
Preliminary List of Variances & Waivers
July 2025

**Mavis Tire Supply, LLC
Proposed Automotive Service and Retail Center
Block 105, Lot 64.01
460 Prospect Avenue
Township of West Orange, Essex County, NJ**

Variances

- Schedule of Zoning Requirements §25-7.1 – Use Variance – (Office space existing, Motor Vehicle Service Station proposed) – **Use Variance relief requested**
- Schedule of Zoning Requirements §25-7.1 – Maximum Impervious Coverage (60% required, 59.9% existing, 64.3% proposed) – **Variance relief requested**
- §25-12.4.A.2 – Drive Aisle Requirements – Minimum Drive Aisle Side Yard Setback (5 FT Side Yard Setback required, 0 FT existing, 0 FT proposed) – **Existing non-conformance**
- §25-12.2.B.1 – Parking Requirements (29 spaces required, 19 spaces proposed (including 1 ADA space) – **Variance relief requested**

Design Waivers

- §25-14.3 – In the B-2 Zone, the minimum illumination level for parking areas shall be 2.0 FC.

Waiver – The proposed lighting plan shows the parking lot is property illuminated throughout the site. Additionally, this plan does not take into account any of the existing off-site lighting within the roadways.

Checklist Waivers

- Township of West Orange Site Plan Checklist Item 41 – Road and paving cross-sections and profiles.

Waiver – Limited disturbance within Prospect Avenue and Blueberry Bend.