

# **Borough of Clayton Planning Board Meeting Minutes**

## **March 22, 2021**

### **joe abate**

I would like to call the regular meeting of the Borough of Clayton Combined Zoning and Planning Board of March 22nd, 2021 to order. I would like to salute the flag and have a moment of silence for the people who are suffering in this world. Thank you.

I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

### **Michael Lazar, Construction Manager for Rite Aid**

Everyone should mute their microphones unless they're talking. That's better.

### **joe abate**

I'd like to read the Sunshine Law.

Public notice of this meeting, pursuant to the Open Public Meeting Act of 1975 has been properly given in the following manner:

- a.) Posting written notice on the official bulletin board in the municipal building;
- b.) Giving written notice to the South Jersey Times and The Franklinville Sentinel; and
- c.) Filing notices with the Clerk of the Borough of Clayton.

Roll call.

### **Debbie Schlosser**

Abate	Here
Branco	Here
Culver	Here
Fox	Arrived a few mins. late
Miller	Here
B. Saban	Here
T. Saban	Here
Thomas	Arrived a few mins. late
Vondran	Here

### **joe abate**

I would like to have a motion to approve the minutes of the regular meeting of the planning board on February 22nd, 2021.

M/ Saban, S/ Miller

**Debbie Schlosser**

Abate	Yes
Branco	Yes
Culver	Abstain
Fox	
Miller	Yes
B. Saban	Yes
T. Saban	Yes
Thomas	
Vondran	Abstain

**joe abate**

Under old business I see none. Under new business we have Rite Aid of New Jersey, Inc./Realmarq Development, LLC – 236 S. Delsea Dr., a/k/a Block 903, Lot 8 – Replacing existing signs.

**John Alice, Solicitor**

Yes. Do we have an attorney for Rite Aid? Who represents Rite Aid?

**joe abate**

Do we have an attorney for Rite Aid?

**Michael Lazar, Construction Manager for Rite Aid**

Bill Harrison should be on somewhere. He was on a couple of minutes ago.

**John Alice**

Are you joining us Mr. Harrison?

**Donna Nestore**

So, Bill, you don't seem to have audio Mr. Harrison. So, if you don't have a microphone, you're going to have to call in on your phone so we can hear you. We can see you but we can't hear you.

**Bill Harrison, Esq.**

I'm here. My computer crashed now I'm back on.

**Donna Nestore**

You're good.

**joe abate**

I can hear you.

**John Alice, Esq.**

Now your application was accepted and I would like to get some professionals sworn in.

**Bill Harrison, Esq.**

Ok, we have two witnesses, Michael Lazar and Christine Cofone. Christine is our planner and Michael is our representative from Rite Aid.

**John Alice, Esq.**

Stan Bitgood are you out there. Ms. Cofone, Mr. Lazara, and Mr. Breier would you each raise your right hand. Do each of you swear that the testimony you are about to give is true and correct to the best of your knowledge, information, and belief.

**Michael Lazar, Construction Manager for Rite Aid, Paul Breier, P.P., and Christine Cofone, P.P.**

I do.

**Bill Harrison, Esquire**

I'm Bill Harrison, Esq., from Genova Burns on behalf of Rite Aid of New Jersey Inc. This Rite Aid was approved in 2009 by the board, with a number of variances, including a number of sign variances. The applicant wants to change the signs that it has on the property and remove some of the existing signs so there'll be a net decrease in the number and square footage of the signs. With that, I'll call on Mr. Lazar.

**Michael Lazar, Construction Manager for Rite Aid**

Yes, sir.

**Bill Harrison, Esquire**

Mr. Lazar by whom are you employed and what is your role with Rite Aid?

**Michael Lazar, Construction Manager for Rite Aid**

I'm employed by Rite Aid Corporation. My title is Regional Construction Manager. I'm in charge of mostly remodel work on the outside and inside of the Rite Aid stores.

**Bill Harrison, Esq.**

Ok, and how long have you been in this position.

**Michael Lazar, Construction Manager for Rite Aid**

Nine years as of February.

**Bill Harrison, Esq.**

Ok, are you familiar with the Rite Aid in Clayton?

**Michael Lazar, Construction Manager for Rite Aid**

Yes, I know the building.

**Bill Harrison, Esq.**

Ok, and is anything being done in this application to change the size of the building,

the parking lot or anything else besides changing the signage?

**Michael Lazar, Construction Manager for Rite Aid**

No, sir.

**Bill Harrison, Esq.**

How many signs will be eliminated at the property?

**Michael Lazar, Construction Manager for Rite Aid**

We're proposing to eliminate four of the existing signs located at this property.

**Bill Harrison, Esq.**

And will all of the existing signs be changed.

**Michael Lazar, Construction Manager for Rite Aid**

No, not all. Only four are being eliminated. The others we are changing the font style of the letters.

**Bill Harrison, Esq.**

Are they all remaining in the same location?

**Michael Lazar, Construction Manager for Rite Aid**

Yes, the ones that are being replaced are being put back in the same location.

**Bill Harrison, Esq.**

Ok, so, on the south elevation, what signs are being removed and not replaced?

**Michael Lazar, Construction Manager for Rite Aid**

So the Photo Center and the GNC Live Well/Food Mart signs on the south elevation will be removed but not be replaced.

**Bill Harrison, Esq.**

And will the pharmacy sign and the Rite Aid sign be replaced in the same location?

**Michael Lazar, Construction Manager for Rite Aid**

Yes, the pharmacy sign and the Rite Aid will be replaced.

**Bill Harrison, Esq.**

Will there be any change in the size of the Rite Aid sign?

**Michael Lazar, Construction Manager for Rite Aid**

So with the Rite Aid sign, 1 of 2 identification signs for the building will nominally change in size from 87.21 square feet to 87.5 square feet. The pharmacy sign will be increasing in size from 25.1 square feet to 31.2 square feet.

**Bill Harrison, Esq.**

Why is the size of the pharmacy sign increasing in size?

**Michael Lazar, Construction Manager for Rite Aid**

So this is part of our rebranding where we came up with a new logo, a new shield. We want to implement a uniform package at all of our store locations. So it was decided that we could remove signs that are existing, create a cleaner look, and give greater emphasis to the word pharmacy by eliminating four other signs and increasing the size of the pharmacy sign.

**Bill Harrison, Esq.**

On the south elevation will there be a decrease of the total square footage of the signs? Comparing the two signs that will be left and the four signs that were originally there.

**Michael Lazar, Construction Manager for Rite Aid**

The answer is yes. Previously we received the variance to allow for a total of 134.15 square feet of signage on this south elevation with the removal of the two signs and the increase in the size of the pharmacy sign. The total area of signs on the south elevation will be a decrease to 118.7 square feet.

**Bill Harrison, Esq.**

And on the East elevation, are there any signs being permanently removed?

**Michael Lazar, Construction Manager for Rite Aid**

Only the drive-thru sign.

**Bill Harrison, Esq.**

Ok, and what signs will be replaced?

**Michael Lazar, Construction Manager for Rite Aid**

So just like on the south elevation, the second Rite Aid identification sign, that is 87.21 square feet will be replaced by a sign that is 87.5 square feet. Additionally, the drive-thru pharmacy sign with the arrow will shrink in size from 21.6 square feet to a conforming 12 square feet.

**Bill Harrison, Esq.**

And again will there be a net reduction in the total square footage of the signage on the East elevation.

**Michael Lazar, Construction Manager for Rite Aid**

Yes, previously, we received the variance allowing for a total of 113.99 square feet of signage on the eastern elevation and now with our proposed changes the resulting total size of the signs on the east elevation will decrease down to 99.5 square feet.

**Bill Harrison, Esq.**

And on the west elevation, are there any signs being permanently removed from that facade?

**Michael Lazar, Construction Manager for Rite Aid**

So the existing drive-thru pharmacy sign will be removed and not be replaced.

**Bill Harrison, Esq.**

What about the signs that are being replaced on that facade?

**Michael Lazar, Construction Manager for Rite Aid**

So the three remaining signs on the western elevation will all be replaced with the signs that are the same size.

**Bill Harrison, Esq.**

Will the clearance sign still be a clearance sign at the same three foot square foot sides?

**Michael Lazar, Construction Manager for Rite Aid**

The new clearance will be the same three square feet size sign as the existing clearance size sign.

**William Harrison, Esq.**

Then currently there's a pickup and drop-off sign. The wording of those signs will be changed?

**Michael Lazar, Construction Manager for Rite Aid**

The pickup sign will be replaced by a lane one sign with the same 1.5 square foot size and the drop off sign will be replaced by a lane two sign with the same 1.5 square foot size.

**Bill Harrison, Esq.**

And will there again be a decrease in the total square footage of the signs on the west elevation as result of the changes?

**Michael Lazar, Construction Manager for Rite Aid**

Yes, previously the signs on the western elevation had an aggregate area of 25.41 square feet. We are now decreasing this down to six square feet.

**Bill Harrison, Esq.**

How many free standing signs are on the property?

**Michael Lazar, Construction Manager for Rite Aid**

So, there are three. There is one free standing pylon sign and two directional signs.

**Bill Harrison, Esq.**

Is the size and structure of the pylon size changing.

**Michael Lazar, Construction Manager for Rite Aid**

So, the sign structure will not change. The lettering of the Rite Aid Pharmacy portion of the sign will be changed and a logo will be added. The lettering of the drive-thru portion of the sign will also be changed.

**Bill Harrison, Esq.**

And part of that pylon sign is an electronic message board. Did that board recently malfunction and need to be replaced?

**Michael Lazar, Construction Manager for Rite Aid**

So, the electronic message board portion of the pylon display was recently changed due to malfunctioning of the original message board. Now, the replacement boards brand and size are identical to what was originally approved. The original board only displayed text. The new board is also capable of displaying graphics in addition to text.

**Bill Harrison, Esq.**

Can you give the board an example of the type of graphics that would be displayed?

**Michael Lazar, Construction Manager for Rite Aid**

So I can share a diagram, is that correct?

**Bill Harrison, Esq.**

Yes.

**Michael Lazar, Construction Manager for Rite Aid**

Do you have this or what I sent earlier?

**Donna Nestore**

No, I thought you were going to put it up.

**Michael Lazar, Construction Manager for Rite Aid**

It's not allowing me to do that.

**Donna Nestore**

Ok, you may need to accept being the presenter.

**Michael Lazar, Construction Manager for Rite Aid**

Well, from our e-mails earlier, can you guys do it for me since I'm not used to this system?

**Bill Harrison, Esq.**

No because my computer crashed. I got on another computer.

**John Alice, Solicitor**

Melissa Fox has been on here for a little but missed the beginning. Are you able to follow along.

**Melissa Fox**

I'm actually looking at pictures on my phone.

**Bill Harrison, Esq.**

The Rite Aid shield is the type of graphics that would be able to be displayed in addition to the text.

**Michael Lazar, Construction Manager for Rite Aid**

Correct. We went from the original Rite Aid shield, which was red and blue, and it said, Rite Aid, or whatever. Now this shield is a mortar and pestle logo with the Rite Aid letters. There is a difference in our font. That's the extent of our graphic.

**Bill Harrison, Esq.**

Ok, and you also indicated there were two free standing directional signs that were previously granted variances by the board, or any changes proposed for those two signs.

**Michael Lazar, Construction Manager for Rite Aid**

There'll be no change in size or location of the drive-thru pharmacy direction signs.

**Bill Harrison, Esq.**

I don't have any other questions for Mr. Lazar.

**joe abate**

How about if we bring in Mr. Breier to see if he has any questions.

**Paul Breier, P.P.**

Ok, pardon my voice it's a little hoarse today. Concerns with the two variances are there. The large text pharmacy above the main door that's going to be going up to 31 square feet as opposed to 25 that was previously approved. You're going to have to decide tonight. What I think they stated, that's their corporate standard, the font and the size. It's not like an arbitrary number so let's take that into account. Everything else mentioned is a reduction in square footage, which is good, brings it into conformance although you've already granted most of them in the past. The other major issue is the message board used to be text and now it includes graphics, and that's going to have to be another area to provide testimony to the board so you can make a decision on that also. They are my two main concerns.



**joe abate**

Personally, I don't have a problem with it.

**Bill Harrison, Esq.**

Do you want me to call Ms. Cofone now.

**John Alice, Esq.**

Mr. Chair do you want to hear from their other expert, Ms. Cofone. She is a planner and will probably speak to Mr. Breier's concerns. Does that make sense?

**Joe Abate**

Yes.

**Bill Harrison, Esq.**

Ms. Cofone, Christine do you want to give the board the benefit of your professional background.

**John Alice, Solicitor**

Not to interrupt but Ms. Cofone has been before boards that I have represented where she has been accepted as a professional planner.

**joe abate**

She's fine, thank you.

**Bill Harrison, Esq.**

Ok, this one of the few boards in the State that Ms. Cafone has not appeared before. Do you want to briefly start giving the rationale for the requested variances.

**Bill Harrison, Esq.**

Christine, we can't hear you.

**Donna Nestore**

We still can't hear you Christine. Are you able to call it from a phone and stay on the computer ok.

**Michael Lazar, Construction Manager for Rite Aid**

Bill, you have two screens on. Do you realize that.

**Bill Harrison, Esq.**

Yeah, when the computer crashed. Multiple ways to get back on?

**Christine Cofone, P.P.**

Hi this is Christine. Can you hear me, I'm calling in. So we're good now? Good evening, and thank you for accepting my qualifications for the record, Christina Cofone. This is a fairly straightforward application that the board has before you

tonight, as you heard from Mr. Lazar. It's an overall reduction in both the number and size of the signs that were previously granted.

As bulk variance relief, the board has two mechanisms that you can grant the relief under the statutory criteria for a hardship, or in the absence of any hardship. If you find the plan to be a better zoning alternative for one or more of the purposes and are advanced, then the board can certainly grant the application and the relief. Statutorily, I think that you could consider the fact that the signs are all existing as a lawful pre-existing condition, which will invoke a hardship criteria. But I also think that statutory criteria will apply, because I do think the better zoning alternative and specifically two purposes of the land use law are advanced.

When we're talking about signage, and the fact that we're reducing both the number and the size of the signs on every single building elevation, I think the board can consider Criteria I of the Land Use. In Mr. Lazar's direct testimony, the motivation behind this is to really pare down the sign plan and have it less cluttered and a little bit neater on the wall, if you will. So, I think that that will allow the board to rely on Criteria I of the law which talks about creating a desirable visual environment.

I also think in this particular application, the Board can consider Criteria A, promoting the general welfare. I certainly understand the comments that were raised in Mr. Breier's March 12th review letter about the changeable graphics and the changeable copy. The graphics are just related to the Rite Aid logo so that's more of a branding issue.

Certainly the ability to change the copy and get messages to the public about things such as covid testing, covid shots, and any other type of newsworthy or general information that can be disseminated to the public. I think it's a benefit so I think the board can rely on Criteria A of the Land Use Law. When you're evaluating that's a positive criteria, like I said, I think both C 1 and C 2 statutes can apply. We only need to satisfy one or more of the positive criteria of the land use law when you started to satisfy our burden of proof. I think we satisfy two criteria, A & G which leaves us with the burden of proof with respect to the negative criteria.

The negative criteria doesn't ask you to hold us or any other applicant to such standards that there'd be no detriment just the benefits of the granting of a variance would outweigh any detriment. It's not usual when you have a sign package that we're coming to the board, that we can tell you in all instances we're retracting the amount of signage essentially that was previously granted by the board.

So I think that the pharmacy sign increasing from about 25 to 31 is really a de minimis increase. I think as far as the impact of that on the public good and the people, the motoring public, and the pedestrian activity the way that that will appear from the site, even though it is a 6' increase in the size, I think, overall, that will be more perceptible to the motoring and traveling public is the fact that the scale

intensity of the sign package, for the overall building, has been substantially reduced then what was existing and approved by the Board.

So I think as far as a negative criteria we are coming closer into conformance with the zone plan and as far as the impact on the public good, I think the overall reduction in the scope and scale of the comprehensive sign package associated with Rite Aid can allow the Board to assume that the negative criteria is satisfied in conjunction with this application.

**Bill Harrison, Esq.**

Just in terms of the message board is the addition of graphics going to cause any adverse impact?

**Christine Cofone, P.P.**

No, it's not that large and the graphics are really related to the writing logo, and some other features, such as that. So I don't see a substantial detriment distracting to the motoring public. I don't see an issue with allowing some small graphics on that sign.

**Bill Harrison, Esq.**

I have no further questions Ms. Cofone.

**joe abate**

Any board members have any questions for Ms. Cofone?

**Melissa Fox**

Mr. Chair, I just have one question. I think it's pretty clear the need for the changes. I'm more curious around what the transition looks like. If you could, just give us a high level of the changing of the signage in terms of length of time it will take. It sounds like it might not be the construction but just the level of transition that might be required which could affect the neighborhood around it. I just wanted to get clarity on that.

**Michael Lazar, Construction Manager for Rite Aid**

So, once the signs are manufactured, since there's no painting or anything else to be done, the sign company comes with a boom truck. They are usually there between one to two days tops to take the signs down and put the new ones up.

**joe abate**

Repeat that time frame again.

**Michael Lazar, Construction Manager for Rite Aid**

One to two days.

**Melissa Fox**

When you say one to two days tops Mr. Lazar, is that constant or does it kind of come in and then leave you know that sort of thing?

**Michael Lazar, Construction Manager for Rite Aid**

They will have a boom truck and it goes to each elevation and does what they have to do to take down and put the new signs up, or take down and leave off, you know, that kind of thing. So, they move around the building. Obviously, we ask them to be respectful to customer traffic and that kind of thing. Other than that, it's not a long duration of the process. So, actually, it could be up to three days. They do patch the holes in the brick for where the signs do come down.

**Melissa Fox**

Is that pretty much immediate?

**Michael Lazar, Construction Manager for Rite Aid**

Yes, they do that right away. Nice thing is, this is what we call this a customer world style building because it's all brick. A lot of our ephas style type of drive in buildings, like the old Eckerd style building that we took over years ago, require a lot of patching and painting before the new signs go up. Then there are temporary banner's hung at the same time. But this one goes pretty smooth.

**Melissa Fox**

In terms of customer safety while that's happening, I'm assuming that there's processes at a corporate level that you employ to make sure any customers going into the building local residents are protected.

**Michael Lazar, Construction Manager for Rite Aid**

Yes. They usually have traffic cones up around their truck which is obviously obvious. Any work that may encompass the entrance doors would happen before the store opens early in the morning.

**Melissa Fox**

Perfect. Thank you.

**joe abate**

Thank you. Anyone else have any questions for Mr. Lazar. Mr. Breier do you have any questions for Mr. Lazar?

**Paul Breier, P.P.**

I just would like him to clarify or maybe make more clear or repeat in case it wasn't mentioned the new graphics sign will it have any what you have in your Ordinance, no flashing blinking, twinkling, animated and apparently moving.

**Michael Lazar, Construction Manager for Rite Aid**

No, no it's not like a Las Vegas sign, where the lights are blinking. They're lit up at night so you can see it when it's dark. During the day, it's less visible, but it's still digitally lit. But nothing is blinking or flashing. That would disturb a driver.

**joe abate**

Mr. Breier I have a question for you. Have you looked at the building lately?

**Paul Breier, P.P.**

No I have not.

**joe abate**

Ok, well I shop at Rite Aid. To me, it would seem that a landscape refreshing is in order for this building. I don't know if I can get anyone else's opinion on that. If you shop at Rite Aid, what is your opinion of the landscaping there.

**Michael Lazar, Construction Manager for Rite Aid**

So I can just add that spring is now here. Every one of our stores usually gets some kind of a spring cleaning, mulching. I'm not privy to exactly the landscape layout of the store. But if there's anything specific you want to take pictures of, you can always e-mail me and I can bring it up to the facilities department.

**John Alice, Solicitor**

Since we're all here now we can discuss it. Mr. Abate is there anything specific?

**joe abate**

Well, I'm talking about the bushes and the trees along the side. Some of the bushes on the front to make it look more attractive along Delsea Drive. I know you're putting up signs it's always good to refresh the landscaping. The bushes and trees are in need of help. I would say, I don't know, I didn't go around and count to see how many are dead but it seems to me that they can use refreshing.

**John Alice, Solicitor**

Maybe Mr. Breier can work with the applicant's professionals and come up with something acceptable.

**joe abate**

That would be fine.

**Bill Harrison, Esq.**

That would be acceptable to the applicant to work with Mr. Breier on it.

**John Alice, Solicitor**

Mr. Abate is very concerned about curb appeal.

**joe abate**

Anyone else have anything to add to this discussion? I'd like to have a motion to grant relief of the two variances.

**John Alice, Solicitor**

Mr. Chair, you need to open to the public first.

**joe abate**

Motion to open to the public.

M/, Miller, S/ T. Saban

All in favor. Ayes. Anyone in the public to speak on this issue and this issue only.

**joe Abate**

Motion to close to the public

M/ Vondran, S/T. Saban

**joe abate**

All approve – Ayes.

I would like to make a motion to grant relief of the two variances, but in addition, refreshment of landscaping should be worked out with Mr. Paul Breier with Rite Aid.

M/ Miller, S/ Fox

**joe abate**

Roll call.

**Debbie Schlosser**

Abate	Yes
Branco	Yes
Culver	Yes
Fox	Yes
Miller	Yes
B. Saban	Yes
T. Saban	Yes
Thomas	Abstain
Vondran	Yes

**joe abate**

Thank you and thank you for being in Clayton.

**Bill Harrison, Esq.**

We want to thank the board. We appreciate it very much and your attention to this matter.

**joe abate**

Correspondence - None.

Discussion. Sue, I have a question? Could you give us an indication when we were going to have in person meetings?

**Sue Miller**

Honestly, I track the numbers every single day. I get the same questions for opening the Senior Center. I actually go to the Jersey site and what the Governor's Executive Orders are still saying, Activities you should hold them outside. He just pulled back on the numbers for internal meetings or inside gatherings. We watch it every day that the alert is still very high in New Jersey. As soon as I know.

**Darlen Vondran**

But he is going to allow voting in public in June.

**Sue Miller**

I can tell you, I was just on the JIF website before this meeting. They advertise a meeting through tonight, March, and the other, they were hoping to have their next meetings in the public and they just advertised authorized today to advertise for two more virtual sessions for April and May. So it's going to be as we proceed. We'll just keep looking at the numbers. I know everybody's anxious. We all are, but it doesn't support it.

**Darlene Vondran**

I don't want to throw a monkey wrench into this but my County meeting next Monday is in person. There's like eight people but no public because it's not a public meeting.

**John Alice**

Are you not allowed to have public meetings? I represent the Mantua MUA and we have had in person meetings the last four months. I also represent GCIA we have been doing in person meetings.

**Rose Ann Lafferty, Zoning Officer**

I will tell you that I'm still appearing in court by Zoom meetings. I'm not appearing in public. I actually just had a hearing and it was by Zoom.

**John Alice, Solicitor**

That's judicial you can't go by that. That comes from North Jersey down.

**Melissa Fox**

I'm on several other boards and none of them are meeting in person yet. I think if we do make the decision to do that or maybe some other organizations or groups where it's happening, there is the ability to social distance. So I wouldn't expect that

even if we did decide to move forward that we'd be sitting next to each other.

**Joe abate**

They said we can have July fourth picnics I mean so why can't we have a meeting by then.

**Donna Nestore**

We can meet outside for sure. In the court room, we measured out to see how many seats we could accommodate with six feet social distancing and I think it's about 15.

**John**

They said students can be three feet now.

**Donna Nestore**

With plexiglas, we don't have plexiglas so it's still six feet.

**joe abate**

I have another question and how many people on our board here have been vaccinated at least once?

A lot responded yes.

**joe abate**

It seems like a good majority of us have protection.

**Donna Nestore**

With the vaccine we are still supposed to be taking those precautions Joe. They haven't lifted this.

**joe abate**

Yeah, I know, it sounds too much like Dr. Fauci again. I agree with being safe. I don't have any problem with being safe, but it seems like we are going overboard in my opinion. Maybe I'm wrong, but that's how I feel.

**Bill Culver**

Probably a half million people different with your opinion Joe.

**joe abate**

I understand and half a million of those people I have great feeling for.

**John Alice, Solicitor**

Absolutely.

**joe abate**

I think having a meeting by the summer I think that should be a goal that we should



try to get to.

**Darlene Vondran**

Well, not that it has anything to do with it but on Saturday we had our Easter Egg scramble. I think I hugged everybody because I was just so happy to see everyone.

**joe abate**

So anyway, I think we should consider to look and see what happens by July.

**Sue Miller**

We look every day. Here's another thing the Governor still hasn't even looked at the lifting of the executive order of all things you're supposed to do. We take temperatures every day of employees, ask for symptoms, etc... There are so many things that haven't really changed which is what makes it hard. I understand, for sure, because we all get frustrated at times and it's just human nature as we want to gather.

**joe abate**

Ok, well I don't really have any more to add to this discussion. I'm just willing to have an in person meeting as soon as possible to do that.

**Sue Miller**

And I think the new look to Rite Aid is going to be good.

**Eric Thomas**

Just for the record folks, the reason why I had to abstain is I'm a union representative for Rite Aid in the City of Philadelphia. All the things he was talking about have already been implemented in Philadelphia. That's why I couldn't be a part of that.

**John Alice, Solicitor**

I don't really think that's a conflict.

**Eric Thomas**

It was just when I saw it come up I knew it was going to be in front of us. I just wanted to be on the safe side and didn't want somebody to think because of my dealing with daily contracts and stuff like that. I would have played a role and that's why I took the position. I wanted to tell you that before the meeting.

**John Alice, Solicitor**

If anyone has a situation like that or a concern, just get in touch with me. I'll be happy to speak with anyone.

**joe abate**

Thank you Eric.

**Joe Abate**

Motion to close

M/ Miller, Second/ Vondran.

Unanimous - Ayes

**Joe abate**

Next meeting is April 26, 2021. Stay safe, everyone.

Submitted,

A handwritten signature in black ink, appearing to read "Debbie Schlosser". The signature is fluid and cursive, with the first name "Debbie" written in a larger, more prominent script than the last name "Schlosser".

Debbie Schlosser

Clayton Planning Board Secretary