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April 24, 2026

PLEASE TAKE NOTICE that the undersigned attorneys for REG-UB Properties, LLC (hereinafter the "Owner/Applicant") of property known as 411-495 Old Hook Road (CR-502) & Main Street and more formally known as Block 1301, Lots 1.01 and 1.02, on the current tax assessment maps of the Borough of Emerson, New Jersey (hereinafter the "Property") has filed an application with the Borough of Emerson Land Use Board. The Property is currently improved with 2 multi-tenanted commercial buildings. The Property is located in the RC Retail/Commercial Zone of the Borough of Emerson, New Jersey.

PLEASE TAKE FURTHER NOTICE that the Owner/Applicant intends to demolish the existing structure on Lot 1.02 and construct a package liquor store and restaurant with parking, lighting, landscaping and other associated site improvements. The Applicant is requesting the following variances: Lot 1.02, §290-30(B)(1) Off-street parking, loading and unloading (minimum 10' x 20' for off-street parking and minimum of 8' x 23' for parallel curb parking spaces required, 9' x 18' parking spaces existing and proposed); Lot 1.01, §290-30(E) (minimum 427 parking spaces required, 379 parking spaces proposed); §290-40(B) maximum height of fences, retaining walls and landscaping along front yard setback (maximum 3' permitted, greater than 3' proposed); §290-70(E)(1)(C) lighting requirements (maximum lighting intensity 0.5 footcandle, greater than 0.5 footcandle proposed); §290-54 glare requirements (maximum lighting intensity shall not exceed 0.5 footcandle, greater than 0.5 footcandle proposed); §290-Attachment 3, Building-Mounted Signage Regulations (maximum 1.5 sf/building foot or 24 sf permitted; each building sign proposed at greater than 24 sf); and §290-Attachment 2, minimum rear yard setback for proposed building on Lot 1.02 (20' required, 1.9' proposed). The Owner/Applicant also proposes to reconfigure the entrance driveways along Main Street to make it a two-way traffic lane (entrance & exist), as well as reconfiguring the exist lane near Old Hook Road.

April 24, 2026

Page 2

PLEASE TAKE FURTHER NOTICE that the Applicant will also request any and all other variances, exceptions, waivers, de minimus exceptions, interpretations and/or incidental relief from the requirements of the Borough of Emerson Ordinance that may be required by the Board after a review of the application.

PLEASE TAKE FURTHER NOTICE that the Borough of Emerson Land Use Board has scheduled a public hearing at Emerson Borough Hall, Council Chambers, 146 Linwood Avenue, Emerson, New Jersey 07630, on Thursday, May 7, 2026 at 7:30 P.M. This hearing is open to all interested parties and those desiring to be heard.

PLEASE TAKE FURTHER NOTICE that all documents and plans for this application have been filed with the Land Use Board at Emerson Borough Hall, 146 Linwood Avenue, Emerson, New Jersey 07630 and are available for inspection Monday to Friday, during normal business hours, 8:30 AM - 4:30 PM.

BEATTIE PADOVANO, LLC
Attorneys for REG-UB Properties, LLC

BY: /s/ Antimo A. Del Vecchio
Antimo A. Del Vecchio, Esq.