

470 Eagle Rock Avenue, West Orange
ORANGE DEV LLC.
ZONING BOARD OF ADJUSTMENT
APRIL 20, 2023



Prepared by:

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Exhibit 1: Aerial View of 470 Eagle Rock Ave

The project site is on a corner lot with street frontages along Eagle Rock Avenue and Rosney Terrace. The project site consists of one tax lot: Block 153, Lot 38. The project site consists of approximately 45,713 square feet in total. A one story commercial building, which was most recently used as a restaurant, stands on the project site.

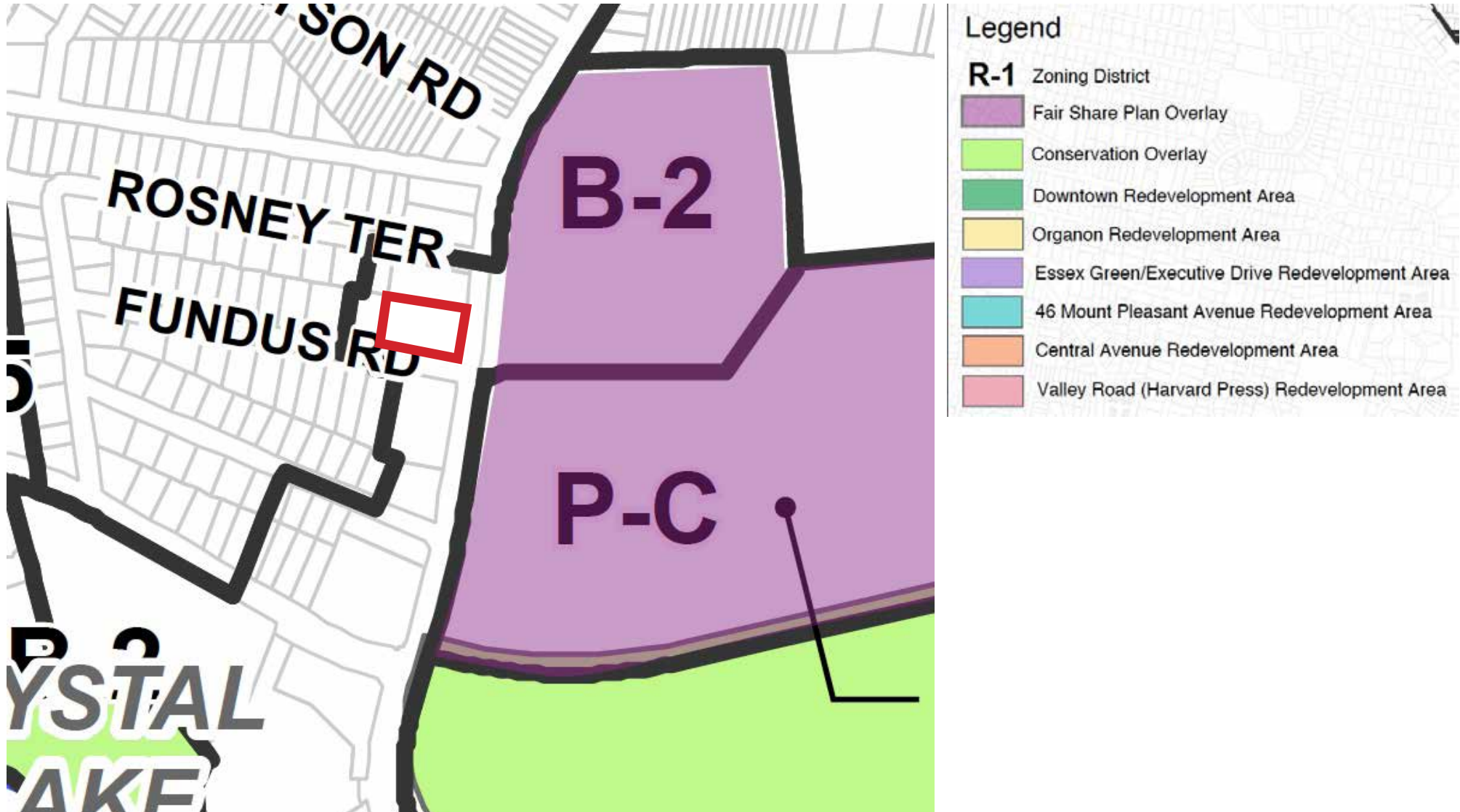


Exhibit 1: Zoning Map of 470 Eagle Rock Ave

This lot is located within the Township's General Business (B-2).



Photo 1: Street View 470 Eagle Rock Avenue

The proposed project involves the demolition of the existing one-story building and construction of two one-story, free-standing fast food restaurants. One of the proposed restaurants will be a Popeyes restaurant and the other will be a Sonic restaurant. Both will contain drive-throughs. In total, 28 parking spaces will be provided on site.



Photo 2: 456 Eagle Rock Avenue

456 Eagle Rock Avenue is located further east of the proposed site within the B-2 district. This property is a one story commercial restaurant located on the corner of Eagle Rock Avenue and Woodhull Avenue. This property provides parking for patrons.



Photo 3: 464 Eagle Rock Avenue

464 Eagle Rock Avenue is located east of the project site. It consists of a one story commercial plaza that contains a bank, a dental office and an urgent care medical office. This property is also located within the B-2 district.



Photo 4: 265 Prospect Avenue

265 Prospect Avenue is a one story commercial retailer and pharmacy located further east of the proposed site, with frontages along Prospect Avenue, Eagle Rock Avenue and Woodhull Avenue. This property is located within the B-2 District and provides surface parking for patrons.