

TOWNSHIP OF WEST ORANGE APPLICATION FORM FOR THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

A. APPLICANT INFORMATION

Full Legal Name: West Orange Plaza
(Last) (First)
Mailing Address: c/o Gregory D. Meese, Esq., Price Meese Shulman & D'Arminio, P.C., 50 Tice Blvd., Woodcliff Lake, NJ 07677
(Street) (City) (State) (Zip)
Telephone Number: (201) 391-3737 Email: gmeese@pricemeese.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☒ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____
Address: _____
Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 235 Prospect Avenue
Block Number(s): 152.01; Lot Number(s): 1445 & 1445.05;
Tax Plate: _____; Zone of Property: P-C / R-5
The location of the property is approximately -0- feet from the intersection of Prospect Avenue
_____ and Eagle Rock Avenue (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☒ Yes, Date(s): See attached.; ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☒ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: _____; Proposed: _____; Description: See attached addendum

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

Improvements to West Orange Plaza shopping center with addition of new buildings.

The property is 1,384,952 (square feet); 32.67 (acres)

Impervious Surface Coverage: Present: 60.33%; Proposed: 56.54%

Building Coverage: Present: 12.54%; Proposed: 15.14%

Is the property located:

Within 200 feet of another municipality? ☐ Yes ☒ No

Adjacent to an existing or proposed county road? ☒ Yes ☐ No

Adjacent to other county land? ☐ Yes ☐ No

Adjacent to a state highway? ☐ Yes ☐ No

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Gregory D. Meese, Esq.

Telephone Number: () 201-391-3737 Email: gmeese@pricemeese.com

Address: Price Meese Shulman & D'Arminio, P.C., 50 Tice Blvd., Woodcliff Lake, NJ 07677

APPLICANT'S ENGINEER: J. Michael Petry, P.E., P.P., R.A.

Telephone Number: (973) 227-7004 Email: mikepetry@petryengineering.com

Address: 155 Passaic Avenue, Fairfield, NJ 07004

APPLICANT'S ARCHITECT: John Montoro, AIA, R.A.

Telephone Number: (201) 760-1300 Email: john@montorogroup.com

Address: 150 West Saddle River Rd., Saddle River, NJ 07458

APPLICANT'S PLANNER: John McDonough, P.P.

Telephone Number: (973) 222-6011 Email: jmcdonoughpp@gmail.com

Address: _____

OTHER EXPERT(S): Gary Dean, P.E.

Telephone Number: (908) 927-0100 Email: gary@dolandean.com

Address: 181 West High Street, Somerville, NJ 08876

If necessary, please list any additional experts below, including address, telephone number and email address.

James Welsh, LA

39 Park Avenue, Rutherford, NJ 07070

201-933-7809

jwelsh@mkwla.com

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled “**PROPOSAL**”, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled “**REASONS FOR RELIEF**”, which fully answers **4C-1**, **4C-2** or **4D** (Special Reasons) **AND** part **4E** (Negative Criteria).
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Site Plans	J. Michael Petry, PE, PP, RA	03/03/2023
Architectural Plans	John M. Montoro, A.I.A.	03/03/2023
Landscape Plans	Allen E. Juba, LA	03/03/2023
Stormwater Management Report	J. Michael Petry, PE, PP, RA	03/03/2023
Drainage Area Maps	J. Michael Petry, PE, PP, RA	03/03/2023

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

See attached form of notice

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: _____

Date: March 6, 2023

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: _____

Date: _____

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that ~~located at~~ West Orange Plaza

in the County of Essex and the State of New Jersey;

is

~~and that I am~~ the owner of all that certain lot, piece or parcel of land known as Block(s) 152.01;

Lot(s) 1445 & 1445.05 on the Tax Map of West Orange which property is the subject of the above application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site which is the subject of this application.

West Orange Plaza

Owner's Signature: By: _____

Date: March 6, 2023

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
1. PROJECT-PLAN INFORMATION												
1. Item:	Name, address of owner and applicant.	X	X	X	X	X	X	X	X	✓		
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X	✓		
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	✓		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' <i>Comment:</i> Describes setting; may be less detailed in pre-application-concept plan and GDP stages.	X	X	X	X	X	X	X	X	✓		
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. <i>Comment:</i> Schedule may be less detailed in pre-application-concept plan stages.	X	X	X	X	X	X	X	X	✓		
6. Item:	North arrow and scale.	X	X	X	X	X	X	X	X	✓		
7. Item:	Proof that taxes are current.		X	X	X	X	X	X	X			
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	✓		
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X			X	X			N/A		
10. Item:	Monumentation as specified by Map Filing Law <i>Comment:</i> Monumentation required only for final subdivision.		X				X			N/A		
11. Item:	Date of current property survey. <i>Comment:</i> Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.		X	X	X	X	X	X	X	✓		

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Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
12. Item:	One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment:</u> Required by Map Filing Law for minor and major subdivisions.		X	X		X	X	X	X	✓		
13. Item:	Mets and bounds description showing dimcusions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X				X		X	✓		
14. Item:	Affidavit of ownership. <u>Comment:</u> Map Filing Law for minor and major subdivision.	X	X	X	X	X	X	X	X	✓		
15. Item:	Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).		X	X	X	X	X	X	X	✓		
16. Item:	Date of original and all revisions. <u>Comment:</u> Item necessary for continuity-history of project.		X	X	X	X	X	X	X	✓		
17. Item:	Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment:</u> Item important for detailed planning.	X	X	X	X	X	X	X	X	✓		
18. Item:	Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). <u>Comment:</u> Item important for detailed planning.	X	X	X	X	X	X	X	X	✓		
19. Item:	All proposed lot lines and area of lots in square feet.		X	X		X	X	X	X	N/A		
20. Item:	Copy and/or delineation of any existing or proposed deed restrictions or covenants. €	X	X	X	X	X	X	X	X	✓		
21. Item:	Any existing or proposed easement or land reserved for or dedicated to public use. €	X	X	X	X	X	X	X	X	N/A		
22. Item:	Development stages or staging plans (for GDP--general staging). <u>Comment:</u> Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.				X	X	X	X	X			✓

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAITER REQUESTED	
Item Number	Description		Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan				
						Preliminary	Final	Preliminary				Final
23.	<u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. ϵ		X	X	X		X		X	✓		
24.	<u>Item:</u> List of variances required or requested. ϵ <u>Comment:</u> Basic planning information.		X	X		X	X	X	X	✓		
25.	<u>Item:</u> Requested or obtained design waivers or exceptions. ϵ <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X		X	X	X	X	N/A		
26.	<u>Item:</u> Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.	X	X	X	X	X	X	X	X	✓		
27.	<u>Item:</u> Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.			X	X	X	X	X	X	✓		
28.	<u>Item:</u> All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.	X		X	X	X	X	X	X	✓		
29.	<u>Item:</u> Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X	X	X	X	X	X	✓		
30.	<u>Item:</u> Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.	X		X	X					N/A		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WATER REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
31.	<u>Item:</u> Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' <u>Comment:</u> Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.					X	X	X	X	✓		
32.	<u>Item:</u> Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). <u>Comment:</u> Basic for good planning.	X	X	X	X	X	X	X	X	✓		
33.	<u>Item:</u> Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.					X	X	X	X	✓		
34.	<u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.					X	X	X	X	✓		
35.	<u>Item:</u> Drainage Calculations. <u>Comment:</u> Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X		X	X	X	X	✓		
36.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X		X	X	X	X	✓		
37.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.			X	X	X	X	X	X	✓		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
						Subdivision	Site Plan	Preliminary				Final
Item Number	Description											
38.	<u>Item:</u> Soil Erosion and Sediment Control Plan. <u>Comment:</u> Required for soil disturbance over 5,000 sq. ft.			X		X	X	X	X	✓		
39.	<u>Item:</u> Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. <u>Comment:</u> Not required for minor subdivision because not involving construction of buildings.			X	X	X	X	X	X	✓		
40.	<u>Item:</u> Construction details as required by ordinance. <u>Comment:</u> Such level of detail necessary only for major applications.					X	X	X	X	✓		
41.	<u>Item:</u> Road and paving cross-sections and profiles. <u>Comment:</u> See Item 40.					X	X	X	X	✓		
42.	<u>Item:</u> Proposed street names. <u>Comment:</u> Applicable only when new road is proposed.					X	X	X	X	N/A		
43.	<u>Item:</u> New block and lot numbers confirmed with local assessor or municipal designee. <u>Comment:</u> Needed whenever a new lot is created.		X				X			N/A		
44.	<u>Item:</u> Lighting plan & details. <u>Comment:</u> Not applicable for minor subdivision because just creating lots.			X		X	X	X	X	✓		
45.	<u>Item:</u> Landscape plan & details prepared by a professional landscape architect <u>Comment:</u> Required for site plans because of magnitude of required landscaping.			X				X	X	✓		
46.	<u>Item:</u> Solid waste management plan. <u>Comment:</u> Site plan consideration only; see Item 44.			X				X	X		✓	
47.	<u>Item:</u> Site identification signs, traffic control signs, and directional signs. <u>Comment:</u> See Item 44.			X		X	X	X	X	✓		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
Item Number	Description											
48. <u>Item</u> : Sight triangles. <u>Comment</u> : Necessary even for minor applications because sight triangle easement created.			X	X		X	X	X	X		✓	
49. <u>Item</u> : Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment</u> : See Item 44.		X		X	X	X	X	X	X	✓		
50. <u>Item</u> : Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. <u>Comment</u> : See Item 44.				X		X	X	X	X	✓		
51. <u>Item</u> : Preliminary architectural plan and elevations. <u>Comment</u> : Not required where building is not proposed.				X				X	X	✓		
52. <u>Item</u> : Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X	X	X	X	X	X		TBD	

± Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.

± Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/30/05 aw

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SUSTAINABILITY CHECKLIST FORM

	APPLICANT – PRINT OR TYPE – ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
SUSTAINABLE BUILDING AND DESIGN STANDARDS		
Name of LEED Accredited Professional working on project:	N/A (not a LEED project)	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	Hot water heater to be "on demand" & bathroom fixtures to be water saving units	
List of green and recycled building materials in new construction, renovation, and maintenance:	Recycled concrete; sheathing products; use of recycled alum products where applicable; GC will implement reuse/recycling during construction	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000:	TBD	
Use of any water efficient landscaping:	Drip systems in beds	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	N/A	
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	Light colored/white roof membrane to be used full insulation @ roof to reduce heat gain	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	N/A	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	See attached list	

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
SHADE TREES	51 CO	Celtis occidentalis 'Magnifica'	Magnifica Hackberry	2.5"-3" CAL.	B&B	AS PER PLAN	
	61 GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5"-3" CAL.	B&B	AS PER PLAN	
	27 ZS	Zelkova serrata 'Green Vase'	Zelkova	2.5"-3" CAL.	B&B	AS PER PLAN	
EVERGREEN TREES							
	8 IOF	Ilex opaca 'Jersey Princess'	American Holly	8'-10' HT.	B&B	AS PER PLAN	
	1 IOM	Ilex opaca 'Jersey Knight'	American Holly	8'-10' HT.	B&B	AS PER PLAN	
	8 TGG	Thuja x 'Green Giant'	Green Giant	8'-10' HT.	B&B	AS PER PLAN	
ORNAMENTAL TREES							
	3 AAB	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	8' HT.	B&B	AS PER PLAN	MULTISTEM
	1 AG	Acer griseum	Paperbark Maple	8' HT.	B&B	AS PER PLAN	
	2 BN	Betula nigra 'Heritage'	Heritage River Birch	16' HT.	B&B	AS PER PLAN	MULTISTEM, BRANCHING ABOVE 6'

Highlighted cells are plants that are native to the eastern United States

Application Addendum

West Orange Plaza

Application Summary

West Orange Plaza Shopping Center is proposing a significant renovation, expansion and modernization of the shopping center. A cornerstone of the project is a new Target store that will completely renovate the vacant K-Mart space and replace the building façade with a new modern look. Additional retail and restaurant space, including outdoor dining, is proposed to be introduced, along with pedestrian gathering spaces. Significantly improved lighting, signage and landscaping, including new landscaped boulevard entrances, will complement the new stores and transform this old strip mall into an upscale shopping center.

Four new buildings are proposed with an aggregate area of 38,702 square feet. The proposal will increase the overall floor area at the center from 296,517 square feet to 335,219 square feet. Unnecessary parking spaces will be replaced with attractive buildings, pedestrian areas and landscaped amenities. The project will improve the economic viability of the center, substantially enhance its appearance and bring new vitality to this area of the community. The buildings and other site improvements are proposed within the existing underutilized parking areas with no expansion beyond the current impervious area of the development footprint.

Located at the intersection of Prospect Avenue and Eagle Rock Road, West Orange Plaza Shopping Center has a street address of 235 Prospect Avenue, West Orange, New Jersey and is known as Block 152.01, Lots 1445 & 1445.05, on the West Orange Tax Assessment Map. The property is split-zoned, with all of the existing and proposed improvements in the P-C Planned Commercial District which permits a wide variety of uses including retail stores, personal services, restaurants, bars, civic centers, and theatres.

Target

The Target retail store will include the sale of merchandise, pharmacy and food and beverage items for on-site or off-site consumption, restaurant operations such as a Starbucks café. The lower level of the Target store will include warehouse space and an online fulfillment operation. Specifically, the fulfillment center will be for last mile delivery, where a pre-sorted truck will deliver packages to this store that come from retail stores or distribution centers, to be picked up and delivered to customers (generally within 20 miles) via car, sprinter van, or delivery truck. The cars, sprinter vans or delivery trucks ("last mile vehicles") will enter and exit the facility via high speed roll-up doors and be loaded with packages for the last mile driver routes. The routes are organized by neighborhood so they're ready for fast and efficient deliveries, allowing Target to serve their customers at home as well as in the store.

Elimination of Automotive Use

To enhance the center's "upscale" feel and appearance, the existing Mavis shop will be replaced with new retail, medical and/or restaurant space. Residents entering from Prospect Avenue will be greeted with attractive building facades, and possibly outdoor dining, rather than autos awaiting tire service.

Site Plan and Variance Approvals

In addition to preliminary and final site plan approval, the Applicant will seek bulk variances for the proposed setbacks of the new buildings, variances for the location and total number of parking and

loading spaces, to allow the drive-up lanes in the front yard, light pole height and variances for signage. The proposed parking supply of 1,204 spaces is consistent with the requirements published by the Institute of Transportation (ITE) and the Urban Land Institute (ULI), and convenient loading spaces are provided for all buildings.

The applicant has requested the following specific variance relief from the requirements of the West Orange Zoning Ordinance in order to undertake the proposed improvements: to permit front yard setbacks of 268.3 feet (to proposed Building A), 135.9 feet (to proposed Building B), 65.4 feet (to proposed Building C), and 72 feet (to proposed Building D), where a front yard setback of 300 feet is required; to permit a side front yard-corner setback of 68.6 feet (to proposed Building D) where a setback of 100 feet is required; to permit a side yard setback of 50.7 feet (to proposed Building A) and 60 feet (to proposed Building B) where a side yard setback of 100 feet is required; to permit a rear yard setback of 39.6 feet for future loading dock, rather than 75 feet; to permit spacing between the existing Main Building and Building A of 90.3 feet, spacing between Building A and Building B of 38 feet and spacing between Building B and the Mavis Building of 54.2 feet, where a minimum spacing between buildings of 150 feet is required; to permit a parking area setback of 2 feet, rather than 5 feet; to permit 1204 parking spaces where 1476 parking spaces are required; to permit 12 loading docks where 34 loading docks are required; to permit some loading docks outside of the structure; and to permit certain portions of the parking area to have 0.0 footcandles of lighting where a minimum of 1.5 footcandles are required; to allow certain light poles to be 25 feet in height, rather than 18 feet high; to permit a retaining wall height of 13.5 feet, rather than 4 feet; and to permit a drive-thru in the front yard and a drive-up window within a yard setback where same is not permitted. The existing and proposed parking is located within the front yard setback, and while extensive additional landscaping is proposed, the proposal deviates from the Code requirement of a landscaped island for every twenty parking spaces. The applicant also requests variances related to the proposed shopping center identification signs and individual business unit signs which are summarized below.

A planning report prepared by John McDonough, LA, AICP, PP, has been filed with this application that summarizes the relief requested and some of the reasons why the relief should be granted. Additional testimony and evidence will be supplied at the public hearing to explain the proposal and the reasons why certain relief from the West Orange Zoning Ordinance is requested by the Applicant.

PROPOSED BUILDING SIGNAGE SUMMARY

BUILDING-A SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO:	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE A-1	A1.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-4"W x 22'H	822 SF.	123.3 SF.	3'-6" x 20'-0"	70 SF.	NO	NO
	A1.2	WEST SIDE ELEV. (LEFT SIDE)	58'-8"W x 22'H	1291 SF.	193.65 SF.	3'-6" x 20'-0"	70 SF.	YES	YES
SPACE A-2	A2	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-1"W x 22'H	816 SF.	122.4 SF.	3'-6" x 20'-0"	70 SF.	NO	NO
SPACE A-3	A3	SOUTH SIDE ELEV. (FRONT ELEV.)	25'-7"W x 22'H	563 SF.	84.45 SF.	4'-0" x 14'-6"	58 SF.	NO	NO
SPACE A-4	A4	SOUTH SIDE ELEV. (FRONT ELEV.)	40'-5"W x 22'H	889 SF.	133.35 SF.	4'-0" x 29'-4"	118 SF.	NO	NO
SPACE A-5	A5	SOUTH SIDE ELEV. (FRONT ELEV.)	26'-0"W x 22'H	572 SF.	85.5 SF.	4'-0" x 16'-0"	64 SF.	NO	NO
SPACE A-6	A6.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-10"W x 22'H	833 SF.	124.95 SF.	4'-0" x 14'-6"	58 SF.	NO	NO
	A6.2	EAST SIDE ELEV. (RIGHT SIDE)	37'-1"W x 22'H	816 SF.	122.4 SF.	4'-0" x 14'-6"	58 SF.	NO	YES
BUILDING-B SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO:	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE B-1	B1.1	SOUTH SIDE ELEV. (FRONT ELEV.)	37'-10"W x 22'H	833 SF.	124.95 SF.	4'-0" x 14'-6"	58 SF.	NO	NO
	B1.2	WEST SIDE ELEV. (LEFT SIDE)	85'-0"W x 22'H	1870 SF.	280.5 SF.	4'-0" x 14'-6"	58 SF.	NO	YES
SPACE B-2	B2	SOUTH SIDE ELEV. (FRONT ELEV.)	27'-11"W x 22'H	614 SF.	92.1 SF.	4'-0" x 11'-0"	44 SF.	NO	NO
SPACE B-3	B3.1	SOUTH SIDE ELEV. (FRONT ELEV.)	32'-3"W x 22'H	710 SF.	106.5 SF.	4'-0" x 20'-6"	82 SF.	NO	NO
	B3.2	EAST SIDE ELEV. (RIGHT SIDE)	42'-9"W x 22'H	941 SF.	141.15 SF.	4'-0" x 20'-6"	82 SF.	YES	YES
SPACE B-4	B4	EAST SIDE ELEV. (FRONT ELEV.)	42'-2"W x 22'H	928 SF.	139.2 SF.	4'-0" x 21'-6"	86 SF.	NO	NO
BUILDING-B5 SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO:	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE B5-A	B5-A.1	WEST SIDE ELEV. (FRONT ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-4" x 24'-0"	104 SF.	NO	NO
	B5-A.2	SOUTH SIDE ELEV. (RIGHT ELEV.)	50'-2"W x 22'H	1,104 SF.	150.6 SF.	4'-4" x 24'-0"	104 SF.	YES	YES
	B5-A.3	EAST SIDE ELEV. (REAR ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-4" x 24'-0"	104 SF.	YES	YES
SPACE B5-B	B5-B.1	WEST SIDE ELEV. (FRONT ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-0" x 18'-0"	72 SF.	NO	NO
	B5-B.2	NORTH SIDE ELEV. (LEFT ELEV.)	50'-2"W x 22'H	1,104 SF.	150.6 SF.	2'-6" x 10'-0"	25 SF.	NO	YES
	B5-B.3	EAST SIDE ELEV. (REAR ELEV.)	76'-2"W x 22'H	1,676 SF.	251.4 SF.	4'-0" x 18'-0"	72 SF.	YES	YES
BUILDING-C SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO:	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE C-1	C1.1	WEST SIDE ELEV. (FRONT ELEV.)	70'-6"W x 21'H	1,480.5 SF.	222 SF.	4'-0" x 5'-0"	20 SF.	NO	NO
	C1.2	WEST SIDE ELEV. (FRONT ELEV.)				3'-6" x 6'-8"	20 SF.	NO	YES
	C1.3	WEST SIDE ELEV. (FRONT ELEV.)				3'-6" x 12'-0"	42 SF.	NO	YES
	C1.4	WEST SIDE ELEV. (FRONT ELEV.)	60'-0"W x 21'H	1,260 SF.	189 SF.	1'-2" x 6'-2"	7 SF.	NO	YES
	C1.5	NORTH SIDE ELEV. (LEFT SIDE)				5'-9" x 7'-0"	41 SF.	YES	YES
	C1.6	EAST SIDE ELEV. (REAR/STREET)				3'-6" x 12'-0"	42 SF.	YES	YES
	C1.7	EAST SIDE ELEV. (REAR/STREET)				1'-8" x 9'-4"	16 SF.	YES	YES
SPACE C-2	C2.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	NO	NO
	C2.2	EAST SIDE ELEV. (REAR/STREET)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	YES	YES
SPACE C-3	C3.1	WEST SIDE ELEV. (FRONT ELEV.)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	NO	NO
	C3.2	EAST SIDE ELEV. (REAR /STREET)	35'-0"W x 22'H	770 SF.	115.5 SF.	4'-0" x 18'-0"	72 SF.	YES	YES
BUILDING-D SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO:	ELEVATION ORIENTATION	SIGN AREA ALLOWABLE			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE D-1	D1.1	WEST SIDE ELEV. (FRONT ELEV.)	32'-4"W x 25'-4"H	810 SF.	121.5 SF.	4'-6" x 18'-0"	81 SF.	NO	NO
SPACE D-2	D2.1	WEST SIDE ELEV (FRONT ELEV.)	32'-4"W x 25'-4"H	810 SF.	121.5 SF.	3'-4" x 16'-0"	54 SF.	NO	NO
	D2.2	NORTH SIDE ELEV. (LEFT SIDE)	50'W x 24'-10"H	1242 SF.	186.3 SF.	3'-4" x 16'-0"	54 SF.	NO	YES
SPACE D-3	D3.1	NORTH SIDE ELEV. (FRONT ELEV.)	37'-3"W x 20'-4"H	758 SF.	113.7 SF.	4'-0" x 14'-0"	56 SF.	NO	NO
	D3.2	EAST SIDE ELEV. (LEFT SIDE/STREET)	75'W x 19'-10"H	1488 SF.	223.2 SF.	4'-0" x 14'-0"	56 SF.	NO	YES
BUILDING 1M-D PROPOSED TARGET SIGNAGE SUMMARY									
TENANT SPACE	SIGN NO:	ELEVATION ORIENTATION	ALLOWABLE SIGN			SIGN AREA PROVIDED		VARIANCE REQUIRED?	
			PROPOSED LEASE FRONTAGE (W) & PROJECTED ROOF HEIGHT (H)	FACADE AREA	Business P-C Zone (Sec 25-15.3.c.2) 15% FACADE or 120 SF (Max)	PROPOSED SIGN DIMENSION	AREA PROVIDED	FOR SIGN AREA	FOR QUANTITY OF SIGNS
SPACE 1M-A 1MZ-A 1L1-A	1M-A.1	EAST ELEVATION (FRONT)	506'-4"W x 17'-0"H	8,607 SF.	8,607 x.15 =1,291 SF. 120 SF. MAX	19'-8" X 6'-6"	63 SF.	NO	NO
	1M-A.2	EAST ELEVATION (FRONT)	---	---	---	10'-0" DIAMETER	100 SF.	YES	YES
	1M-A.3	EAST ELEVATION (FRONT)	---	---	---	17'-6" X 2'-8"	47 SF.	YES	YES
	1M-A.4	EAST ELEVATION (FRONT)	---	---	---	13'-3" X 3'-3"	43 SF.	YES	YES
	1M-A.5	EAST ELEVATION (FRONT)	---	---	---	18'-5" X 2'-6"	45 SF.	YES	YES
	1M-A.6	EAST ELEVATION (FRONT)	---	---	---	9'-0" DIAMETER	81 SF.	YES	YES
	1M-A.7	NORTH ELEVATION (RIGHT SIDE)	---	---	---	9'-0" DIAMETER	81 SF.	YES	YES

MONUMENT AND PYLON (SHOPPING CENTER) SIGN SUMMARY

SIGN NO:	SIGN NAME (Sign Type) (Sign Location)	ALLOWABLE SIGN					SIGN PROVIDED				
		LOCATION	MINIMUM SETBACKS	MAXIMUM AREA	HEIGHT	MAXIMUM WIDTH	LOCATION	SETBACKS	AREA	HEIGHT	WIDTH
1	PYLON SIGN (Shopping Center) (Northern Prospect Avenue Entry)	FRONT YARD ONLY	50 FT FROM FRONT OR SIDE PROP.	150 SF	MAX. 20 FT ABOVE THE GROUND	15 FT (INC. SUPPORT. STRUCTURE)	FRONT YARD	WITHIN RIGHT OF WAY	20'-6"H x 12'-8" W= 260 SF.	28'-0" H	16'-0" W
								VARIANCE REQUIRED	VARIANCE REQUIRED	VARIANCE REQUIRED	VARIANCE REQUIRED
2	PYLON SIGN (Shopping Center) (Southern Prospect Avenue Entry)	FRONT YARD ONLY	50 FT FROM FRONT OR SIDE PROP.	150 SF	MAX. 20 FT ABOVE THE GROUND	15 FT (INC. SUPPORT. STRUCTURE)	FRONT YARD	WITHIN RIGHT OF WAY	26'-7 3/4"H x 12'-8" W= 338 SF.	36'-0" H	16'-0" W
								VARIANCE REQUIRED	VARIANCE REQUIRED	VARIANCE REQUIRED	VARIANCE REQUIRED
3	MONUMENT SIGN (Monument) (Intersection of Eagle Rock & Prospect Avenues)	FRONT YARD ONLY	10 FT FROM FRONT 25 FT FROM SIDE PROP.	50 SF	MIN. 2 FT MAX. 8 FT ABOVE THE GROUND	6 FT (INC. SUPPORT. STRUCTURE)	FRONT YARD	WITHIN RIGHT OF WAY, & WITHIN PROP. LINE	3'-1"H x 13'-0"W= 40 SF.	6'-0" H	15'-0" W
								VARIANCE REQUIRED		VARIANCE REQUIRED	VARIANCE REQUIRED
4	PYLON SIGN (Shopping Center) (Eagle Rock Avenue Entry)	FRONT YARD ONLY	50 FT FROM FRONT OR SIDE PROP.	150 SF	MAX. 20 FT ABOVE THE GROUND	15 FT (INC. SUPPORT. STRUCTURE)	FRONT YARD	WITHIN RIGHT OF WAY, & WITHIN PROP. LINE	20'-6"H x 12'-8" W= 260 SF.	28'-0" H	16'-0" W
								VARIANCE REQUIRED	VARIANCE REQUIRED	VARIANCE REQUIRED	VARIANCE REQUIRED