCALE: (H) AS  
 (V) SHOWN

DATE: 05/04/22

PROJECT No:  
 0302-99-077

SHEET No:

# 1

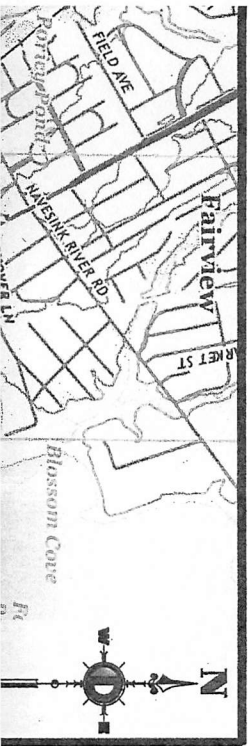
OF 4

Rev. #:

2

# E SIGN

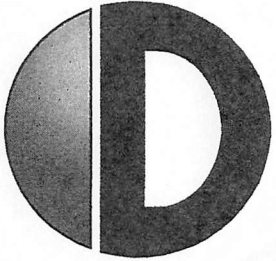
## ED 04/31/2014



THIS PLAN SET IS FOR PERMITTING PURPOSES  
MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: MG	CHECKED BY: TFD	CHECKED BY: —
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REV	DATE	COMMENTS	BY
2	12/07/23	REV. PER CLIENT COMMENTS	ZJP
1	09/07/22	REV. PER BOROUGH FILING	ZJP



**DYNAMIC**  
• ENGINEERING • EARTH  
• SURVEY • TRAFFIC

**OUTDOOR MEDIA, LLC**  
**PROPOSED MULTIMESSAGE OFF-PREMISE SIGN**  
BLOCK 4.01, LOTS 1 & 2  
177 RIVERSIDE AVENUE  
BANK TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

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- Houston, Texas • T: 281.789.4400
- Austin, Texas • T: 512.646.2646
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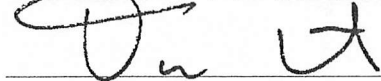
www.dynamiccec.com



## BRETT W. SKAPINETZ

PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 41985

## TIAGO F. DUARTE



PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52588

### LEGEND

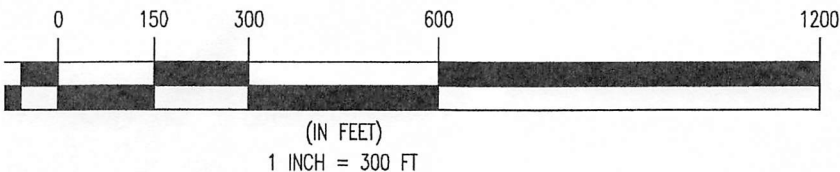


EXISTING BILLBOARD TO BE REMOVED



EXISTING BILLBOARD TO REMAIN

### GRAPHIC SCALE



TITLE:

## BILLBOARD LOCATION EXHIBIT

SCALE: (H) 1" = 300"  
(V)

DATE:  
12/07/23

PROJECT No:  
0302-99-077

SHEET No:

# 1

OF 1

Rev. #:

0

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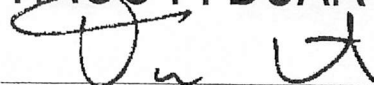
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## TIAGO F. DUARTE



PROFESSIONAL ENGINEER  
NEW JERSEY LICENSE No. 52588

TITLE:

## NARROW VIEW TECHNOLOGY EXHIBIT

SCALE: (H) 1" = 100'  
(V)

DATE:  
12/07/23

PROJECT No:  
0302-99-077

SHEET No:

# 1

OF 1

Rev. #:

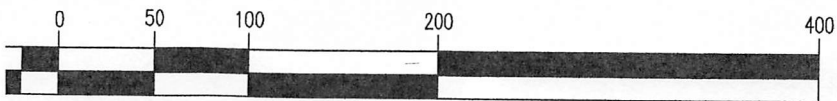
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### LEGEND

STANDARD SIGN VIEW CUT OFF AREA

ADDITIONAL SIGN CUT OFF AREA  
WITH NARROW VIEW TECHNOLOGY

### GRAPHIC SCALE



( IN FEET )  
1 INCH = 100 FT.