

Resolution #6-2021

**RESOLUTION OF THE CLAYTON PLANNING BOARD
GRANTING BULK VARIANCE RELIEF TO
RITE AID OF NEW JERSEY, INC/REALMARQ DEVELOPMENT, LLC
Block 903, Lot 8
(236 S. Delsea Drive)**

WHEREAS, the Applicant, Rite Aid of New Jersey – RealMarq Development, LLC, submitted an application to the Clayton Planning Board to be considered at the meeting of March 22, 2021 for an amended signage approval to allow the existing electronic message board sign to display graphics in addition to text and to make updates and changes to various approved existing signs; and

WHEREAS, the Rite Aid received a Use variance, bulk variances and Preliminary and Final Site Plan approval in 2009 for development of the existing Rite Aid store at this location. The applicant now proposes to amend the original approval to make updates and changes to various previously approved signs; and

WHEREAS, the Applicant is represented by William F. Harrison, Esquire from the Law Offices of Genova Burns for the instant application; and

WHEREAS, the subject property is located at 236 South Delsea Drive and known as Block 903, Lot 8 and located in the CO (Commercial Office) & R-B (Medium High Density Residential); and

WHEREAS, Rite Aid now looks to amend its original approval with proposed updates to the signage. The total number of signs will be reduced from eleven (11) signs to seven (7) signs thereby reducing the total area of the signage. The “Photo Center” and “GNC Live Well” signs on the South elevation will be removed. The “Drive Thru” sign on the East elevation will be removed and replaced with a conforming 12 square foot “Drive Thru” sign with an arrow and the “Drive Thru Pharmacy” sign on the West elevation will be removed and not replaced: and

WHEREAS, the existing “Pharmacy” sign will be replaced with a slightly larger “Pharmacy” sign above the entrance. The existing sign for which a variance was received in 2009 is 25.10 square feet whereas the proposed replacement sign will be 31.2 square feet; and

WHEREAS, the two existing “Rite Aid” signs on the South and East elevation are 87.21 square feet and will be replaced with an updated “Rite Aid” sign measuring 87.5 square feet; and

WHEREAS, on the West elevation the “Pick Up” sign will be replaced by a “Lane 1” sign of the same size and the existing “Drop Off” sign will be replaced by a “Lane 2” sign of the same size; and

WHEREAS, Christine Cofone, P.P. testified on behalf of Applicant as a Professional Planner and Michael Lazar testified as regards how the site functions along with the proposed changes on behalf of the Applicant as the Regional Construction Manager for Rite Aid; and

WHEREAS, Ms. Cofone testified in support of the requested variance relief and the Board accepted her testimony that the proposed changes would, in fact, improve site function with no additional impact on the surrounding area; and

WHEREAS, the only change to the electronic message board proposed is the ability to show graphics in addition to text; and

WHEREAS, the new façade signs will be in the same locations as the signs they are replacing; and

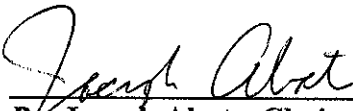
WHEREAS, the Applicant has justified the variance for the slightly larger “Pharmacy” sign based on the elimination of four (4) existing signs and the reduction in the total size of the signs on the façade of the building; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Clayton Planning Board that it does hereby Approve the existing Electronic Message Board sign to display graphics in addition to text and the updating of existing signage on the existing Rite Aid

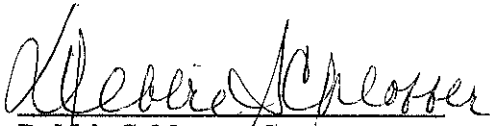
building and property as hereinbefore detailed while incorporating application, plans, review letters, correspondence, hearing testimony along with all hearing exhibits as a part of this Resolution as set forth in their entirety herein together with all necessary and requested variances and waivers, and grants amended signage approval as set forth herein, subject to and contingent upon the following:

THIS RESOLUTION DULY ADOPTED at a regular meeting of the Clayton Planning Board held on Monday, April 26, 2021.

Borough of Clayton Planning Board


By: Joseph Abate, Chairman

Attest:


Debbie Schlosser, Secretary