

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

Lists of Variances Required

Application Form, Section D. – Type of Application
Site Plan/Subdivision Checklist #24
September 17, 2025, revised December 10, 2025

“c” Variances

****Items shaded in yellow are new or updated since the initial submission****

SECTION	DESCRIPTION	REQUIRED/PERMITTED	PROPOSED
§ 25-7.1 (Table of District Regulations, Part B: Bulk Standards)	Maximum Impervious Coverage	60% [83.8% existing]	82.1%
§ 25-8.1.a.	Location of Accessory Uses	Not within front yard or side yard	Parking within front and side yards
§ 25-8.1.b.	Minimum Setback of Accessory Use (parking) Abutting Residential District	10 feet [0 feet existing]	5 feet
§ 25-8.2	Yard Encroachments	Not permitted	Trash enclosure in front yard (Mt. Pleasant Place)

SECTION	DESCRIPTION	REQUIRED/PERMITTED	PROPOSED
§ 25-8.4.c.	Fence Height (in side and rear yards of nonresidential districts)	6 feet	Existing 8-foot fence along loading area to be replaced in kind
§ 25-8.4.d.	Height of Walls & Fences Used for Screening	6 feet	8-foot CMU Screen Wall
§ 25-8.15	Screening of Utility Structures	Screened on 3 sides	Transformer on pad not screened
§ 25-12.3.a.1.	Number of Loading Spaces	4 [1 existing]	2
§ 25-14.3	Minimum Parking Area Illumination	2.0 foot-candles	0.5 to 2 foot-candles in some areas
§ 25-15.4.l.	Canopy projection	6'-0" (8'-0" existing)	8'-7"
§ 25-15.4.l.	Canopy sign height	8"	1"-6"

Existing Nonconformities to Remain Unchanged (Variances Not Required)

SECTION	DESCRIPTION	REQUIRED/PERMITTED	EXISTING/PROPOSED
§ 25-8.4.a.	Fence Height (fences not more than 50% solid)	4 feet	Chain link fencing >4 feet
§ 25-11.2	Minimum Side Yard Setback Contiguous to Residential Lots	75 feet	40.3 feet
§ 25-11.3.a.	Minimum Side and Rear Yard Buffer to Residential Use or Residential Zone	50 feet	6.9 feet (side) 8.8 feet (rear)
§ 25-12.1.e	Parking Lot Screening	Screened from any residence district by a fence, wall, berm, evergreen or hedge maintained in good condition	Eastern section of the property does not include landscaping (existing fence to be repaired or replaced in kind where needed)
§ 25-12.1.l.	Location of Off-Street Parking	Side and rear yard only	Front yard
§ 25-12.1.p.	Parking space dimensions	9 feet x 18 feet	8 feet x 14.8 feet
§ 25-12.1.i.	Location of parking area entrance or exit	Minimum 50 feet from any residential district	Mt. Pleasant Avenue 33.4 feet Mt. Pleasant Place 21.4 feet

SECTION	DESCRIPTION	REQUIRED/PERMITTED	EXISTING/PROPOSED
§ 25-12.3.b.1.	Loading space dimensions	10 feet wide x 40 feet long x 14 feet high	9.2 feet x 42.9 feet
§ 25-12.1.b.	Curbing enclosing perimeter of parking areas	At least 6 inches above the paving surface, and not less than 5 feet from any fence, screening or structure	Some existing parking to remain (along Pleasant Valley Way) has edge of pavement less than 6 inches to maintain the existing drainage patterns on site
§ 25-15.3.c.2.d.	Monument Sign Setback to Front Property Line	10 feet	3.3 feet
§ 25-15.3.c.2.d.	Monument Sign Minimum Height	2 feet above ground	0 feet above ground
§ 25-15.3.c.2.d.	Monument Sign Maximum Width (including support structures)	6 feet	7.6 feet

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List of Design Standard Exceptions Required

Site Plan/Subdivision Checklist #25
September 17, 2025

None.

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List of Submission Waivers Requested

September 17, 2025

None.