

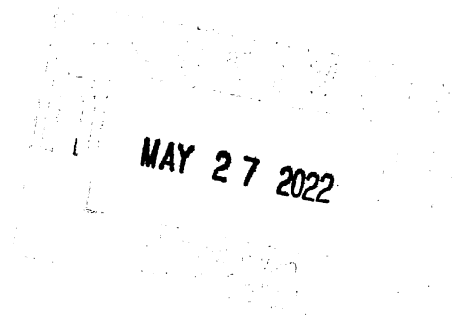


**GENOVA
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May 26, 2022



VIA OVERNIGHT DELIVERY

Zoning Board of the Township of Neptune
25 Neptune Boulevard
Neptune, NJ 07753
Attn: Kristie Dickert, Administrative Officer

**Re: Site Plan Application – Rite Aid
75 South Main Street, Neptune, NJ
Block 306, Lot 7**

Dear Ms. Dickert,

Please be advised that this firm represents Rite Aid of New Jersey Inc. (“Rite Aid”) at the above referenced property (the “Property”). This Property has been the subject of several applications for site plan approval starting in 2000, when the owner, West Grove Square Associates LLC, obtained Site Plan approval for the development of a shopping center, which included a standalone Eckerd Pharmacy at the corner of the property.

More recently, on February 2, 2022, as memorialized in a March 2, 2022 Resolution (the “Resolution”), Rite Aid, as successor in interest to Eckerd Pharmacy, received approval from the Township of Neptune Zoning Board (the “Board”) for an amendment to West Grove Associates LLC’s original site plan approval under Case #ZB21/18. The Board granted bulk variance from the Neptune Township Zoning Ordinance for six additional variances pertaining to signage on the Property.

While those variances granted by the Board are what Applicant had requested, the Resolution includes a condition which Applicant is now seeking relief from. The Resolution requires the “Redi Clinic” sign on pylon to be removed and a revised signage package reflecting that change to be submitted to the Board. As is explained in the Addendum to this Application, this condition was based on a miscommunication between the Board and Applicant. Applicant therefore seeks relief from that condition and specifically requests relief



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from §416.07A.2 of the Zoning Ordinance as the cabinet sign will increase the total signage area for the freestanding type B sign from 49.2 square feet to 61.7 square feet.

Enclosed is Rite Aid's Amended Site Plan Application to the Neptune Township Zoning Board of Adjustment:

- Twenty-five (25) copies of the Application signed and sealed by Applicant.
- Twenty-five (25) copies of a Statement from the Tax Collector.
- Twenty-five (25) copies of the Application Addendum with exhibits.

Both the Application Fee and Escrow Fee will be sent under separate cover. Thank you for your cooperation. Should you have any questions or need additional information, please feel free to contact me.

Very truly yours,

GENOVA BURNS LLC

/s/ William F. Harrison
WILLIAM F. HARRISON

WFH/HPR/rmw
Enc.

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