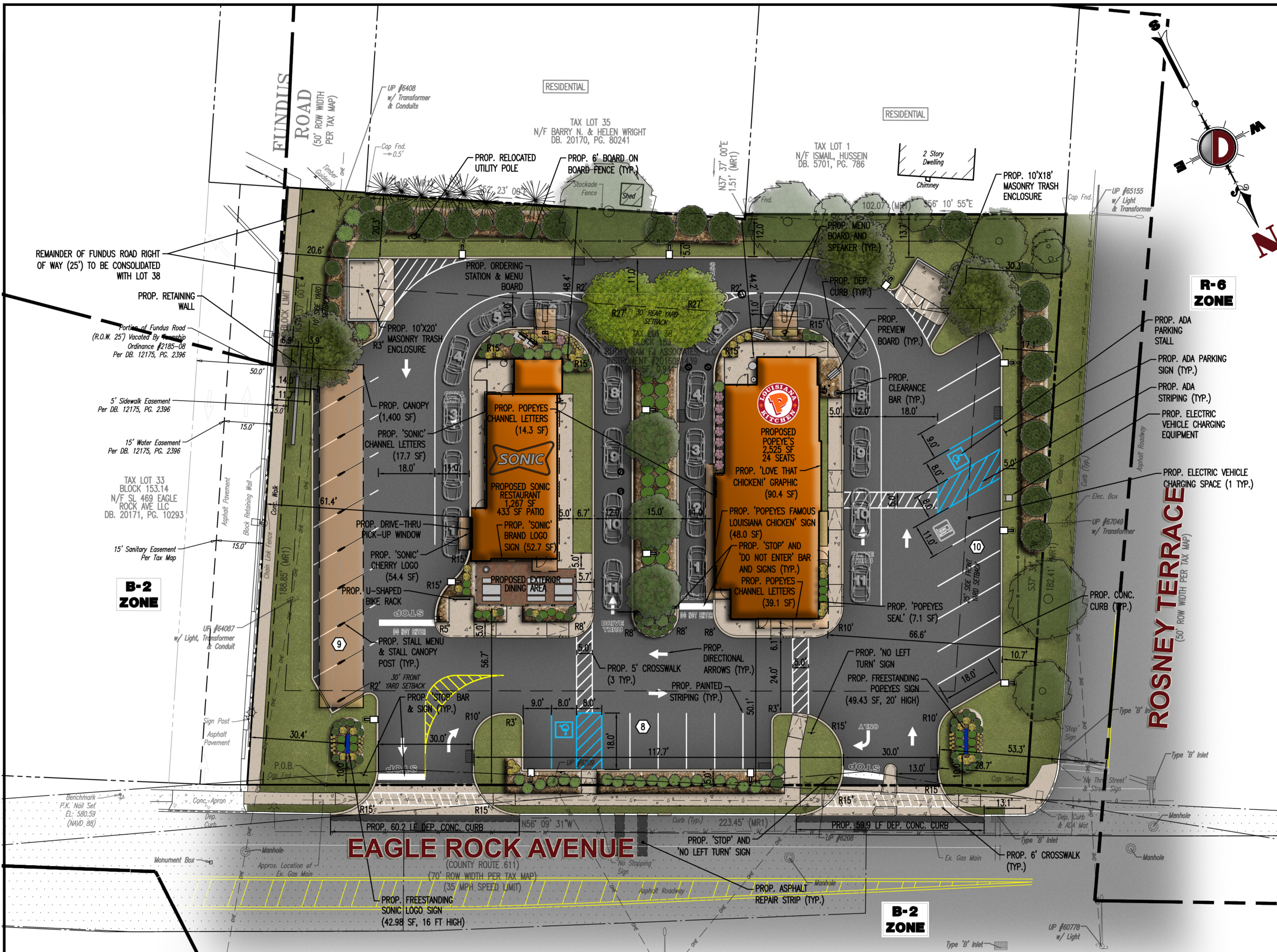
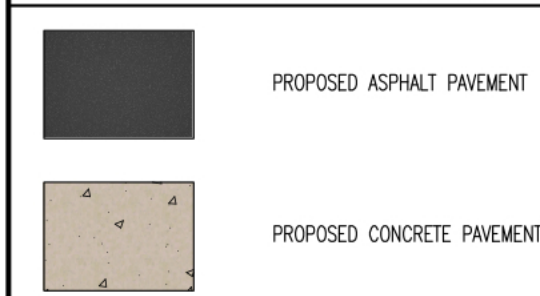




GENERAL NOTES (CONT.)

- DRIVE-UP WINDOW REQUIREMENTS:
 - A DRIVE-UP WINDOW SHALL BE PERMITTED AS AN ACCESSORY USE FOR BANKS, RESTAURANTS, FAST FOOD RESTAURANTS, PHARMACIES AND SIMILAR RETAIL USES IN THE ZONING DISTRICTS IN WHICH SUCH USES ARE PERMITTED AND SHALL MEET THE FOLLOWING CONDITIONS:
 - DRIVE-UP WINDOW STACKING LANES SHALL BE SEPARATE AND DISTINCT FROM PARKING LOT AISLES AND DRIVEWAYS BY MEANS OF DEFINED SEPARATION INCLUDING CURBING, LANDSCAPING, STRIPING SO AS TO MEET THE REQUIRED CIRCULATION AISLE STANDARDS EXCLUSIVE OF THE DRIVE-THROUGH WINDOW LANE. (§ 25-11.14A) (COMPLIES)
 - STACKING LANES SHALL HAVE SUFFICIENT LENGTH FOR A MINIMUM OF SIX (6) VEHICLES IN TOTAL FOR RESTAURANTS AND FAST FOOD RESTAURANTS AND THREE (3) VEHICLES FOR BANKS AND RETAIL USES. EACH LANE SHALL HAVE A MINIMUM WIDTH OF NINE (9) FEET. (§ 25-11.14B) (COMPLIES)
 - THE ENTIRE LENGTH OF THE STACKING LANE OR LANES SHALL BE BEHIND THE FRONT YARD LOT LINE AND SHALL NOT BLOCK ANY PARKING SPACE, AISLE, DRIVEWAY OR LOADING AREA WHEN THE STACKING LANE IS OCCUPIED WITH THE MAXIMUM NUMBER OF VEHICLES. (§ 25-11.14C) (COMPLIES)
 - IF MULTIPLE STACKING LANES ARE PROVIDED FOR RESTAURANT OR FAST FOOD RESTAURANT USES, THEY SHALL MERGE INTO ONE (1) DRIVE-UP WINDOW LANE PRIOR TO REACHING ANY WINDOW OR WINDOWS. FACILITIES WITH SEPARATE LANES SERVED BY SEPARATE WINDOWS OR TRANSACTION PORTALS SHALL BE EXEMPT FROM THIS REQUIREMENT. (§ 25-11.14D) (COMPLIES)
 - THE DRIVE-UP WINDOW STACKING LANE MAY END AFTER THE LAST WINDOW AND MERGE WITH THE EXIT DRIVEWAY OF THE PROPERTY. (§ 25-11.14E) (COMPLIES)
 - THE DRIVE-UP WINDOW LANE SHALL NOT BE USED AS AN EXIT DRIVEWAY FROM THE PROPERTY. (§ 25-11.14F) (COMPLIES)
 - THE DRIVE-UP WINDOWS AND STACKING LANE OR LANES SHALL BE DESIGNED TO PREVENT UNCONTROLLED CONFLICTING MOVEMENTS BETWEEN ANY ON-SITE VEHICLES AND PEDESTRIAN TRAFFIC AND SHALL ALSO BE DESIGNED TO ALLOW SAFE INGRESS AND EGRESS FROM THE SITE AT ALL TIMES. (§ 25-11.14G) (COMPLIES)
 - ONE (1) OR MORE DRIVE-UP WINDOWS MAY BE USED FOR PAYMENT AND/OR PICKUP OF PRODUCT; SAID WINDOW OR WINDOWS SHALL BE AN INTEGRAL PART OF THE PRINCIPAL BUILDING. (§ 25-11.14H) (COMPLIES)
 - NO DRIVE-UP WINDOWS SHALL BE PERMITTED IN A REQUIRED YARD SETBACK. (§ 25-11.14I) (COMPLIES)
- WALL AND FENCE REQUIREMENTS:
 - IN ALL NONRESIDENTIAL DISTRICTS, FENCES OR WALLS NOT EXCEEDING SIX (6) FEET IN HEIGHT SHALL BE PERMITTED IN THE SIDE AND REAR YARDS PROVIDED THE FENCE OR WALL IS NOT CLOSER THAN FIVE (5) FEET AT ANY POINT TO A PRINCIPAL BUILDING IN A RESIDENTIAL DISTRICT. (§25-8.4.C) (COMPLIES)
 - IN ALL NONRESIDENTIAL DISTRICTS, A FENCE OR WALL TO BE USED FOR SCREENING MAY NOT EXCEED SIX (6) FEET IN HEIGHT. (§25-8.4.D) (COMPLIES)
 - IN ALL DISTRICTS THE FINISHED SIDE OF THE FENCE MUST FACE AWAY FROM THE APPLICANT'S PROPERTY. (§25-8.4.E) (COMPLIES)
 - THE USE OF BARBED AND/OR RAZOR WIRE IS PROHIBITED IN ALL DISTRICTS. (§25-8.4.F) (COMPLIES)
 - ELECTRICAL WIRE FENCE IS PROHIBITED IN ALL DISTRICTS. (§25-8.4.G) (COMPLIES)
- BUFFER REQUIREMENTS:
 - ALONG ANY SIDE OR REAR PROPERTY LINE WHICH IS ALSO THE BOUNDARY LINE BETWEEN A NONRESIDENTIAL DISTRICT AND RESIDENTIAL DISTRICT OR IS CONTIGUOUS TO A RESIDENTIAL USE IN A RESIDENTIAL ZONE, A BUFFER STRIP SHALL BE PLANTED AND MAINTAINED PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDING FROM SUCH ADJUTING RESIDENTIAL DISTRICT OR USE IN A RESIDENTIAL ZONE. THE REQUIRED BUFFER WIDTH SHALL BE FIFTY (50) FEET IN ALL NONRESIDENTIAL ZONES. THE REQUIREMENT FOR LOTS THAT ARE LESS THAN FORTY THOUSAND (40,000) SQUARE FEET IN AREA AND/OR LESS THAN THREE HUNDRED (300) FEET IN WIDTH ON SUCH SMALLER LOTS, THE REQUIRED BUFFER WIDTH SHALL BE TEN (10) PERCENT OF LOT WIDTH OR DEPTH, BUT NOT LESS THAN TWENTY (20) FEET. (§25-11.3.a) (VARIANCE - RESIDENTIAL BUFFER IS 12.0 FT)
 - SIDE YARDS OF NONRESIDENTIAL BUILDINGS ON LOTS WHICH ARE CONTIGUOUS TO THE BOUNDARY OF ANY RESIDENTIAL DISTRICT SHALL HAVE A MINIMUM REQUIRED WIDTH OF SEVENTY-FIVE (75) FEET. (§25-11.2) (VARIANCE - PROPOSED POPEYES 66.6 FT FROM SIDE FRONT YARD CONTIGUOUS TO RESIDENTIAL DISTRICT BOUNDARY)

PAVEMENT LEGEND



SIGNAGE TABLE

SIGN	REQUIREMENTS	PROPOSED POPEYES	PROPOSED SONIC
FREESTANDING	NUMBER OF SIGNS: MAXIMUM SIGN AREA: MINIMUM SIGN HEIGHT: MAXIMUM SIGN HEIGHT: MAXIMUM SIGN WIDTH: MINIMUM SIGN FRONT SETBACK: MINIMUM DISTANCE BETWEEN FREESTANDING SIGNS:	ONE (1) 50 SF 8 FT 16 FT 6 FT 10 FT 50 FT	ONE (1) (M) 42.98 SF 16 FT 20 FT (M) 7.88 FT (M) 10 FT 196.1 FT
BUILDING MOUNTED	NUMBER OF FACADE SIGNS: MAXIMUM FACADE SIGN AREA:	ONE (1) 15% OF FRONT WALL AREA OR 120 SF, WHICHEVER IS LESS (POPEYES: 100 SF; SONIC: 91 SF)	FOUR (4) (M) NORTH: "POPEYES LOUISIANA KITCHEN" CHANNEL LETTERS 39.1 SF WEST: POPEYES SEAL 7.1 SF EAST: "POPEYES" CHANNEL LETTERS 14.3 SF "FAMOUS LOUISIANA CHICKEN" GRAPHIC 48.0 SF TOTAL: 198.5 SF (M)
	MAXIMUM SIGN PROJECTION:	12 IN 5 IN	6 IN

(N/S): NO STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY AND TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
1504 MAIN STREET
LAKE COMO, NJ 07719
SURVEYOR FILE NO. 1021-99-0255
DATED 05/13/2021
- APPLICANT:
MPB REALTY, LLC
301 ROUTE 17 NORTH, SUITE 802
RUTHERFORD, NEW JERSEY 07070
- OWNER:
RUTH KRAM FJ ASSOCIATES/BROTHERS
71 VALLEY STREET #204
SOUTH ORANGE, NJ 07079
- PARCEL DATA:
BLOCK 153, LOT 38
470 EAGLE ROCK AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NJ
- ZONE:
GENERAL BUSINESS ZONE (B-2 ZONE)
- EXISTING USE:
RESTAURANT (PERMITTED USE) (§ 25-7.1)
- PROPOSED USE:
FAST FOOD RESTAURANT (CONDITIONAL USE) (§ 25-7.1) (VARIANCE)
- SCHEDULE OF ZONING REQUIREMENTS (§ 25-ATTACHMENT 3)

ZONE REQUIREMENT	ZONE B-2 REQUIREMENT	EXISTING	PROPOSED (INCLUDES FUNDUS ROAD CONSOLIDATION)
MINIMUM LOT AREA	10,000 SF	40,971 SF (0.941 AC.)	45,713 SF (1.047 AC.)
MINIMUM LOT WIDTH	N/S	223.45 FT	248.5 FT
MINIMUM FRONT YARD SETBACK	30 FT	49 FT	50.1 FT
MINIMUM SIDE FRONT YARD SETBACK (CORNER LOTS)	25 FT	75.7 FT	66.6 FT
MINIMUM REAR YARD SETBACK	30 FT	46.6 FT	44.2 FT
MINIMUM SIDE YARD SETBACK	10 FT	64.3 FT	61.4 FT
MAXIMUM BUILDING HEIGHT	2.5 STORIES	1 STORY	1 STORY
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	22.4 FT
MAXIMUM BUILDING COVERAGE	40%	15.1% (6,187 SF)	9.3% (4,225 SF)
MAXIMUM IMPERVIOUS COVERAGE	60%	88.3% (36,177 SF) (E)	68.6% (31,345 SF) (V)

(N/S): NO STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

- CONDITIONAL USE REQUIREMENTS (§25-24.2.b.2(i))
 - A SITE PLAN, PREPARED BY A NEW JERSEY LICENSED ARCHITECT OR ENGINEER, SHALL BE SUBMITTED TO THE PLANNING OR ZONING BOARD, AS REQUIRED BY THIS CHAPTER AND STATE LAW, AND THE PLAN SHALL SHOW ALL STANDARDS, ESTABLISHED HEREIN FOR FAST FOOD RESTAURANT OPERATION AS A CONDITIONAL USE, HAVE BEEN SATISFIED. (COMPLIES)
 - NO PART OF ANY BUILDING OR STRUCTURE USED AS A FAST FOOD RESTAURANT NOR ANY DRIVEWAY ENTRANCE OR EXIT TO OR FROM THE SAME SHALL BE LOCATED WITHIN FIVE HUNDRED (500) FEET OF ANY LINE OF ANY LOT UPON WHICH IS LOCATED ANOTHER FAST FOOD RESTAURANT. (COMPLIES)
 - NO PART OF ANY BUILDING OR STRUCTURE USED AS A FAST FOOD RESTAURANT SHALL BE LOCATED WITHIN ONE THOUSAND (1,000) FEET OF ANY RESIDENTIAL DISTRICT BOUNDARY LINE. (PROPOSED FAST FOOD RESTAURANT LOCATED ON A LOT ADJACENT TO A RESIDENTIAL DISTRICT BOUNDARY LINE)
 - THE MINIMUM SIZE FOR ANY LOT UPON WHICH ANY FAST FOOD RESTAURANT IS LOCATED SHALL BE THIRTY THOUSAND (30,000) SQUARE FEET, AND THE MINIMUM STREET FRONTAGE OF SUCH LOT SHALL BE TWO HUNDRED (200) FEET. IF A FAST FOOD RESTAURANT IS LOCATED ON A CORNER LOT, THE MINIMUM STREET FRONTAGE ON EACH STREET SHALL BE TWO HUNDRED (200) FEET. (FRONTAGE ALONG ROSNEY TERRACE IS 182.4 FEET)
 - CONVENED ENTRANCE AND EXIT DRIVEWAYS TO AND FROM ANY LOT UPON WHICH IS LOCATED A FAST FOOD RESTAURANT SHALL HAVE AN UNRESTRICTED WIDTH OF NOT LESS THAN TWENTY-FOUR (24) FEET NOR MORE THAN THIRTY (30) FEET, SHALL BE LOCATED NOT NEARER THAN TWENTY (20) FEET TO ANY LOT LINE AND SHALL BE SO DESIGNED TO AVOID THE NEED FOR ANY EXISTING VEHICLE TO BACK ACROSS OR INTO ANY PORTION OF A PUBLIC SIDEWALK OR STREET. ONE-WAY ENTRANCE OR EXIT DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF EIGHTEEN (18) FEET. (COMPLIES)
 - THE MINIMUM DISTANCE BETWEEN DRIVEWAYS ON A LOT UPON WHICH IS LOCATED A FAST FOOD RESTAURANT SHALL BE ONE HUNDRED (100) FEET, MEASURED FROM THE TWO (2) CLOSEST DRIVEWAY CURBS. (COMPLIES)
 - THE MINIMUM DISTANCE OF ANY DRIVEWAY INTO THE STREET, OF A LOT UPON WHICH A FAST FOOD RESTAURANT IS LOCATED, FROM A STREET INTERSECTION SHALL BE ONE HUNDRED (100) FEET, MEASURED FROM THE NEAREST END OF THE CURB RADIUS OF THE INTERSECTION TO THE NEAREST END OF THE CURB RADIUS OF THE DRIVEWAY. (PROPOSED DRIVEWAY 13.1 FT FROM STREET INTERSECTION)
 - ALL FAST FOOD RESTAURANTS SHALL PROVIDE SUITABLE AREAS FOR STORAGE OF TRASH, DESIGNED AND CONSTRUCTED TO ALLOW NO VIEW OF THE TRASH STORAGE FROM THE STREET, TO PREVENT TRASH FROM BLOWING AROUND THE SITE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY AND TO PERMIT SAFE REMOVAL OF TRASH. (COMPLIES)
 - ALL FAST FOOD RESTAURANTS SHALL PROVIDE PARKING IN ACCORDANCE WITH § 25-12.2B. (SEE BELOW)
 - ANY LOT ON WHICH IS LOCATED A FAST FOOD RESTAURANT MUST COMPLY WITH THE FRONT YARD, SIDE YARD, AND REAR YARD REQUIREMENTS FOR THE B-1 OR B-2 DISTRICT IN WHICH THE LOT IS LOCATED. (COMPLIES)

- PARKING REQUIREMENTS:
 - ALL OFF-STREET PARKING SPACES SHALL HAVE A FIVE (5) FOOT WIDE SIDEWALK AT LEAST FIVE (5) INCHES ABOVE THE PARKING AREA LEVEL BETWEEN ANY BUILDING AND A PARKING AREA OR DRIVE USED BY THE PUBLIC. (§25-12.1.A) (COMPLIES)
 - THE ENTIRE PERIMETER OF ALL PARKING AREAS AND THE EDGES OF ALL ENTRANCE AND EXIT DRIVES SHALL BE ENCLOSED WITH A CONCRETE OR GRANITE BLOCK CURB AT LEAST SIX (6) INCHES ABOVE THE PAVING SURFACE. CURBING SHALL NOT BE LESS THAN FIVE (5) FEET FROM ANY FENCE OR SCREENING NOR LESS THAN FIVE (5) FEET FROM ANY STRUCTURE. WHERE REQUIRED, CONCRETE WHEEL STOPS SHALL BE PROVIDED. (§25-12.1.B) (WAVES - CONCRETE CURB DIRECTLY ADJACENT TO PROPOSED BUILDING AT DRIVE-THRU WINDOW)
 - ALL PARKING AREAS SHALL BE SO DESIGNED THAT VEHICLES ARE NOT COMPELLED TO BACK DIRECTLY ONTO A PUBLIC RIGHT-OF-WAY. (§25-12.1.F) (COMPLIES)
 - OFF-STREET PARKING FACILITIES AS REQUIRED BY THIS CHAPTER SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL BUILDING OR USE THAT THEY SERVE, EXCEPT THAT OFF-SITE PARKING FACILITIES FOR NONRESIDENTIAL USES IN THE B-1, B-2, OB-1 AND OB-2 DISTRICTS MAY BE PROVIDED ON PROPERTIES WITHIN TWO HUNDRED FIFTY (250) FEET OF THE LOT ON WHICH THE PRINCIPAL BUILDING IS LOCATED. (§ 25-12.1.K) (COMPLIES)
 - IN THE B-1, B-2, OB-1 AND OB-2 DISTRICTS, OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY. (§ 25-12.1.L) (WAVES - PARKING PROPOSED IN FRONT YARD)
 - THE PARKING REQUIREMENT FOR A BUILDING OR DEVELOPMENT WITH A MIX OF NONRESIDENTIAL USES SHALL BE THE TOTAL OF THE REQUIREMENTS OF THE COMPATIBLE USES, COMPUTED SEPARATELY IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBSECTION. SHARED PARKING SHALL BE PERMITTED FOR A MIXED-USE DEVELOPMENT CONTAINING A RESIDENTIAL USE, PER § 25-12.2A.3. (§ 25-12.1.M) (COMPLIES)
 - STANDARD SIZE PARKING SPACES SHALL HAVE MINIMUM DIMENSIONS OF NINE (9) FEET BY EIGHTEEN (18) FEET MEASURED PERPENDICULAR TO THE AXIS OF THE LENGTH WITH ADEQUATE PROVISION FOR INGRESS AND EGRESS TO ALL PARKING SPACES. COMPACT SIZE SPACES SHALL NOT BE LESS THAN EIGHT (8) FEET BY FIFTEEN (15) FEET, IF APPROVED BY THE PLANNING BOARD OR BOARD OF ADJUDICATION. (§ 25-12.1.P) (COMPLIES)
 - PARKING CALCULATION PER §25-12.2.B:

FAST FOOD RESTAURANT: ONE (1) SPACE FOR EACH THREE (3) SEATS OR STOOLS OR ONE (1) SPACE FOR EACH FORTY-FIVE (45) SF OF FLOOR AREA AVAILABLE TO PATRONS, WHICHEVER REQUIREMENT IS GREATER. BENCHES SHALL BE CONSIDERED AS ONE (1) SEAT FOR EACH TWO (2) LINEAR FEET OF SEATING SPACE.

PROPOSED POPEYES' (706 SF)*(1 PARKING SPACE/45 SF) = 16 SPACES
OR
(24 SEATS)*(1 PARKING SPACE/ 3 SEATS) = 8 SPACES

PROPOSED SONIC RESTAURANT (433 SF)*(1 PARKING SPACE/45 SF) = 10 SPACES
OR
(18 SEATS)*(1 PARKING SPACE/ 3 SEATS) = 6 SPACES

THEREFORE: REQUIREMENT = 26 SPACES
PROPOSED = 27 SPACES

ELECTRIC VEHICLE CHARGING STATION (EVSE) SPACES:

COMMERCIAL USES - 1 SPACE PER FIRST 50 PROPOSED PARKING SPACES

THEREFORE:

27 PARKING SPACES PROPOSED + 1 EVSE SPACE REQUIRED (COMPLIES)

A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO (2) PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL ACCOUNT FOR NO MORE THAN 10 PERCENT OF THE TOTAL REQUIRED PARKING.

THEREFORE:

26 PARKING SPACES REQUIRED + 10% = 3 PARKING SPACES MAX. CREDIT

THEREFORE:

27 PARKING SPACES PROPOSED + 1 EVSE SPACE CREDIT = 28 SPACES PROPOSED (COMPLIES)

11. DRIVEWAY REQUIREMENTS

- FOR ONE-WAY TRAFFIC WITH SIXTY (60) DEGREE PARKING DRIVE ANGLES SHALL BE EIGHTEEN (18) FEET WIDE (§ 25-12.1.HA) (COMPLIES)
- FOR TWO-WAY TRAFFIC WITH NINETY (90) DEGREE PARKING DRIVE ANGLES SHALL BE TWENTY-FOUR (24) FEET WIDE. (§ 25-12.1.HB) (COMPLIES)
- ALL DRIVEWAYS FOR TWO-WAY TRAFFIC SHALL BE A MINIMUM OF TWENTY-FOUR (24) FEET WIDE AND IN NO CASE SHALL A DRIVEWAY BE LESS THAN FOURTEEN (14) FEET WIDE. (§ 25-12.1.HC) (COMPLIES)
- EACH ENTRANCE OR EXIT FROM SUCH PARKING AREA SHALL BE AT LEAST FIFTY (50) FEET FROM ANY RESIDENTIAL DISTRICT. (§ 25-12.1.I) (COMPLIES)
- AN ACCESS DRIVE TO AN OFF-STREET PARKING AREA OR TRUCK-LOADING SPACE MAY BE LOCATED WITHIN A REQUIRED SIDE YARD, BUT SHALL NOT BE LOCATED WITHIN FIVE (5) FEET OF A SIDE LOT LINE. (§25-12.4A2) (COMPLIES)
- REQUIRED PARKING AREAS SHALL BE ON THE SAME LOT WITH THE MAIN BUILDING OR USE TO WHICH THEY ARE ACCESSORY, EXCEPT IN THE B-1 AND B-2 DISTRICTS PER SUBSECTION 25-12.2B.4. (§25-12.4A4) (COMPLIES)
- PARKING AREAS AND TRUCK-LOADING SPACES SHALL HAVE SAFE AND ADEQUATE ACCESS TO A PUBLIC STREET EITHER BY A DRIVEWAY ON THE SAME LOT OR BY MEANS OF A PERMANENT EASEMENT ACROSS ANY ADJOINING LOT. (§25-12.4A5) (COMPLIES)

12. GENERAL REQUIREMENTS

- IN ANY DISTRICT NO ACCESSORY STRUCTURE, BUILDING, STORAGE AREA, OFF-STREET PARKING AREA OR TRUCK LOADING SPACE SHALL BE PERMITTED WITHIN FIVE (5) FEET OF A PROPERTY LINE. (§ 25-8.1) (COMPLIES)
- NO ACCESSORY USES SHALL BE LOCATED WITHIN ANY MINIMUM REQUIRED FRONT YARD OR SIDE YARD. (§ 25-8.1A) (WAVES - PROPOSED PARKING IS WITHIN REQUIRED FRONT YARD)
- IF ANY SUCH ACCESSORY USE IS LOCATED IN B, L, OR I-B DISTRICT AND A PROPERTY LINE WHICH IS THE DISTRICT BOUNDARY LINE ADJUTS A RESIDENTIAL DISTRICT, THEN THE MINIMUM REQUIRED DISTANCE FROM SUCH PROPERTY LINE SHALL BE 10 FEET. (§ 25-8.1B) (COMPLIES)
- NO ACCESSORY BUILDING SHALL BE LOCATED WITHIN FIFTEEN (15) FEET OF ANY PRINCIPAL BUILDING, EXCEPT AS OTHERWISE PROVIDED IN THIS CHAPTER. (§ 25-8.1C) (COMPLIES)
- NO SITE PLAN SHALL BE APPROVED FOR DEVELOPMENT UNLESS SUFFICIENT CAPACITY EXISTS IN THE PUBLIC SANITARY SEWERS, AND STORM SEWERS, OR WILL BE MADE AVAILABLE PRIOR TO THE START OF CONSTRUCTION AND THAT THERE IS ADEQUATE ACCESS TO PUBLIC STREETS. (§ 25-8.6) (COMPLIES)
- MIXED USES AND MULTIPLE PRINCIPAL USES ON ONE LOT SHALL BE PERMITTED IN THE B-1, B-2, P-C, O-R AND I DISTRICTS. (§ 25-8.12.D) (COMPLIES)

[THIS DRAWING HAS BEEN PREPARED BASED ON A SITE PLAN EXHIBIT DATED 05/18/2023.]

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: ALTERNATE SITE PLAN EXHIBIT RENDERING			
PROJECT: MPB REALTY, LLC PROPOSED POPEYES' & SONIC RESTAURANT		JOB No: 1021-99-025 (DATE: 05/18/2023)	
BLOCK 153, LOT 38 470 EAGLE ROCK AVENUE (CR-611) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY		DRAWN BY: AJH DESIGNED BY: DG/MW CHECKED BY: MJB CHECKED BY: -	
SCALE: (H) 1"=20' (V)		SHEET No: 1	
MATTHEW J. BERSCH		ROBERT P. FREUD	
PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 54522		PROFESSIONAL ENGINEER NEW JERSEY LICENSE No. 41938	
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Rev. # 0		Rev. # 0	