

TOWNSHIP OF WEST ORANGE APPLICATION FORM FOR THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

A. APPLICANT INFORMATION

Full Legal Name: Trader Joe's East, Inc.

Mailing Address: 160 Federal Street, Floor 12 Boston MA 02111
(Last) (First) (Street) (City) (State) (Zip)

Telephone Number: (617) 429-0306 [Andy Tobias] Email: atobias@traderjoes.com
(Street) (City) (State) (Zip)

Is the Applicant an: ☐ Individual, ☒ Corporation, ☐ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached. See attached Corporate Disclosure Statement.

Relationship of the applicant to the property: ☐ Owner, ☒ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: Diener Mt Pleasant Associates Ltd.

Address: 25 Main Street, Suite 200, Hackensack, NJ 07601

Telephone Number: (201) 342-6137 Email: LBDiener@optimum.net

C. PROPERTY INFORMATION

Street Address: 457 Mt. Pleasant Avenue

Block Number(s): 157; Lot Number(s): 5

Tax Plate: 87; Zone of Property: B-2

The location of the property is approximately 388 feet from the intersection of _____
Mt. Pleasant Avenue and Pleasant Valley Way (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☒ Yes, Date(s): See attached Previous Planning Board and Zoning Board of Adjustment Decisions; ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☒ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☒ Soil Removal Permit. ☒ Tree Removal

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list. See also attached List of Variances, Design Exceptions and Submission Waivers

Section: 25-8.4(d) ; Proposed: 8' screen wall ; Description: Non-residential screening wall may not exceed 6'

Section: 25-14.3 ; Proposed: 0.6 footcandles ; Description: 2.0 footcandles required for illumination in parking areas (B-2 zone)

Section: 25-15.4.l ; Proposed: 8'-7" ; Description: Canopy projection (with sign)

Section: 25-15.4.l ; Proposed: 1'-6" ; Description: Canopy sign height

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

Property is currently improved with a multi-tenant retail shopping center consisting of two buildings with approx. 32,556 sf (combined). Applicant proposes to fit-out and occupy approx. 17,245 sf (1st floor)+ 1,522 sf (Mezzanine) of existing tenant space into a Trader Joe's retail grocery store. See attached Proposal for further details.

The property is 161,597 (square feet); 3.71 (acres)

Impervious Surface Coverage: Present: 83.8% ; Proposed: 82.1%

Building Coverage: Present: 24.7% ; Proposed: 19.1%

Is the property located:

- | | | |
|--|---|---|
| Within 200 feet of another municipality? | ☐ Yes | ☒ No |
| Adjacent to an existing or proposed county road? | ☒ Yes | ☐ No |
| Adjacent to other county land? | ☐ Yes | ☒ No (County land across Mt. Pleasant Avenue) |
| Adjacent to a state highway? | ☒ Yes | ☐ No |

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Gibbons P.C. (Howard D. Geneslaw, Esq.)

Telephone Number: (973) 596-4647 Email: hgeneslaw@gibbonslaw.com

Address: One Gateway Center, Newark NJ 07102

APPLICANT'S ENGINEER: Bohler Engineering (Tung-To Lam, P.E.)

Telephone Number: (908) 668-8300 Email: tlam@bohlereng.com

Address: 30 Independence Blvd., Suite 200, Warren, NJ 07059

APPLICANT'S ARCHITECT: Taylor Associates- Architects (Jeffrey Taylor, AIA)

Telephone Number: (914) 289-0011 Email: jt@taylorarchitects.com

Address: 572 N. Broadway, White Plains, NY 10603

APPLICANT'S PLANNER: _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): Traffic Planning & Design, Inc. ("TPD") (Paul B. Going, P.E. / David W. Fahim, P.E.)

Telephone Number: (908) 769-5588 Email: pgoing@TPDinc.com

Address: 30 Independence Boulevard, Suite 110, Warren, NJ 07059

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled **"PROPOSAL"**, describe the major elements of your proposal, and describe in detail the physical and use changes proposed. See attached Proposal
- 4B) Please attach a written statement labeled **"REASONS FOR RELIEF"**, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria). See attached List of Variances and Reasons for Relief
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
See attached List of Variances and Reasons for Relief
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
See attached List of Variances and Reasons for Relief
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property. N/A
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone. See attached List of Variances and Reasons for Relief

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

See attached List of Plans & Exhibits.

ITEM	SIGNED BY	DATE/REVISION

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

Acknowledged

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Trader Joe's East, Inc.

Applicant's Signature: Andy Tobias Date: July 31, 2025
Andy Tobias, Director of Construction

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statue time limit, the applicant grants permission for such an extension.

Trader Joe's East, Inc.

Applicant's Signature: Andy Tobias Date: July 31, 2025
Andy Tobias, Director of Construction

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I maintain a principal office at 25 Main Street, Suite 200 in Hackensack in the County of Bergen and the State of New Jersey and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 157 Lot(s) 5 on the Tax Map of 87 which property is the subject of the above application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site which is the subject of this application.

Diener Mt Pleasant Associates Ltd.

Owner's Signature: L.B. Diener Date: July 31, 2025
Printed Name: Lawrence B. Diener
Title: Partner

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.