

**Trader Joe's East, Inc.
457 Mt. Pleasant Avenue
West Orange, New Jersey
Block 157, Lot 5**

Proposal

Application Form, Section G. – Requirements for Variances, Item 4A)
September 17, 2025, December 10, 2025

Background

Trader Joe's East, Inc. ("Applicant" or "Trader Joe's") is a tenant at the above-referenced property (the "Property"). Trader Joe's, which currently operates at twenty locations in New Jersey, is a national chain of neighborhood grocery stores committed to providing its customers outstanding value in the form of the best quality products at the best everyday prices. Through rewarding products and knowledgeable, friendly Crew Members, Trader Joe's has been transforming grocery shopping into a welcoming journey since 1967. Trader Joe's sells a variety of grocery items, including pre-packaged fresh produce and refrigerated food products. No cooking or food preparation is done on the premises of its locations.

Existing Site

The Property consists of approximately 3.71 acres and is located within the Township's B-2 zoning district, which permits Retail Stores and multiple principal uses. The Property is currently improved with an approximately 29,187 square foot one-story commercial building with partial mezzanine ("Main Building"), previously occupied by multiple Retail Store tenants, and an approximately 3,254 square foot one-story commercial building, currently occupied by one Retail Store tenant (together known as "Mount Pleasant Plaza"). The Property also contains existing parking areas with 165 parking spaces, landscaping and other ancillary improvements. Ingress and egress to the Property is provided via Mt. Pleasant Avenue, Mt. Pleasant Place and Pleasant Valley Way.

Project Description

Applicant proposes to refit and reoccupy approximately 18,767 square feet of existing tenant space within the Main Building, including the approximately 1,522 square foot mezzanine, with a Trader Joe's retail grocery store, as described below and as further detailed on the submitted site and architectural plan sets (the "Project"). In connection therewith, the approximately 8,980 square foot "Metropolitan Plan Exchange" greenhouse to the west would be eliminated and replaced with additional parking and associated circulation; thereby increasing the total parking supply for the Property by approximately 11.5%, for a total of 184 parking spaces (188 with EV credit). Ancillary

improvements such as curbing, paving, landscaping, lighting, an 8-foot concrete masonry unit screen wall behind the Main Building, and two new trash enclosures are also proposed, as is new signage.

These improvements require preliminary and final major site plan approval, a soil removal permit, a tree removal and replacement permit, together with “c” variances seeking the following relief:¹

1. § 25-7.1, Table of District Regulations, Part B: Bulk Standards, Attachment 3: *The maximum permitted impervious coverage is 60%*. Applicant is proposing impervious coverage of 82.1% (a decrease compared to the existing 83.8%).
2. § 25-8.1.a.: *Accessory uses are not permitted in the front yard*. Applicant proposes parking within a front yard (this modifies existing parking which is already located in the front yard).
3. § 25-8.1.b.: *The minimum setback of an accessory use abutting a residential district is 10 feet*. Applicant proposes parking with a setback of 5 feet (an improvement of the existing condition, which is zero feet).
4. § 25-8.2: *Yard encroachments by accessory structures are not permitted*. Applicant proposes a trash enclosure in the Mt. Pleasant Place front yard.
5. § 25-8.4.d.: *In all nonresidential districts, a fence or wall to be used for screening may not exceed six feet in height*. Applicant is proposing an 8-foot high screen wall.
6. § 25-8.15: *Screening of utility structures is required, on three sides*. Applicant proposes a transformer on a pad, within a service area, which is largely blocked from public view but does not provide landscape screening.
7. § 25-12.3.a.1.: *A minimum of four loading spaces are required*. Applicant proposes two loading spaces (compared to one existing).
8. § 25-14.3: *A minimum illumination of 2.0 foot-candles is required within B-2 Zone parking areas*. Applicant is proposing foot-candle levels between 0.5 and 2.0 within certain portions of the parking areas.
9. § 25-14.4.1: *A maximum canopy projection of 6'-0" is permitted*. Applicant is proposing a canopy projection of 8'-7", including a canopy-mounted

¹ Based on discussion at the Site Plan Review Advisory Board, Applicant has included in its variance request existing nonconformities which are being improved. Existing nonconformities which are proposed to remain unchanged are not included because they do not require variance relief.

sign (the existing canopy projects 8'-0", so the increase is solely due to the sign).

10. § 25-14.4.1: *The maximum canopy sign height is 8'*. Applicant proposes a canopy sign height of 1'-6".

The Project scope of work encompasses the following:

Interior Work:

- Refit approximately 18,767 square feet of existing tenant space within the Main Building for occupancy by Trader Joe's. There will be no expansion to the existing building envelope.
- Alter the interior to include new display fixtures, refrigeration equipment, new ceilings, lighting, mechanical HVAC equipment, and floor and wall finishes.

Exterior Work:

- Replace the former outdoor greenhouse sales area used by previous tenant, "Metropolitan Plant Exchange," which has been removed, with nineteen (19) new parking spaces, including four (4) ADA spaces and four (4) EV spaces, to be situated within the western portion of the site. The addition of 19 new parking spaces will bring the new total of off-street parking spaces at the site to 184 spaces (188 with EV credit), an increase from the existing 165 spaces. A new concrete sidewalk will also be provided in this vicinity.
 - o This portion of the exterior work will require the issuance of a Soil Removal Permit as the limit of disturbance will be greater than 10,000 square feet and in excess of 300 cubic yards of soil will be removed. The reconfiguration of this area of the site for use as a parking area will provide additional pervious pavement for stormwater management and decrease the overall impervious area on site.
- Provide required striped walkways per current handicap accessibility and Township of West Orange requirements.
- Install ten new landscape areas in parking lots, surrounded by new concrete curbing. As part of this portion of the exterior site work, certain portions of the existing parking area pavement will be milled and overlaid. The existing painted "Stop" bars and directional arrows throughout the parking areas will also be repainted.

- o This portion of the exterior work will require the issuance of a Tree Removal and Replacement permit. Five (5) “Zelkova” trees of 6 to 13 inches DBH will be removed from within the existing parking areas and replaced, as required, with ten canopy (10) trees of 4” caliper within the improved parking area landscape beds. Of the 5 trees to be removed, 3 are non-viable. Additional trees, shrubs, grasses and perennial plantings are also proposed.
- On the eastern portion of the site, a 10’ x 20’ trash enclosure and an 8-foot high concrete masonry unit (CMU) screen wall are proposed for the Applicant’s use adjacent to the Main Building. New doors for the stock/receiving area; electrical, mechanical and sprinkler rooms are also proposed for the Main Building.
- Renovate the existing storefront to provide a new, consistent aluminum and glass single tenant appearance, with a single entrance/exit vestibule.
- Repair or replace existing sidewalks adjacent to the storefront; provide security bollards in front and rear; provide steel pipe rail cart corral near store entrance.
- Install a new concrete pad for refrigeration equipment in the rear of the Main Building.
- Install new complimentary “Trader Joe’s” signage on renovated south and west elevation facades.
- Upgrade existing parking area light fixtures.
- Address the Site Plan Review Advisory Board’s comments, which include:
 - o Adding crosswalks;
 - o Repairing or replacing damaged areas of existing fencing along the easterly property line;
 - o Constructing a second new trash enclosure in the northeast corner of the site to house existing dumpsters which are stored in the open;
 - o Relocating EV parking spaces away from the building;
 - o Extending the storefront renovation to encompass all tenants in the Main Building;
 - o Adding additional trees;

- o Expanding the area to be milled and overlayed, to resolve the existing ponding situation; and
- o Adding several cart corrals within the parking lot.

Operational Information

Total Number of Employees:	80± (10 full-time; 70 part-time)
Shifts:	Range from 4-9 hours long. First shift begins at 5 a.m. Last shift ends at 11 p.m.
Hours of Operation:	Daily 9 a.m. – 9 p.m.
Number and Frequency of Deliveries:	2-3 deliveries daily

Solid Waste Management Plan²

1. Trash

Trash consisting of non-organics will be stored in a 2 x 4 yard dumpster and will be picked up 5x per week in the morning using a rear-loading vehicle.

2. Recycling

Co-mingled recyclables will be stored in a 1 x 2 yard dumpster and will be picked up 2x per week in the morning using a rear-loading vehicle.

² Subject to change based upon store volume. Baler will be in stock room and cardboard bales are sent back to Trader Joe's distribution center. Applicant will also be composting as it is required in Essex County for grocery retailers of this size.