# GENERAL NOTES

1. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY TAX LOT 40, BLOCK 155.21 CITY OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 6/30/2017, LAST REVISED 9/27/2018.
2. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DERIVED USING SURVEY–GRADE GNSS.
3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) DERIVED USING SURVEY–GRADE GNSS.
4. REFER TO DRAWING, 'NOTES – CS002' FOR ADDITIONAL NOTES.

# ADA NOTE

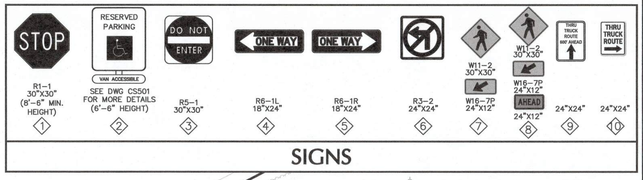
CONTRACTOR TO CONFIRM ALL ADA WORK IS PERFORMED IN ACCORDANCE WITH THE LATEST STANDARD AND REGULATIONS PER APPLICABLE TOWNSHIP OF WEST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY AND FEDERAL CODES.

# SEE DRAWING CS002 FOR ADDITIONAL NOTES

## BUILDING FLOOR AREA TABLE

| BUILDING | EXISTING GROSS FLOOR AREA (SF) | EXISTING GROSS LEASABLE AREA (SF) | PROPOSED GROSS FLOOR AREA (SF) |
|---|---|---|---|
| BUILDING A - UPPER LEVEL | 47,915 | 47,915 | 50,141 |
| BUILDING A - LOWER LEVEL | 16,229 | 0 | 16,229 |
| BUILDING B - UPPER LEVEL | 114,260 | 114,260 | 113,612 |
| BUILDING B - LOWER LEVEL | 74,766 | 24,112 | 77,116 |
| BUILDING C - UPPER LEVEL | 44,404 | 44,404 | 44,404 |
| BUILDING C - LOWER LEVEL | 43,011 | 36,801 | 43,011 |
| BUILDING D | 72,196 | 67,000 | 72,196 |
| BUILDING E | 7,303 | 7,303 | 7,303 |
| BUILDING F - 2 FLOORS | 5,232 | 5,232 | 5,232 |
| BUILDING G | 0 | 0 | 15,000 |
| BUILDING H | 0 | 0 | 2,200 |
| BUILDING I | 0 | 0 | 29,606 |
| TOTAL | 425,316 | 347,027 | 476,050 |

## SIGNS




## TOWNSHIP OF WEST ORANGE - ZONING STATISTICS TABLE

**ZONING DISTRICT: P-C PLANNED COMMERCIAL DISTRICT**

495 PROPOSPECT AVENUE
BLOCK 155.21, LOT 40 (Tax Sheet Number 88)
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, 07052
P-C (DISTRICT PLANNED COMMERCIAL DISTRICT)

| CODE SECTION | DESCRIPTION | REQUIRED / PERMITTED | EXISTING | PROPOSED | |
|---|---|---|---|---|---|
| **SECTION 25-7.1 - ZONING DISTRICT REGULATIONS** | | | | | |
| 525.62.B. | PRINCIPAL USE | RETAIL STORES, RESTAURANT, THEATER | RETAIL STORES, RESTAURANT, THEATER | RETAIL STORES, RESTAURANT, THEATER, DRIVE-THRU | V |
| 525.62.B. | MAX. BUILDING HEIGHT | 2 1/2 STORIES AND NOT EXCEEDING 35 FT | | 19 FT (BUILDING A)<br>28 FT (BUILDING B)<br>44.29 FT* (BUILDING C)<br>40 FT (BUILDING A)<br>42 FT (BUILDING B)<br>45 FT (BUILDING C)<br>26.25 FT (BUILDING G)<br>30 FT (BUILDING H)<br>39.33 FT (BUILDING I) | #<br>V<br>V<br>V<br>V<br>V<br>V |
| 525.62.B. | MIN. LOT AREA | 8 ACRES | 28.54 ACRES | NO CHANGE | C |
| 525.62.B. | MIN. LOT WIDTH | NO MINIMUM | 1,236.5 FT | NO CHANGE | C |
| 525.62.B. | MIN. FRONT YARD SETBACK (PROSPECT AVE) | 300 FT | 101.7 FT (FRONT)*S* | 101.7 FT (FRONT)*S* | # |
| 525.62.B. | MIN. SETBACK FROM CORNER LOT SETBACK (ROONEY CIRCLE) (NOTE 1) | 100 FT | 43.4 FT (SHOPRITE)* | 13.8 FT (BUILDING H) | V |
| 525.62.B. | MIN. SETBACK TO RESIDENTIAL (NOTE 2) | 100 FT | N/A | N/A | C |
| 525.62.B. | MAX. BUILDING COVERAGE (NOTE 3) | 20% | 21%* | 25% | V |
| 525.62.B. | MAX. LOT COVERAGE | 75% | 69%* | NO CHANGE | # |
| 525.62.B. | MIN. SPACE BETWEEN BUILDINGS | 150 FT | 50.5 FT* (BUILDING A TO B)<br>30.9 FT* (BUILDING A TO C)<br>50.2 FT* (BUILDING B TO C) | 85.5 FT* (BUILDING A TO B)<br>12.8 FT* (BUILDING A TO C)<br>17.2 FT* (BUILDING B TO C)<br>0 FT* (BUILDING C TO I) | V<br>V<br>V<br>V |
| **SECTION 25-8 - WALLS AND FENCES** | | | | | |
| 525-8.4 | MAX. WALL/FENCE HEIGHT | 6 FT | 6 FT+ | 13 FT AND 9.5 FT | V |
| **SECTION 25-12 - PARKING AND LOADING REQUIREMENTS** | | | | | |
| 525-12.2 | MIN. REQUIRED NUMBER OF PARKING SPACES (NOTE 4) | RETAIL:<br>1 SPACE / 250 SF OF GFA<br>RESTAURANT, THEATER -<br>1 SPACE / 3 SEATS<br>REQUIRED: 2,255 SPACES | 1,722 SPACES* | 1,538 SPACES | V |
| | MIN. NUMBER OF ADA SPACES | 1001 AND OVER - 30 PLUS 1 FOR EVERY 100 OVER 1000 SPACES REQUIRED: 39 SPACES | 46 SPACES | [redacted] | C |
| 525.12.1.h | MIN. DRIVEWAY WIDTH | TWO-WAY TRAFFIC - 24 FT | 24 FT | 24 FT | C |
| 525-12.1.i | MIN. PARKING SETBACK - FRONT YARD (PROSPECT AVE) | 50 FT | 24.4 FT* | NO CHANGE | # |
| 525.12.1.i | MIN. PARKING SETBACK - SIDE YARD (ROONEY CIRCLE) (NOTE 5) | 50 FT | 0 FT* | NO CHANGE | # |
| 525-12.1.P | TREE COUNT IN PARKING AREAS | 1 TREE PER 10 SPACES<br>REQUIRED: 154 TREES | 248 TREES | 250 TREES | C |
| 525-12.7.a | MIN. PARKING SPACE SIZE | 9 FT X 18 FT | 9 FT X 18 FT | 9 FT X 18 FT | C |
| 525-12.3.a.1 | MIN. NUMBER OF OFF-STREET LOADING SPACES | 1 PER 10,000 SF<br>REQUIRED: 46 SPACES | 12 SPACES* | 14 SPACES | V |
| 525-12.3.b.1 | MIN. LOADING SPACE SIZE | 10 FT X 40 FT | 10 FT X 40 FT | 10 FT X 40 FT | C |
| 525-12.3.b.1 | MIN. LOADING SPACE CLEARANCE (NOTE 6) | 14 FT | N/A | N/A | C |
| 525-12.3.b.2 | MIN. SIDE AND REAR LOADING SPACE SETBACK | 5 FT | 31.6 FT (SHOPRITE) | 26.0 FT (BUILDING G) | C |

## SECTION 25-14 - LIGHTING

| | | | | | |
|---|---|---|---|---|---|
| 525-14.2 | MIN. ILLUMINATION AT PEDESTRIAN WALKWAY | 10 LUX / 0.9 FOOTCANDLES | - | 0.9 FOOTCANDLES | C |
| 525-14.2 | MIN. ILLUMINATION AT PARKING AREAS | 16 LUX / 1.5 FOOTCANDLES | - | 1.5 FOOTCANDLES | C |

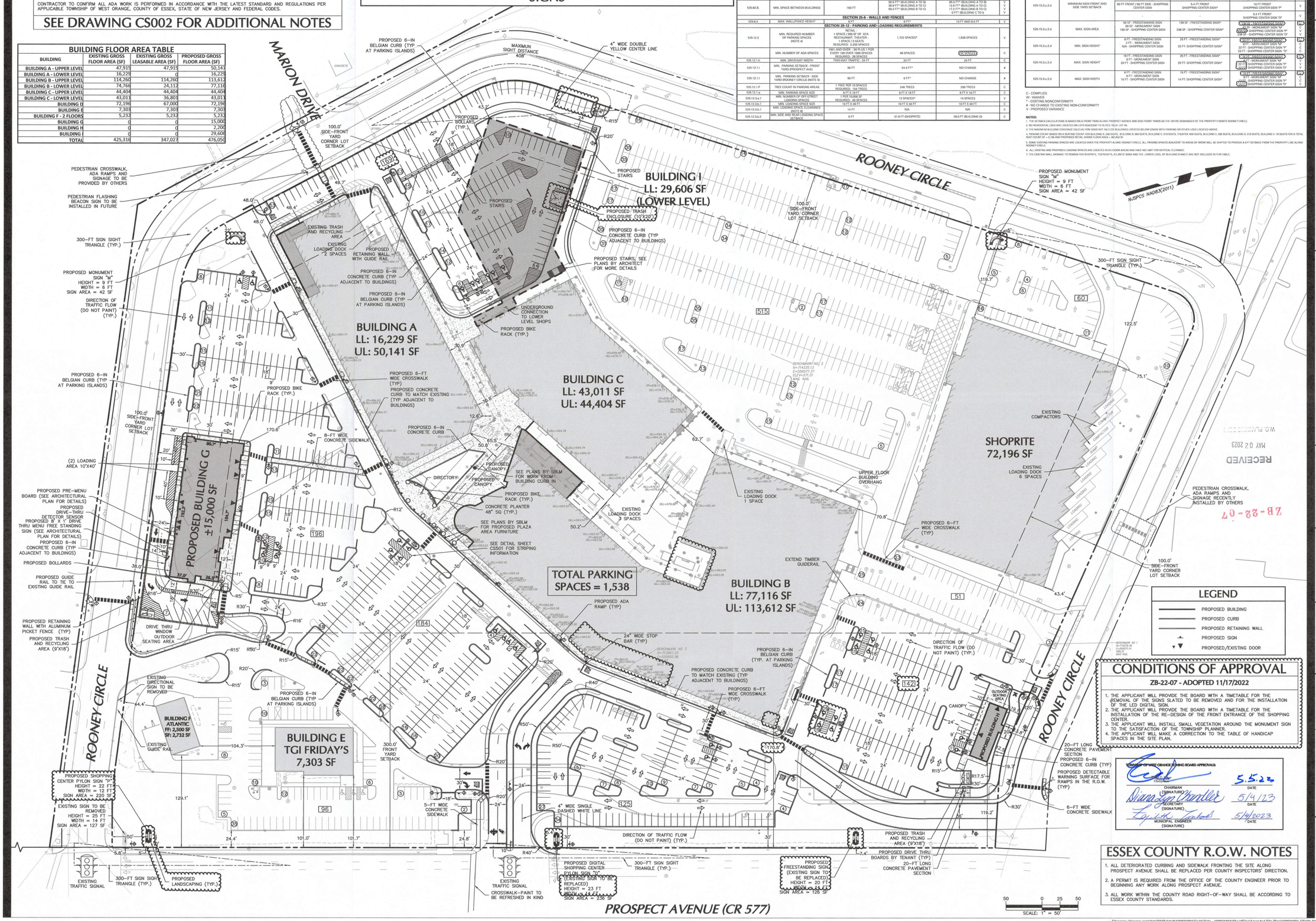
## SECTION 25-15 - SIGNS

| | | | | | |
|---|---|---|---|---|---|
| 525-15.3.a.2.b | MAX. # OF WALL SIGNS (NOTE 7) | 1 PER UNIT OF OCCUPANCY<br>14 (BUILDING A)<br>15 (BUILDING B)<br>1 (BUILDING C)<br>5 (BUILDING G)<br>1 (BUILDING H)<br>2 (BUILDING I) | - | 28 (BUILDING A)<br>29 (BUILDING B)<br>2 (BUILDING C)<br>14 (BUILDING G)<br>4 (BUILDING H)<br>8 (BUILDING I) | V<br>V<br>V<br>V<br>V<br>V |
| 525-15.3.a.2.b | MAX. WALL SIGN PROJECTION | 12 IN. | - | 12 IN. | C |
| 525-15.3.a.2.b | MAX. WALL SIGN AREA | THE LESSER OF 15% OF FRONT WALL OR 128 SF | - | 90 SF (BUILDING A)<br>275 SF (BUILDING B)<br>160 SF (BUILDING C)<br>160 SF (BUILDING G)<br>90 SF (BUILDING H)<br>146 SF (BUILDING I) | C<br>V<br>V<br>C<br>C<br>V |
| 525-15.3.a.2.d | NUMBER OF SIGNS PERMITTED | 1 | 1 FREESTANDING SIGN<br>2 SHOPPING CENTER SIGN<br>3 TOTAL* | [redacted]<br>2 SHOPPING CENTER SIGN<br>[redacted]* | V |
| 525-15.3.a.2.d | LOCATION OF SIGNS PERMITTED | FRONT YARD ONLY | FRONT YARD | FRONT, SIDE FRONT YARD | V |
| 525-15.3.a.2.d | MINIMUM SIGN FRONT AND SIDE YARD SETBACK | 19 FT FRONT / 29 FT SIDE - FREESTANDING AND MONUMENT SIGN<br>50 FT FRONT / 50 FT SIDE - SHOPPING CENTER SIGN | 7.4 FT FRONT<br>FREESTANDING AND MONUMENT SIGN<br>6.4 FT FRONT<br>SHOPPING CENTER SIGN* | 7.4 FT FRONT<br>FREESTANDING AND MONUMENT SIGN<br>9FT MONUMENT SIGN<br>10 FT FRONT<br>SHOPPING CENTER SIGN "P"<br>6.4 FT FRONT<br>SHOPPING CENTER SIGN "D" | V<br>V<br>V<br>V<br>V<br>V |
| 525-15.3.a.2.d | MAX. SIGN AREA | 50 SF - FREESTANDING SIGN<br>50 SF - MONUMENT SIGN<br>150 SF - SHOPPING CENTER SIGN | 128 SF - FREESTANDING SIGN*<br>236 SF - SHOPPING CENTER SIGN* | [redacted] SF - MONUMENT SIGN "M"<br>[redacted] SF - SHOPPING CENTER SIGN "P"<br>[redacted] SF - SHOPPING CENTER SIGN "D" | [redacted]<br>C<br>C<br>V<br>V |
| 525-15.3.a.2.d | MIN. SIGN HEIGHT | 8 FT - FREESTANDING SIGN<br>2 FT - MONUMENT SIGN<br>N/A - SHOPPING CENTER SIGN | 25 FT - FREESTANDING SIGN*<br>25 FT - SHOPPING CENTER SIGN* | [redacted] FT - MONUMENT SIGN "M"<br>22 FT - SHOPPING CENTER SIGN "P"<br>23 FT - SHOPPING CENTER SIGN "D" | [redacted]<br>C<br>C<br>C |
| 525-15.3.a.2.d | MAX. SIGN HEIGHT | 18 FT - FREESTANDING SIGN<br>6 FT - MONUMENT SIGN<br>20 FT - SHOPPING CENTER SIGN | 25 FT - FREESTANDING SIGN*<br>25 FT - SHOPPING CENTER SIGN* | [redacted] FT - MONUMENT SIGN "M"<br>[redacted] FT - SHOPPING CENTER SIGN "P"<br>[redacted] FT - SHOPPING CENTER SIGN "D" | [redacted]<br>C<br>C<br>C |
| 525-15.3.a.2.d | MAX. SIGN WIDTH | 8 FT - FREESTANDING SIGN<br>6 FT - MONUMENT SIGN<br>15 FT - SHOPPING CENTER SIGN | 15 FT - FREESTANDING SIGN*<br>14 FT - SHOPPING CENTER SIGN* | [redacted] FT - MONUMENT SIGN "M"<br>[redacted] FT - SHOPPING CENTER SIGN "P"<br>[redacted] FT - SHOPPING CENTER SIGN "D" | [redacted]<br>C<br>C<br>C |

C - COMPLIES
W - WAIVER
* - EXISTING NONCONFORMITY
# - NO CHANGE TO EXISTING NON-CONFORMITY
V - PROPOSED VARIANCE

**NOTES**

1. THE SETBACK CALCULATIONS IS BASED ON A FRONT YARD ALONG PROSPECT AVENUE AND SIDE FRONT YARDS AS THE ENTIRE REMAINDER OF THE PROPERTY FRONTS ROONEY CIRCLE.
2. NO RESIDENTIAL USES ARE LOCATED ON LOTS ADJACENT TO BLOCK 155.01 LOT 40.
3. THE MAXIMUM BUILDING COVERAGE CALCULATION DOES NOT INCLUDE BUILDINGS LOCATED BELOW GRADE WITH PARKING OR OTHER USES LOCATED ABOVE.
4. PARKING COUNT BASED ON A SEATING COUNT FOR BUILDING A: 239 SEATS, BUILDING B: 1800 SEATS, BUILDING C: 210 SEATS, THEATER: 600 SEATS, BUILDING E: 288 SEATS, BUILDING G: 210 SEATS, BUILDING H: 76 SEATS FOR A TOTAL SEATS OUTSIDE OF = 3,186 AND PROPOSED RETAIL GROSS FLOOR AREA = 382,662 SF.
5. SOME EXISTING PARKING SPACES ARE LOCATED EVEN THE PROPERTY ALONG ROONEY CIRCLE, ALL PARKING SPACES ADJACENT TO AREAS OF WORK WILL BE SHIFTED TO PROVIDE A 0 FT SETBACK FROM THE PROPERTY LINE ALONG ROONEY CIRCLE.
6. ALL EXISTING AND PROPOSED LOADING SPACES ARE LOCATED IN OUTDOOR AISLES AND HAVE NO LIMIT FOR VERTICAL CLEARANCE.
7. THE EXISTING WALL SIGNAGE TO REMAIN FOR SHOPRITE, TGIFRIDAY'S, ATLANTIC BANK AND THE LOWER LEVEL OF BUILDING B AND C ARE NOT INCLUDED IN THIS TABLE.




## LEGEND

- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED SIGN
- PROPOSED/EXISTING DOOR

## CONDITIONS OF APPROVAL

**ZB-22-07 - ADOPTED 11/17/2022**

1. THE APPLICANT WILL PROVIDE THE BOARD WITH A TIMETABLE FOR THE REMOVAL OF THE SIGNS SLATED TO BE REMOVED AND FOR THE INSTALLATION OF THE LED DIGITAL SIGN.
2. THE APPLICANT WILL PROVIDE THE BOARD WITH A TIMETABLE FOR THE INSTALLATION OF THE RE–DESIGN OF THE FRONT ENTRANCE OF THE SHOPPING CENTER.
3. THE APPLICANT WILL INSTALL SMALL VEGETATION AROUND THE MONUMENT SIGN TO THE SATISFACTION OF THE TOWNSHIP PLANNER.
4. THE APPLICANT WILL MAKE A CORRECTION TO THE TABLE OF HANDICAP SPACES IN THE SITE PLAN.

TOWNSHIP OF WEST ORANGE ZONING BOARD APPROVALS:
CHAIRMAN (SIGNATURE) — DATE 5.5.23
SECRETARY (SIGNATURE) — DATE 5/4/23
MUNICIPAL ENGINEER (SIGNATURE) — DATE 5/4/2023

## ESSEX COUNTY R.O.W. NOTES

1. ALL DETERIORATED CURBING AND SIDEWALK FRONTING THE SITE ALONG PROSPECT AVENUE SHALL BE REPLACED PER COUNTY INSPECTORS' DIRECTION.
2. A PERMIT IS REQUIRED FROM THE OFFICE OF THE COUNTY ENGINEER PRIOR TO BEGINNING ANY WORK ALONG PROSPECT AVENUE.
3. ALL WORK WITHIN THE COUNTY ROAD RIGHT–OF–WAY SHALL BE ACCORDING TO ESSEX COUNTY STANDARDS.

SCALE: 1" = 50'

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ZB-22-07


SBLM

*Owner*

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*Architect*

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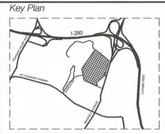
*Civil*

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*Revisions*

| | | |
|---|---|---|
| 1. | 10/01/2018 | REVISED PER TOWNSHIP COMMENTS |
| 2. | 11/02/2018 | REVISED PER TOWNSHIP COMMENTS |
| 3. | 2/15/2019 | RESUBMISSION TO TOWNSHIP |
| 4. | 4/17/2019 | RESUBMISSION TO TOWNSHIP |
| 5. | 6/04/2019 | REVISED PER COUNTY COMMENTS |
| 6. | 9/20/2019 | RESUBMISSION TO TOWNSHIP |
| 7. | 6/30/2022 | AMENDED SITE PLAN APPLICATION |
| 8. | 12/02/2022 | RESOLUTION COMPLIANCE |
| 9. | 1/30/2023 | RESOLUTION COMPLIANCE |
| 10. | 5/01/2023 | RESOLUTION COMPLIANCE |

*Key Plan*



NORTH ARROW

*Seal*

SIGNATURE — MICHAEL J. FOWLER — 5/1/23 DATE SIGNED
PROFESSIONAL ENGINEER NJ Lic. No. 24GE03239800


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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400


*Project Information*

**ESSEX GREEN SHOPPING CENTER**
PRELIMINARY AND FINAL SITE PLAN WITH USE AND BULK VARIANCES
TAX MAP SHEET 88, BLOCK 155.21, LOT 40
495 PROSPECT AVENUE
WEST ORANGE, NJ 07052

*Job Number* **100621801**

*Drawing Title*

# SITE PLAN

*Scale* **1" = 50'**
*Drawing Date* **8/17/2018**

*Drawing No.*

# CS101


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