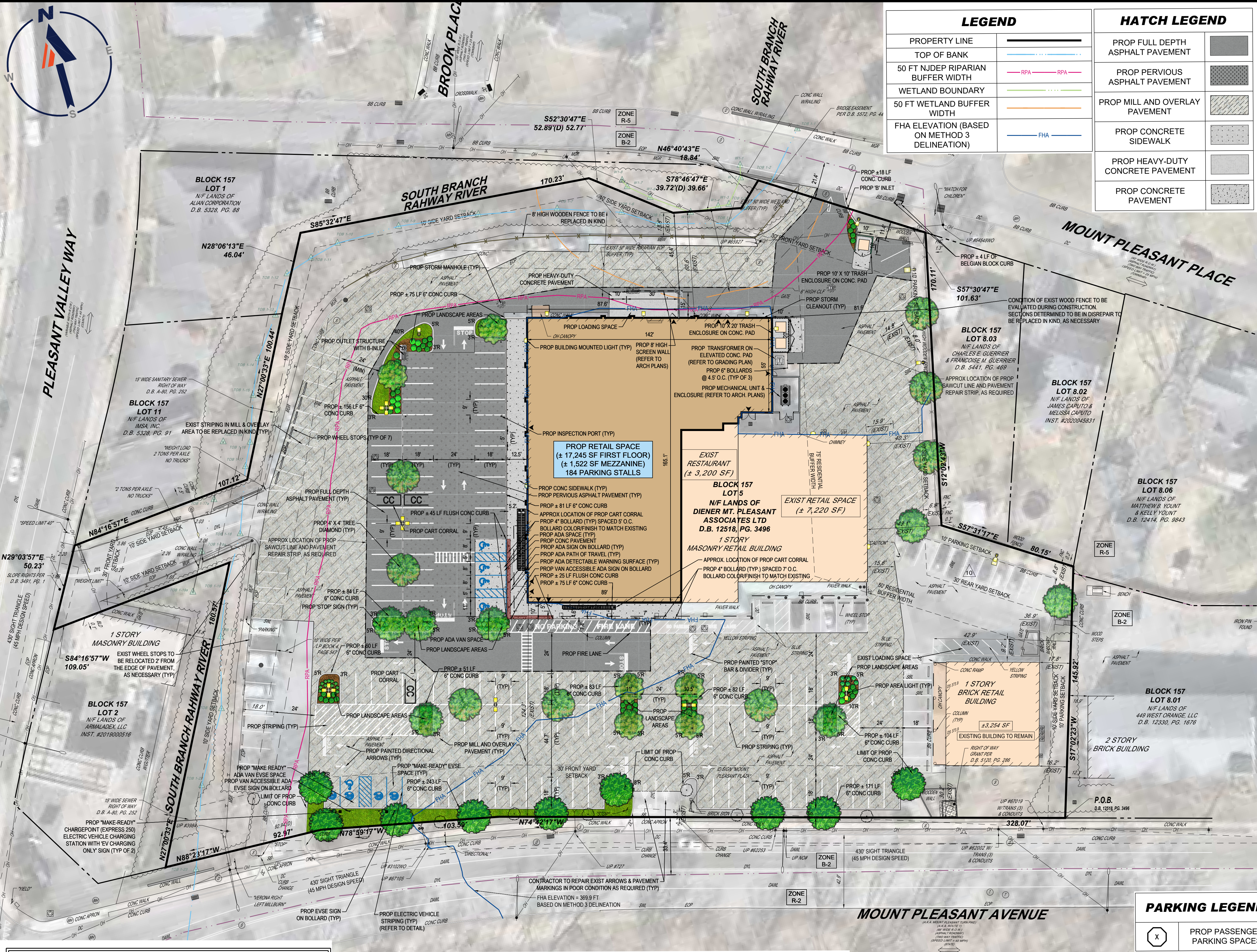




LEGEND	
PROPERTY LINE	
TOP OF BANK	
50 FT NUDEP RIPARIAN BUFFER WIDTH	 RPA 
WETLAND BOUNDARY	
50 FT WETLAND BUFFER WIDTH	
FHA ELEVATION (BASED ON METHOD 3 DELINEATION)	 FHA 

HATCH LEGEND	
PROP FULL DEPTH ASPHALT PAVEMENT	
PROP PERVIOUS ASPHALT PAVEMENT	
PROP MILL AND OVERLAY PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP HEAVY-DUTY CONCRETE PAVEMENT	
PROP CONCRETE PAVEMENT	

ZONING TABLE ZONE: B-2 DISTRICT (GENERAL BUSINESS) USE: RETAIL STORE (§ 25 ATTACHMENT 2) PERMITTED BLOCK 157 LOT: 5				
APPLICANT / OWNER INFORMATION				
APPLICANT:	TRADER JOE'S EAST, INC. 160 FEDERAL STREET, FLOOR 12 BOSTON, MA 02111			
PROPERTY OWNER:	DIENER MT PLEASANT ASSOCIATES LTD. 25 MAIN STREET, SUITE 200 HACKENSACK, NJ 07601			
BULK REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MAX. BUILDING HEIGHT	§ 25 ATTACHMENT 3-2	2 1/2 STORIES AND NOT EXCEEDING 35'	1 STORY	NO CHANGE
MIN. LOT AREA	§ 25 ATTACHMENT 3-2	10,000 SF	161,597 SF (31.71 AC.)	NO CHANGE
MIN. LOT AREA PER UNIT	§ 25 ATTACHMENT 3-2	N/A	N/A	N/A
MIN. LOT WIDTH	§ 25 ATTACHMENT 3-2	NO MINIMUM	N/A	N/A
MIN. FRONT YARD	§ 25 ATTACHMENT 3-2	30'	30.2'	NO CHANGE
MIN. SIDE FRONT YARD CORNER LOT	§ 25 ATTACHMENT 3-2	25'	N/A	N/A
MIN. SIDE YARD	§ 25 ATTACHMENT 3-2	10' (SINGLE) 20' (BOTH)	16.2' (SINGLE) 26.5' (BOTH)	NO CHANGE
MIN. REAR YARD	§ 25 ATTACHMENT 3-2	30'	43.1'	NO CHANGE
MAX. BUILDING COVERAGE	§ 25 ATTACHMENT 3-2	40%	30.899 SF (24.7%)	30.919 SF (19.1%)
MAX. LOT COVERAGE	§ 25 ATTACHMENT 3-2	60%	* 135,482 SF (83.6%) (E)	* 132,712 SF (82.1%) (E)
MIN. SPACING BETWEEN BUILDINGS	§ 25 ATTACHMENT 3-2	NONE SPECIFIED	N/A	N/A
MIN. LOT FRONTAGE	§ 25-4	40 FT OR 75% OF REQUIRED WIDTH (WHICHEVER IS GREATER)	50.2'	NO CHANGE
MIN. SIDE YARD (CONTIGUOUS TO RESIDENTIAL)	§ 25-11.2	75 FT	40.3' (E)	NO CHANGE
MIN. SIDE & REAR YARD (CONTIGUOUS TO RESIDENTIAL, BUFFER)	§ 25-11.3	50 FT	6.9' (SIDE)(E) 8.8' (REAR)(E)	NO CHANGE
		KEY: (E) EXISTING NONCONFORMITY TO REMAIN, VARIANCE IF REQUIRED		
* PER RESOLUTION 28-00-12, MEMORIALIZED ON OCTOBER 19, 2000, A VARIANCE WAS GRANTED TO PERMIT 84.8% IMPEVIOUS COVERAGE WHERE 60% IS PERMITTED.				
IN ALL DISTRICTS, THROUGH LOTS LYING WHOLLY OR PARTIALLY WITHIN ANY DISTRICT, IN WHICH A FRONT YARD IS REQUIRED SHALL BE CONSIDERED AS HAVING TWO FRONTAGES, EACH OF WHICH SHALL BE SUBJECT TO THE FRONT YARD REGULATION CONTAINED IN THE TABLE OF DISTRICT REGULATIONS. (§ 25-8.3)				
MIXED USES AND MULTIPLE PRINCIPAL USES ON ONE LOT SHALL BE PERMITTED IN THE B-1, B-2, P-C, O-R AND I DISTRICTS. (§ 25-8.12.D)				

PARKING & LOADING TABLE				
PARKING REQUIREMENTS				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. STALL SIZE	\$ 25-12.1	9' X 18'	8' X 14.8' (E)	EXIST TO REMAIN: 9' X 14.8' (E) NEW SPACES: 9' X 18'
MIN. DRIVE AISLE WIDTH (TWO-WAY)	\$ 25-12.1	24'	21.3' (E)	24'
MIN. NUMBER OF STALLS	\$ 25-12.2	188	165' (E)	188**
MIN. OFF-STREET PARKING FROM PROPERTY LINE ABUTTING RESTRICTED DISTRICT	\$ 25-8.1.B	10'	0' (E)	5' (E)

KEY: (E) EXISTING NONCONFORMITY TO REMAIN, VARIANCE IF REQUIRED

DETAIL: STORE PERSONAL SERVICE STORE - 1 PER 360 SQUARE FEET OF GROSS FLOOR AREA. COOK SERVICE (EAT IN) SUCH AS DELI

BAKERY'S AND COFFEE SHOPS WITH ON-SITE SEATING SHALL ADD 1 ADDITIONAL SPACE FOR EVERY 3 SEATS. (§25-12.8.1)
REQUIRED PARKING (GROSS RETAIL STORE): $(1 \times 11/87 \text{ SF RETAIL STORE}) \times (1 \times 1 \text{ SPACE} / 250 \text{ SF}) = 75.07 \text{ SPACES}$
REQUIRED PARKING (GROSS RETAIL STORE/STORER/STORAGE SERVICE RETAIL): $(1 \times 0.474 \text{ SF RETAIL STORE/STORER/STORAGE SERVICE STORE}) \times (1 \text{ SPACE} / 250 \text{ SF}) = 41.90 \text{ SPACES}$
TOTAL REQUIRED PARKING (RETAIL) = 75.07 SPACES + 41.90 SPACES = 116.97 SPACES = 117 SPACES'
 NOTE: THE EXISTING GARDEN AND PIZZA SHOP DOES NOT HAVE AN INDOR SEATING ON THE PREMISES.

REQUIREMENT: 1 PER 45 SQUARE FEET OF FLOOR AREA (§25-12.8.1)
REQUIRED PARKING (RESTAURANT) = $(63,200 \text{ SF} \text{ RESTAURANT}) \times (1 \text{ SPACE} / 45 \text{ SF}) = 71 \text{ SPACES} + 71 \text{ SPACES}'$
TOTAL REQUIRED PARKING = 117 SPACES + 71 SPACES = 188 SPACES
TOTAL EXISTING PARKING = 165 SPACES
TOTAL PROPOSED "MAKE READY" EYE PARKING + 4 SPACES TO BE COUNTED AS 8 SPACES"
TOTAL REQUIRED PARKING = 180 PARKING STALLS + 4 "MAKE READY" EYE PARKING STALLS (8 PARKING STALLS) = 188 PARKING STALLS

1. FRACTIONAL SPACES: WHENEVER THE APPLICATION OF PARKING SCHEDULE I RESULTS IN A FRACTIONAL PARKING SPACE IN EXCESS OF ONE-HALF, A FULL SPACE SHALL BE REQUIRED. (§25-12.8.3)

* A PARKING SPACE PREPARED WITH EYE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10% OF THE TOTAL REQUIRED PARKING. (§25-12.6.2)

FOR 151 TO 200 PARKING SPACES; 6 ADA COMPLIANT SPACES REQUIRED, 1 OF WHICH IS VAN ACCESSIBLE
 PROPOSED ADA SPACES: TOTAL ADA COMPLIANT SPACES, 1 OF WHICH IS VAN ACCESSIBLE & 1 OF WHICH IS EYE ACCESSIBLE

REQUIREMENTS FOR NEW INSTALLATION OF EYE AND MAKE-READY PARKING SPACES: (§25-12.6)
 (2.) IN NOTWITHSTANDING THE PROVISIONS OF THIS SUBSECTION, A RETAILER THAT PROVIDES 25 OR FEWER OFF-STREET PARKING SPACES FOR THE DEVELOPER OR OWNER OF A SINGLE-FAMILY HOME SHALL NOT BE REQUIRED TO PROVIDE OR INSTALL ANY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR MAKE-READY PARKING SPACES.

THERE SHALL BE A FIVE-FOOT-WIDE SIDEWALK AT LEAST TWENTY-FIVE INCHES ABOVE THE PARKING AREA LEVEL BETWEEN ANY BUILDING AND A PARKING AREA OR DRIVE USED BY THE PUBLIC. (§25-12.1)

EACH ENTRANCE OR EXIT FROM SUCH PARKING AREA SHALL BE AT LEAST 50 FEET FROM ANY RESIDENTIAL DISTRICT (§25-12.1)
 (E) (MOUNT PLEASANT AVENUE = 33'; MOUNT PLEASANT PLACE = 21')

THE ENTIRE PERIMETER OF ALL PARKING AREAS AND EDGES OF ALL ENTRANCE AND EXIT DRIVES SHALL BE ENCLOSED WITH A CONCRETE OR GRANITE BLOCK CURB AT LEAST 6 INCHES ABOVE THE PAVING SURFACE. CURBING SHALL NOT BE LESS THAN 5 FT FROM ANY FENCE OR SCREENING NOR LESS THAN 5 FT FROM ANY STRUCTURE, WHERE REQUIRED. CONCRETE WALK STOPS SHALL BE PROVIDED. (§25-12.1.8.1)

ANY PARKING AREA SHALL BE SCREENED ON ONE SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENCE DISTRICT BY A FENCE, WALL, BERM, EVERGREEN OR HERGE MAINTAINED IN GOOD CONDITION AS REQUIRED. THE FENCES AS REQUIRED BY THIS SUBSECTION MAY BE WAIVED BY THE PLANNING BOARD OR ZONING BOARD IN THE BOARD'S JUDGMENT, BECAUSE OF THE SPOPOGRAPHY OR OTHER PHYSICAL OR EXCEPTIONAL CIRCUMSTANCES, THE FENCE IS NOT NECESSARY TO PROTECT THE ADJACING PROPERTY. (§25-12.1.6)

ADDITIONAL: ADJACENT WITHIN 300 FEET OF ANY PARKING SPACE, THERE SHALL BE A MINIMUM OF ONE TREE (20 INCHES DBH) PLANTED

FOR EACH 10 PARKING STALLS, WHICH MAY BE PROVIDED WITHIN AND/OR ON THE PERIMETER OF THE PARKING AREA, THE MAXIMUM LENGTH OF A SINGLE ROW OF PARKING SPACES SHALL BE 20 SPACES, AT WHICH POINT A LANDSCAPED AREA WITH A MINIMUM WIDTH OF EIGHT FEET SHALL BE PROVIDED. (§ 25-12.1.0)

OFF-STREET PARKING FACILITIES AS REQUIRED BY THIS CHAPTER SHALL BE PROVIDED ON THE SAME LOT AS THE PRINCIPAL BUILDING OR USE THAT THEY SERVE, EXCEPT THAT OFF-STREET PARKING FACILITIES FOR NONRESIDENTIAL USES IN THE S-1, S-2, OB-1, AND OB-2 DISTRICTS MAY BE PROVIDED ON PROPERTIES WITHIN 250' OF THE LOT ON WHICH THE PRINCIPAL BUILDING IS LOCATED. (§ 25-12.1.K)

ALL DRIVEWAYS FOR TWO-WAY TRAFFIC SHALL BE A MINIMUM FOR 24 FT WIDE AND IN NO CASE SHALL A DRIVEWAY BE LESS THAN 14 FT WIDE. (§ 25-12.1.H.6)

IN THE O-8 AND B DISTRICTS, OFF-STREET PARKING MAY BE PLACED IN THE SIDE OR REAR YARD ONLY. (§ 25-12.1.L) (E)

THE PARKING REQUIREMENT FOR A BUILDING OR DEVELOPMENT WITH A MIX OF NONRESIDENTIAL USES SHALL BE THE TOTAL OF THE REQUIREMENTS OF THE COMPONENT USES, COMPUTED SEPARATELY IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBSECTION. (§ 25-12.1.M)

JOINT PARKING FACILITIES. PERSONS DEVELOPING PROPERTY IN THE B-1 AND B-2 DISTRICTS MAY MEET THE REQUIRED PARKING PROVISIONS OF THIS SUBSECTION BY PARTICIPATION IN A JOINT LOT OR MORE BUSINESS USES. PROVIDED PLANS FOR SUCH A JOINT PROGRAM HAVE BEEN APPROVED BY THE PLANNING BOARD AND FURTHER PROVIDED THAT THE AREA OF THE PARKING FACILITIES EQUALS THE TOTAL PARKING AREA REQUIREMENTS OF EACH USE PARTICIPATING THEREIN.

FURTHERMORE, A JOINT PARKING AGREEMENT ESTABLISHING THE RIGHTS AND OBLIGATIONS OF ALL PARTIES TO THE AGREEMENT SHALL BE SIGNED AND SUBMITTED TO THE BOARD. THE AGREEMENT SHALL BE CONDITIONED ON APPROVAL BY THE BOARD AND THE FILING OF SAME WITH THE COUNTY AS A RECORDED EASEMENT. (§ 25-12.2 B.4)

AN ACCESS DRIVE TO AN OFF-STREET PARKING AREA OR TRUCK LOADING SPACE MAY BE LOCATED WITHIN A REQUIRED SIDE SPACE YARD, BUT SHALL NOT BE LOCATED WITHIN 5 FT. OF A SIDE LOT LINE. (§ 25-12.4 A.2)

REQUIRED PARKING AREAS SHALL BE ON THE SAME LOT WITH THE MAIN PROGRAM OR USE TO WHICH THEY ARE ACCESSORY, EXCEPT IN THE B-1 AND B-2 DISTRICTS PER SUBSECTION 25-12.2 B.1.6. (§ 25-12.4 A.4)

LOADING REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. NUMBER OF LOADING SPACES	§ 25-12.3	4	1(E)	2(E)
MIN. LOADING SPACE DIMENSIONS	§ 25-12.3	10' X 40'	9.2' X 42.9' (E)	9.2' X 42.9' (E)
MIN. LOADING SPACE FROM PROPERTY LINE	§ 25-13.1 & § 25-12.3.8.2	5'	36.5'	36.5'

KEY: (E) EXISTING NONCONFORMITY TO REMAIN, VARIANCE IF REQUIRED

(1) REQUIRED FOR 2,500 - 9,999 SF (§ 25-12.3 A.1 a)
(1) ADDITIONAL FOR EACH 10,000 SF (§ 25-12.3 A.1 a)
1 + (30.919 SF - 9,999 SF) / (10,000 SF - 3,500 SPACES) = 4 SPACES

THE SITE PLAN IS REMOVING BUILDING SQUARE FOOTAGE AND ADDING PARKING. ONE LOADING SPACE EXISTS AND TWO ARE PROPOSED. GIVEN THAT THE BUILDING AREA IS REDUCED AND AN ADDITIONAL LOADING SPACE IS PROPOSED, THIS IS AN EXISTING NONCONFORMING CONDITION TO REMAIN. A VARIANCE IS REQUESTED BY THE BOARD, IF REQUIRED.

THE SPACE IS ONLY PERMITTED IN THE SIDE OR REAR YARD PROVIDED NO PART OF THE SPACE IS NEARER THAN 5 FT FROM ANY SIDE OR REAR PROPERTY LINE. (§ 25-12.3 B.2)

PRINCIPAL USES

(25-8-2.1) THERE SHALL BE NO MORE THAN ONE PRINCIPAL USE UPON ANY SINGLE LOT EXCEPT:

A. IN B-1 AND B-2 DISTRICTS, MIXED-USE DEVELOPMENTS SHALL BE PERMITTED AS A CONDITIONAL USE IN ACCORDANCE WITH THE REQUIREMENTS OF § 25-8-2.2(B)(2)(M).

C. ALL PROPOSED MIXED-USES MUST COMPLY WITH ALL HEALTH AND BUILDING CODE REGULATIONS, INCLUDING CERTIFICATES OF COMPLIANCE. CONDITIONAL DEVELOPMENTS, OFF-STREET PARKING SHALL BE PROVIDED AS REQUIRED FOR EACH INDIVIDUAL USE, EXCEPT THAT SHARED PARKING SHALL BE PERMITTED FOR A MIXED-USE DEVELOPMENT CONTAINING A RESIDENTIAL USE. PER § 25-12-2(2.3)

C. ALL COMMERCIAL / RETAIL USES CURRENTLY ON STREET LEVEL CAN NOT BE CONVERTED TO RESIDENTIAL USE.

D. MIXED USES AND MULTIPLE PRINCIPAL USES ON ONE LOT SHALL BE PERMITTED IN THE B-1, B-2, C-1, C-2, O-R AND DISTRICT

YARD REQUIREMENTS

IN ALL DISTRICTS, THE SPACE IN A REQUIRED FRONT, SIDE, SIDE FRONT YARD, OR REAR YARD SHALL BE OPEN AND UNOBSTRUCTED EXCEPT FOR: (25-8-2.2) (V)

A. AN UNROOFED TERRACE PROJECTING NOT MORE THAN 8 FT INTO THE REQUIRED REAR YARD.

B. STEPS PROJECTING NOT MORE THAN 6 FT LEADING TO A BASEMENT OR FIRST FLOOR.

C. DOORWAYS, WINDOWS, SILLS, LINTELS, WALL ORNAMENTS OR LEADERS PROJECTING NOT MORE THAN 2 FT. A VARIANCE MAY BE OBTAINED FOR A PROJECTING WINDOW OR DOOR.

D. FIRE ESCAPES REQUIRED BY LAWS, AND CHIMNEYS, NOT OVER 4 FT WIDE, PROVIDED THAT THE BUILDING SITTER SHALL DETERMINE THAT SUCH PROJECTIONS ARE SO PLACED AS NOT TO OBSTRUCT LIGHT OR VENTILATION.

E. AN EXISTING PRIVATE GARAGE FOR A ONE-FAMILY OR TWO-FAMILY DWELLING MAY BE RESULT WITH THE SAME FOOTPRINT.

F. A HANDICAP ACCESSIBILITY RAMP OR A ONE-FAMILY OR TWO-FAMILY DWELLINGS, IN ACCORDANCE WITH § 25-8-12.

SIDE YARDS OF NONRESIDENTIAL BUILDINGS ON LOTS WHICH ARE CONTIGUOUS TO THE BOUNDARY OF ANY RESIDENTIAL DISTRICT SHALL HAVE A MINIMUM REQUIRED WIDTH OF 75 FEET. (25-12-1)

BUFFER REQUIREMENTS

SIDE YARDS OF NONRESIDENTIAL BUILDINGS ON LOTS WHICH ARE CONTIGUOUS TO THE BOUNDARY OF ANY RESIDENTIAL DISTRICT SHALL HAVE A MINIMUM REQUIRED WIDTH OF 7'5" (25-1-1.2)

BUFFER STRIPS IN ALL NONRESIDENTIAL DISTRICTS AND FOR RESIDENTIAL DEVELOPMENTS OF 10 ACRES OR GREATER (25-2-1-3)

(A) IN ADDITION TO SETBACK REQUIREMENTS LISTED IN SUBSECTION 25-7-1 OF THE TABLE OF DISTRICT REGULATIONS, ALONG ANY SIDE OR REAR PROPERTY LINE WHICH IS ALSO THE BOUNDARY LINE BETWEEN A NONRESIDENTIAL DISTRICT AND A RESIDENTIAL DISTRICT OR IS CONTIGUOUS TO A RESIDENTIAL USE IN A RESIDENTIAL ZONE, A BUFFER STRIP SHALL BE PLANTED AND MAINTAINED IN PERPETUITY WITH TREES AND SHRUBBERY OF SUCH SIZES AND DENSITIES AS TO ADEQUATELY SCREEN THE BUILDINGS FROM SUCH ADJUTING RESIDENTIAL DISTRICT OR USE IN A RESIDENTIAL ZONE. THE REQUIRED BUFFER WIDTH SHALL BE 50 FT IN ALL NONRESIDENTIAL ZONES.

(D) ABOVEGROUND STORM WATER MANAGEMENT FACILITIES SHALL NOT BE PERMITTED IN BUFFER STRIPS.

FENCES AND WALLS

WALLS AND FENCES WHICH ARE NOT MORE THAN 50% SOLID ARE PERMITTED ANYWHERE ON THE PROPERTY, IN ALL DISTRICTS, PROVIDED THEY ARE NOT HIGHER THAN 4 FEET. (25-8-4-4) (E)

IN ALL NONRESIDENTIAL DISTRICTS, FENCES OR WALLS NOT EXCEEDING 6 FT IN HEIGHT SHALL BE PERMITTED IN THE FRONT AND REAR YARDS PROVIDED THE FENCE OR WALL IS NOT CLOSER THAN 5 FT AT ANY POINT TO A PRINCIPAL BUILDING IN A RESIDENTIAL DISTRICT. (25-8-4-4) (E)

IN ALL NONRESIDENTIAL DISTRICTS, A FENCE OR WALL TO BE USED FOR SCREENING MAY NOT EXCEED 55 FEET IN HEIGHT. (25-8-4-4) (V)

KEY: (E) EXISTING NON-CONFORMITY TO REMAIN, VARIANCE IF REQUIRED
(V) VARIANCE REQUIRED

SIGNAGE REQUIREMENTS				
MONUMENT SIGN				
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
LOCATION	§ 25-15.3.C.2.D	FRONT YARD ONLY	FRONT YARD	NO CHANGE
MINIMUM SETBACKS	§ 25-15.3.C.2.D	10' FRONT YARD SETBACK 25' SIDE YARD SETBACK	3.5' (FRONT)(E) > 25' (SIDE)	NO CHANGE
MAXIMUM AREA	§ 25-15.3.C.2.D	50 SF	25 SF	NO CHANGE
HEIGHT	§ 25-15.3.C.2.D	MIN 2' ABOVE GROUND MAX 8' ABOVE GROUND	0' (MIN)(E) 3.3' (MAX)	NO CHANGE
MAXIMUM WIDTH	§ 25-15.3.C.2.D	6' (INCLUDING SUPPORT STRUCTURE)	7.6'(E)	NO CHANGE
			KEY:	(E) EXISTING NONCONFORMITY TO MINIMUM VARIANCE IF REQUIRED
REFER TO ARCH PLANS FOR MOUNTED SIGNAGE REQUIREMENTS.				

**REFER TO GENERAL NOTES AND
LEGEND SHEET FOR ADDITIONAL
NOTES, REFERENCES AND
SPECIFICATIONS**

**THIS PLAN TO BE
UTILIZED FOR SITE
LAYOUT PURPOSES
ONLY.**

[illegible]