

SITE PLAN

PREPARED FOR THE PROPOSED

PATHMARK

TO BE LOCATED AT THE EXISTING

WEST ORANGE PLAZA

PROSPECT AVENUE AND EAGLE ROCK AVENUE

LOT 1445 & 1445.05 BLOCK 152.24

TOWNSHIP OF WEST ORANGE

ESSEX COUNTY

NEW JERSEY

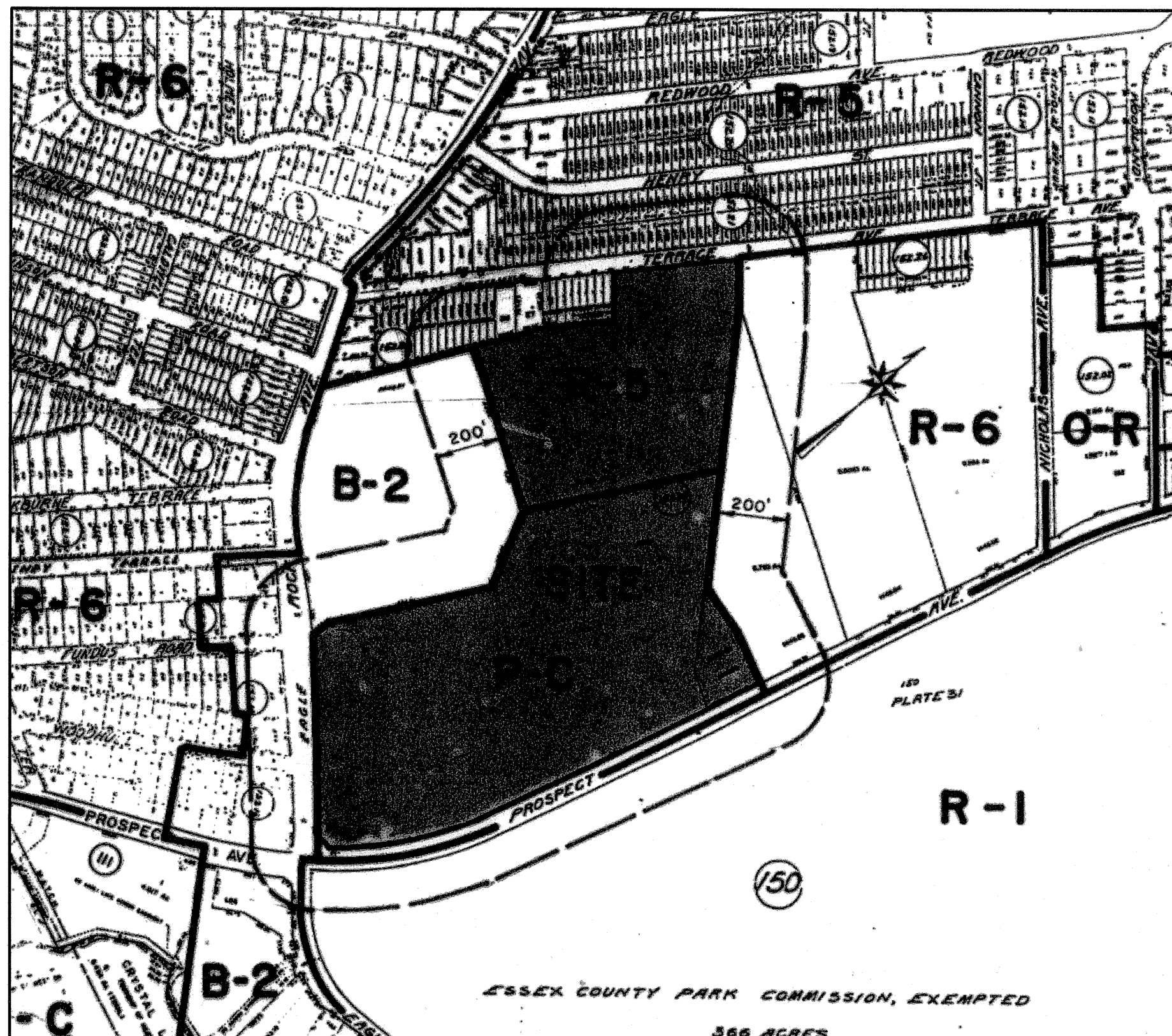
PROPERTY OWNERS WITHIN 200'		
LOT	BLOCK	OWNER / ADDRESS
33	153.14	EAGLE ROCK ASSOCIATES / RADICS
33.01	153.14	55 ROUTE 46 BOX 6761-PINE BROOK, NJ 07508
6.01	153	MARGOTIS, STEVE
1341	152.31	465 EAGLE ROCK AVENUE, WEST ORANGE, NJ 07052
1361	152.21	KRAM, DANIEL & RUTH
1365	152.21	520 PLEASANT VALLEY WAY, WEST ORANGE, NJ 07052
1369	152.21	LANDO, STEVEN
1378	152.21	60 STANFORD AVENUE, WEST ORANGE, NJ 07052
1380	152.21	TOWNSHIP OF WEST ORANGE
1382	152.21	66 MAIN STREET, WEST ORANGE, NJ 07052
1389	152.21	TOWNSHIP OF WEST ORANGE
1276	152.21	60 STANFORD AVENUE, WEST ORANGE, NJ 07052
1445.01	152.24	66 MAIN STREET, WEST ORANGE, NJ 07052
1445.05	152.24	TOWNSHIP OF WEST ORANGE
12	152.01	66 MAIN STREET, WEST ORANGE, NJ 07052
15	152.01	66 MAIN STREET, WEST ORANGE, NJ 07052
17	152.01	66 MAIN STREET, WEST ORANGE, NJ 07052
22	152.01	66 MAIN STREET, WEST ORANGE, NJ 07052
26	152.01	66 MAIN STREET, WEST ORANGE, NJ 07052
27	152.01	66 MAIN STREET, WEST ORANGE, NJ 07052
33	152.01	66 MAIN STREET, WEST ORANGE, NJ 07052
35	152.01	66 MAIN STREET, WEST ORANGE, NJ 07052
1	150	PROSPECT & EAGLE ROCK AVENUE COUNTY OF ESSEX
2	152.16	115 CLIFTON AVENUE, NEWARK, NJ 07114
3	153.14	FRET, RICHARD & ANNAMARE
1298	152.21	2 STEVEN TERRACE, WEST ORANGE, NJ 07052
1302	152.21	CONDOS, JAMES & PATRICIA K. CONDOS
1305	152.21	27 KENZ TERRACE, WEST ORANGE, NJ 07052
1325	152.21	TOWNSHIP OF WEST ORANGE
1327	152.21	66 MAIN STREET, WEST ORANGE, NJ 07052
		LANDO, SUSAN
		60 STANFORD AVENUE, WEST ORANGE, NJ 07052
		60 STANFORD AVENUE, WEST ORANGE, NJ 07052



KEY MAP

MAP REF. PORTIONS OF THE

SCALE : N.T.S.



LOCATION MAP

MAP REF. PORTIONS OF THE TOWNSHIP OF WEST ORANGE TAX MAPS

SCALE : 1" = 200'

CONDITIONS OF RESOLUTION

- THE LETTER COLOR AND LETTER STYLE OF ALL FREE STANDING SIGNS SHALL BE APPROVED BY THE TOWNSHIP PLANNER, REASONABLY.
- ALL WORK INVOLVED SHALL PROCEED AT APPROXIMATELY THE SAME TIME AND A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR PATHMARK ONLY IF 80% OF ALL IMPROVEMENTS INVOLVED FOR ENTIRE SHOPPING CENTER HAVE BEEN COMPLETED.
- APPLICANT SHALL PROVIDE A PLAN FOR THE SANITARY SEWER REPLACEMENT THROUGH THE MAYFAIR FARMS PROPERTY TO THE ENGINEERING TO BE APPROVED BY THEM.
- ALL PLANS AND REPORTS AS IMPLEMENTED BY J. MICHAEL PETRY, THE SITE ENGINEER FOR THE APPLICANT, ARE SUBJECT TO THE APPROVAL OF THE ENGINEERING DEPARTMENT OF THE TOWNSHIP OF WEST ORANGE.
- ADDITIONAL INFORMATION SHALL BE SUPPLIED BY THE APPLICANT REGARDING THE DISCHARGE POINT OF THE DETENTION BASIN ON THE PLAN INCLUDING THE AREA AROUND AND BEYOND THE RIP-RAP CHANNEL.
- A REVISED DRAINAGE REPORT SHALL BE PREPARED AND SUBMITTED TO THE ENGINEERING DEPARTMENT OF THE TOWNSHIP OF WEST ORANGE FOR THEIR APPROVAL.
- THERE SHALL BE NO LEFT TURN FROM THE WEST ORANGE PLAZA ON TO EAGLE ROCK AVENUE AND SUITABLE SIGNS SHALL BE INSTALLED ACCORDINLY TO ACHIEVE THIS PURPOSE AND SHALL BE SHOWN ON THE FINAL PLANS SUBMITTED FOR THE GEOMETRIC CHANGES AT THE DRIVEWAY.
- SECURITY LIGHTING SHALL BE PROVIDED IN THE REAR OF THE NEW PATHMARK BUILDING TO BE CONSTRUCTED WITHOUT CAUSING LIGHT TO BE DIRECTED TOWARD THE RESIDENCES AT TERRACE AVENUE.
- GREASE TRAPS SHALL BE PROVIDED IN THE NEW PATHMARK STORE.

- THE APPROVALS GRANTED ARE CONDITIONED UPON THE APPROVAL OF THE WEST ORANGE FIRE DEPARTMENT AND FIRE-SUB-CODE OFFICIAL OF THE BUILDING DEPARTMENT.
- APPLICANT MUST PAY A SUPPLEMENTAL SEWER FEE OF \$1.43 PER SQUARE FOOT IN ACCORDANCE WITH ORDINANCE NO: 1128-95.
- THE SITE IS SUBJECT TO A DEVELOPMENT FEE IN ADDITION TO THE SEWER FEE IN ACCORDANCE WITH ORDINANCE NO: 1136-92.
- THE APPLICANT SHALL OBTAIN A TREE CUTTING PERMIT BEFORE REMOVING ANY TREES.
- ALL NECESSARY APPROVALS SHALL BE OBTAINED FROM THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE ESSEX COUNTY PLANNING BOARD AND THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT AND EVIDENCE THEREOF SUBMITTED TO THE TOWNSHIP PLANNER AND THE ENGINEERING DEPARTMENT OF THE TOWNSHIP OF WEST ORANGE.
- ALL RETAINING WALLS THAT ARE CONSTRUCTED SHALL BE MAINTAINED BY THE APPLICANT IN PERPETUITY.
- A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE TOWNSHIP PLANNER FOR APPROVAL TO DESIGNATE THE EXTENT AND LOCATION OF NECESSARY LANDSCAPING IN CONNECTION WITH THE PROPOSED IMPROVEMENTS, TO INCLUDE TREES AND OTHER PLANTINGS.

- A LANDSCAPE ARCHITECT SHALL INSPECT ALL PLANTINGS AFTER THEY HAVE BEEN INSTALLED AND REPORT IN WRITING IN A TIMELY FASHION TO THE TOWNSHIP PLANNER OF THE FINDINGS. ALL DEFICIENCIES REPORTED SHALL BE PROPERLY CORRECTED BY THE APPLICANT TO THE REASONABLE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE TOWNSHIP PLANNER.
- THE LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN ACCORDANCE WITH THE APPROVED PLAN.
- HARDWOOD MULCH SHALL BE USED AROUND ALL PLANTINGS AND TREES THAT ARE INSTALLED.

- ALL TREES AND PLANTINGS THAT DIE SHALL BE REPLACED WITH TREES AND PLANTINGS OF EQUAL OR BETTER QUALITY IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.

- ALL FINDINGS OF FACT AND CONCLUSIONS OF LAW SET FORTH HEREIN ARE DEEMED CONDITIONS THAT ARE BINDING ON THE APPLICANT.

- THE APPLICANT WILL DO ITS UTMOST TO HAVE ALL STORES AND TENANTS IN THE SHOPPING CENTER HAVE THEIR STORE FRONTS AND THEIR SIGNAGE THEREON TO BLEND IN WITH THE NEW PLAZA FEATURES AS BEST AS POSSIBLE.

- A STAIRCASE SHALL BE PROVIDED BETWEEN THE UPPER AND LOWER PARKING LOTS IN ORDER TO FACILITATE PEDESTRIAN MOVEMENT PURSUANT TO THE SITE PLAN

- IN THE EVENT THAT TREES AND PLANTINGS REQUIRED BY THIS RESOLUTION CANNOT BE PLANTED DUE TO WEATHER CONDITIONS, THE APPROPRIATE CERTIFICATE OF OCCUPANCY SHALL ISSUE AND ALL OF SAID TREES AND PLANTINGS REQUIRED MUST BE PLANTED PRIOR TO THE RELEASE OF THE DEVELOPER'S BOND.

- ALL STATEMENTS MADE BY THE BOARD MEMBERS AT THE TIME OF THE ADOPTION OF THIS RESOLUTION ON DECEMBER 14, 2000, AS APPEAR ON THE RECORD ARE HEREBY INCORPORATED BY REFERENCE IN THEIR ENTIRETY AS IF STATED AT LENGTH HEREIN.

APPROVALS

TOWNSHIP OF WEST ORANGE

TOWNSHIP CHAIRPERSON

TOWNSHIP SECRETARY

TOWNSHIP ENGINEER

COUNTY OF ESSEX

COUNTY CHAIRPERSON

COUNTY SECRETARY

SITE DATA CHART				
LOT 1445 & 1445.05 BLOCK 152.24 ZONE P-C (PLANNED SHOPPING CENTER) / R-5 (SINGLE FAMILY RESIDENTIAL) AREA (TOTAL TRACT) 32.674 ACRES ±				
OWNER & APPLICANT WEST ORANGE PLAZA 71 VALLEY STREET SUITE 204 SOUTH ORANGE, N.J. 07079				
LOT AND YARD REQUIREMENTS				
DESCRIPTION	CODE	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA (Sq.Ft.)	8 ACRES	32.674 AC.	32.674 AC.	YES
MIN. LOT WIDTH (AT 25' SETBACK)	NONE	N/A	N/A	N/A
MIN. YARDS (PRINC. BLDG.)				
FRONT	300 FT.	31.3 FT.	31.3 FT. (EXIST.) 688.39 Ft. (PROP.)	EXIST. NON-COMFORMANCE YES
SIDE FRONT (CORNER LOT)	100 FT.	43.91 FT.	43.91 FT.	EXIST. NON-COMFORMANCE
REAR	75 FT.	N/A	N/A	N/A
REAR ADJACENT TO RESIDENCE	100 FT.	712 FT.	402.62 Ft.	YES
SIDE	75 FT. & 75 FT.	52.93 FT.	40 FT.	NO*
SIDE ADJACENT TO RESIDENCE	100 FT.	9.9 FT.	9.9 FT. (EXIST.) 100 FT. (PROP.)	NO YES
MIN. YARDS (ACS'RY. USES)	5 FT.	43.19 FT.	N/A	YES
BUFFER RESIDENTIAL DISTRICT RESTAURANT - SETBACK FROM RESIDENTIAL DIST.	100 FT.	9.9 FT.	5.88 FT.	NO*
	125 FT.	>125 FT.	N/A	N/A
HEIGHT , COVERAGE				
DESCRIPTION	CODE	EXISTING	PROPOSED	COMPLIANCE
PRINCIPAL STRUCTURE	2½ STORES/35 FT.	61.7 FT.	59.5 FT.	NO*
MAX. LOT COVER. (BLDG.)	0.2%	0.125%	0.172%	YES
MAX. IMPERVIOUS COVER.	75%	59.9%	64.0%	YES
STEEP SLOPE IMPERVIOUS	70.34%	59.9%	64.0%	YES
MIN. SPACE BETWEEN BLDGS.	150 FT.	182 FT.	137.59 FT.	NO*
PARKING SETBACKS				
DESCRIPTION	CODE	EXISTING	PROPOSED	COMPLIANCE
FRONT	50 FT.	10 FT.	10 FT.	EXIST. NON-COMFORMANCE
SIDE	37.5 FT.	0 FT.	20 FT.	NO*
SIDE ADJACENT TO RESIDENCE	50 FT.	9.9 FT.	5.88 FT.	NO*
PARKING REQUIRED	2,404 SPACES	1393 SPACES	1516 SPACES	NO*
LOADING SPACES REQUIRED	36 SPACES	10 SPACES	15 SPACES	NO*

* VARIANCE REQUIRED

PARKING CALCULATIONS

RETAIL: 1 SP/200 SF GROSS FLOOR AREA EX. RETAIL: 263,000 SF * (1 SPACE/150 SF) = 1,887 SPACES
PROP. RETAIL: 67,500 SF * (1 SPACE/150 SF) = 450 SPACES

RESTAURANT: 1 SPACE/3 SEATS EX. RESTAURANT: 201 SEATS * (1 SPACE/3 SEATS) = 67 SPACES

TOTAL REQUIRED PER USE = 2,404 SPACES

OTHER VARIANCES				
DESCRIPTION	CODE	EXISTING	PROPOSED	COMPLIANCE
STALL SIZE	9 FT. X 20 FT.	9 FT. X 18 FT.	9 FT. X 18 FT.	NO*
FREE STANDING SIGN	1 PERMITTED	2 EXISTING	3 PROPOSED	NO*
WALL HEIGHT	6 FT. MAX.	NON EXISTING	6 PROPOSED	YES

4.	REV. TITLE BLOCK & ADD COND. OF RESOLUTION	9/24/04	JMP
3.	REVISE SITE DATA	12/5/00	JMP
2.	REVISE SITE DATA	10/26/00	JMP
1.	SITE DATA, SHEET NO.	3/13/00	JMP

REV. NO.	DESCRIPTION	DATE	BY
SITE PLAN PREPARED FOR PATHMARK PROSPECT AVENUE AND EAGLE ROCK AVENUE LOTS 1445 & 1445.05 BLOCK 152.24 TOWNSHIP OF WEST ORANGE ESSEX COUNTY NEW JERSEY			

TITLE SHEET			
RAC <i>Consulting, Inc.</i> Engineering Planning Surveying Wetlands Delineation DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER 24642630800 76 GORDON STREET • FARMERSBURGH, NEW YORK 11737 PH (813) 227-8700 • FAX (813) 227-7992			
J. MICHAEL PETRY-PE,PP,RA NJ PROFESSIONAL ENGINEER LIC. No. 36662			Designer: AP/NJ Draftsman: M.D.C. Checked By: J.M.P. Project No.: 0087 Scale: AS SHOWN Sheet 1 of 8
DATE: 11/19/99			