



PLANNING PRESENTATION

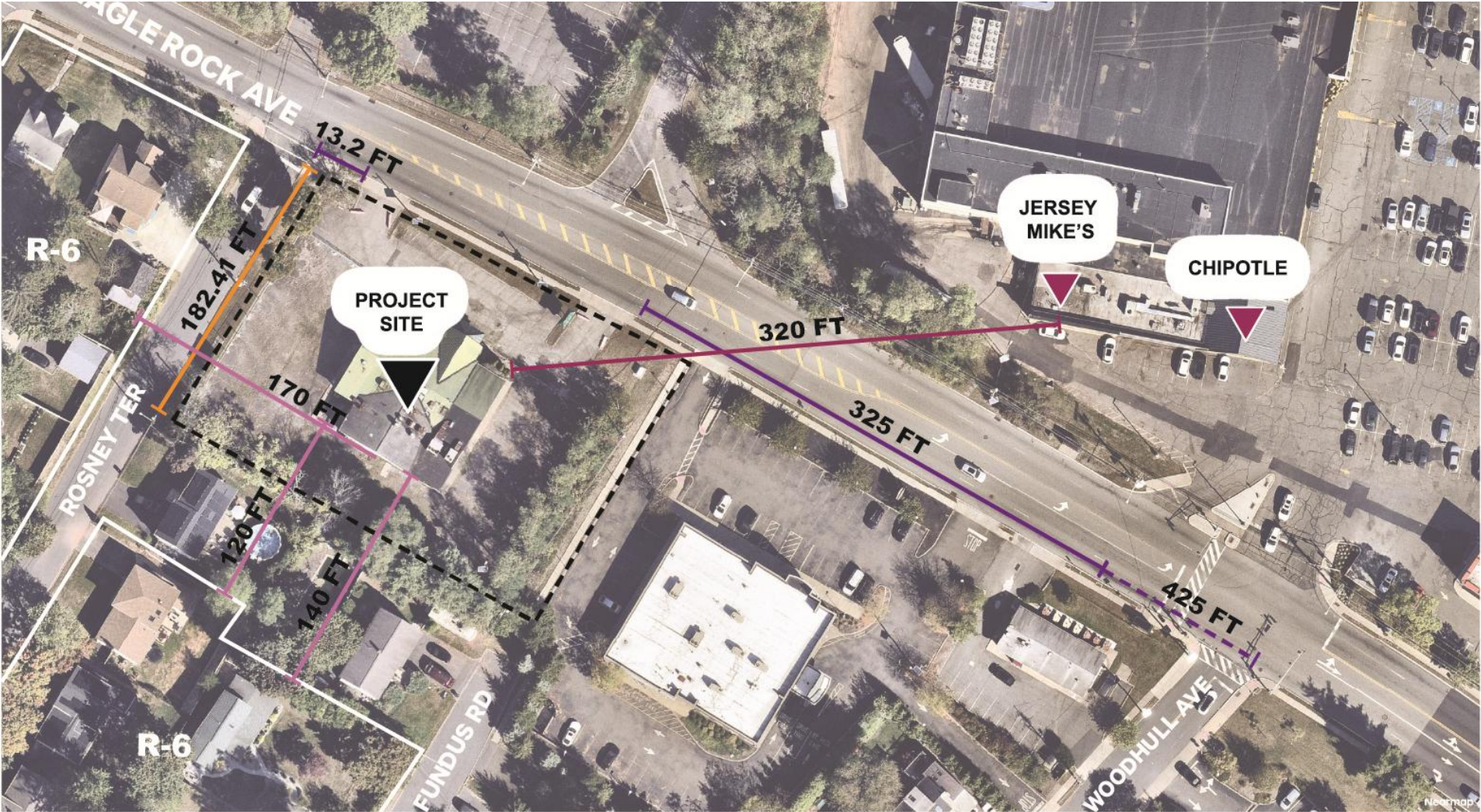
WEST ORANGE BOARD OF ADJUSTMENT

470 EAGLE ROCK AVENUE

JAN 22.2026



D(3) CONDITIONAL USE RELIEF			
PROVISION	REQ'D.	PROPOSED	COMPLIES
1. Site Plan filed	By licensed professional(s)	By licensed professional(s)	Y
2. Distance to other “Fast Food” uses	Min. 500 FT	320 FT	N
3. Distance to Residential District Boundary	Min. 1,000 FT	170 FT (west) 140-120 FT (south)	N
4. Min. Lot Area Min. Lot Frontage	30,000 SF 200 FT	45,713 SF	Y
		223.45 FT (Eagle Rock) 182.41 FT (Rosney)	Y N
5. Combined entrance widths	Min. 24 FT, Max. 30 FT	30 FT	Y
6. Distance between driveways on same lot	Min. 100 FT	128.2 FT	Y
7. Distance between driveway and intersection	Min. 100 FT (at radius)	13.2 FT (westerly)	N
		166.75 FT (easterly)	Y
8. Trash Enclosure	Screened from R.O.W.	Enclosed with board-on-board fencing and secured gate	Y
9. Sufficient Parking	Compliance with 25-12.2b Min. 36 spaces	48 spaces	Y
10. Yard Requirements	Compliant with B-2 bulk req's (Schedule B)	Compliant with B-2 front front-side, side and rear yard req's.	Y



- DISTANCE FROM EXISITNG FAST FOOD OPERATIONS
- DISTANCE FROM RESIDENTIAL DISTRICTS
- DISTANCE FROM DRIVEWAY APRON TO INTERSECTION

- LOT FRONTAGE
- SUBJECT PROPERTY





470 EAGLE ROCK AVE | WEST ORANGE, NJ

BULK VARIANCE RELIEF

JAN 22.2026

BULK 'C' RELIEF

PROVISION	REQ'D. / PERM.	EXISTING	PROPOSED
Min. Lot Area : Drive-up Window (AC)	5	1.05	1.05
Max. Impervious Coverage (%)	60	80.9*	75.0
Parking in Front Yard (spaces)	0 / Prohibited	11*	10
Max. Façade Signage (No.)	1 per use	N/A	4 – Fast Food 3 - Restaurant
Max. Façade Signage (SF)	120	N/A	229 (total)**
Curbing within 5FT of Structure	Prohibited	N/A	Curb along drive-through lane
Dedicated Loading Space	1	0	0 (striped)

*Front-side yard parking not addressed in ordinance. 15 spots proposed along Rosney

** Max. SF of individual sign is 48.3 SF

DESIGN WAIVERS

PROVISION	REQ'D. / PERM.
Tree Canopy Preservation (%)	50
Parking Lot Shade (% in 25 years)	50



5-Acre Analysis

- Identified parcels meeting acreage threshold
- Filtered for parcels zoned for permitted and/or conditional use regulations associated with drive-up windows
- Yielded 9 parcels where drive-up window would be permitted
 - 4 in R-G (only banks permitted)
 - **3 in B-2 (fast food conditionally permitted)**
 - 2 in P-C (fast food not permitted)

B-2 PARCELS AT 5 AC.			
ADDRESS	BLOCK	LOT	D(3) RELIEF
107 Prospect Ave	151	15.03	Y
111 Prospect Ave	151	17.01	Y
481 Eagle Rock Ave	152.01	1445.01	Y

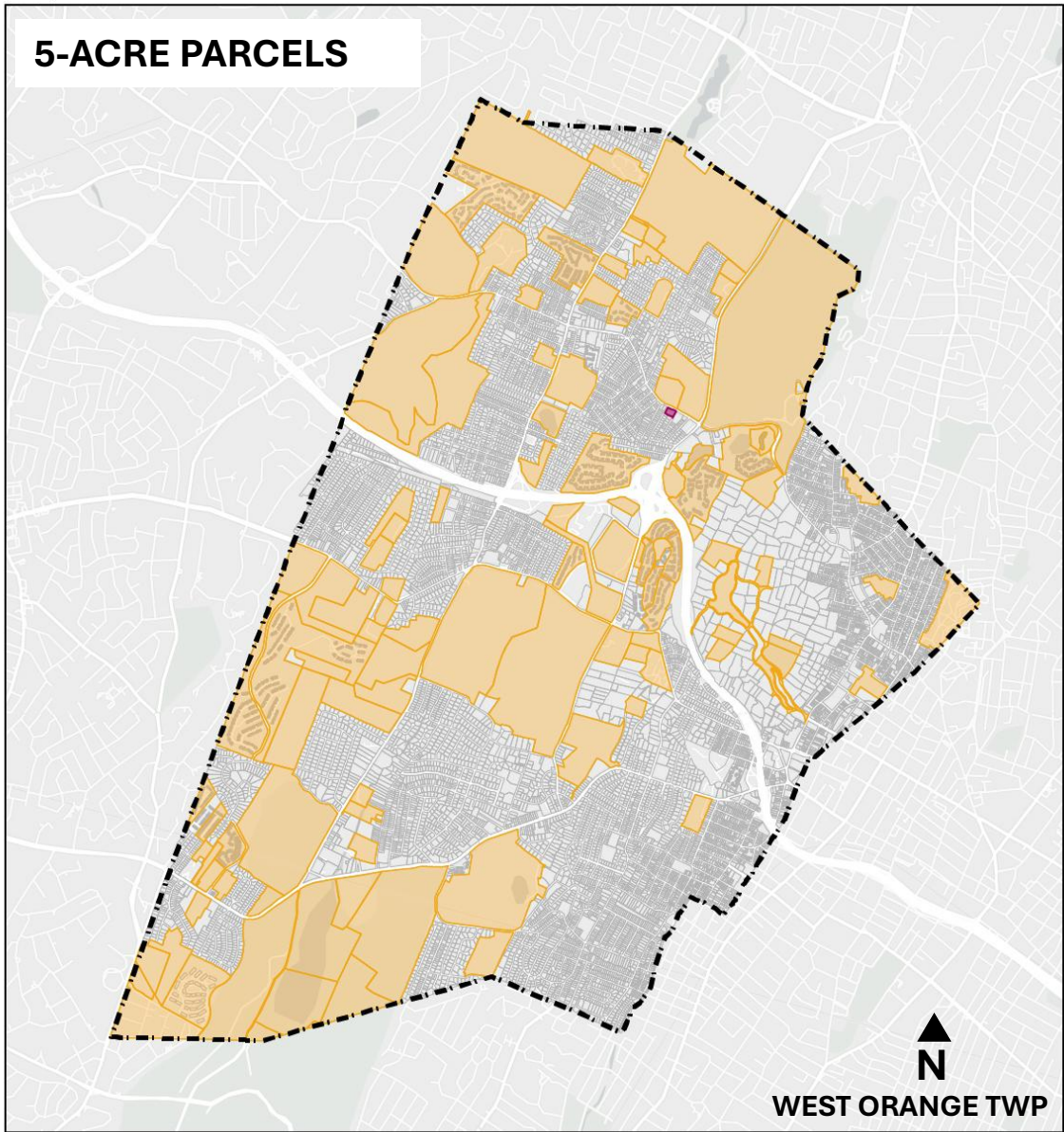
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470 EAGLE ROCK AVE | WEST ORANGE, NJ

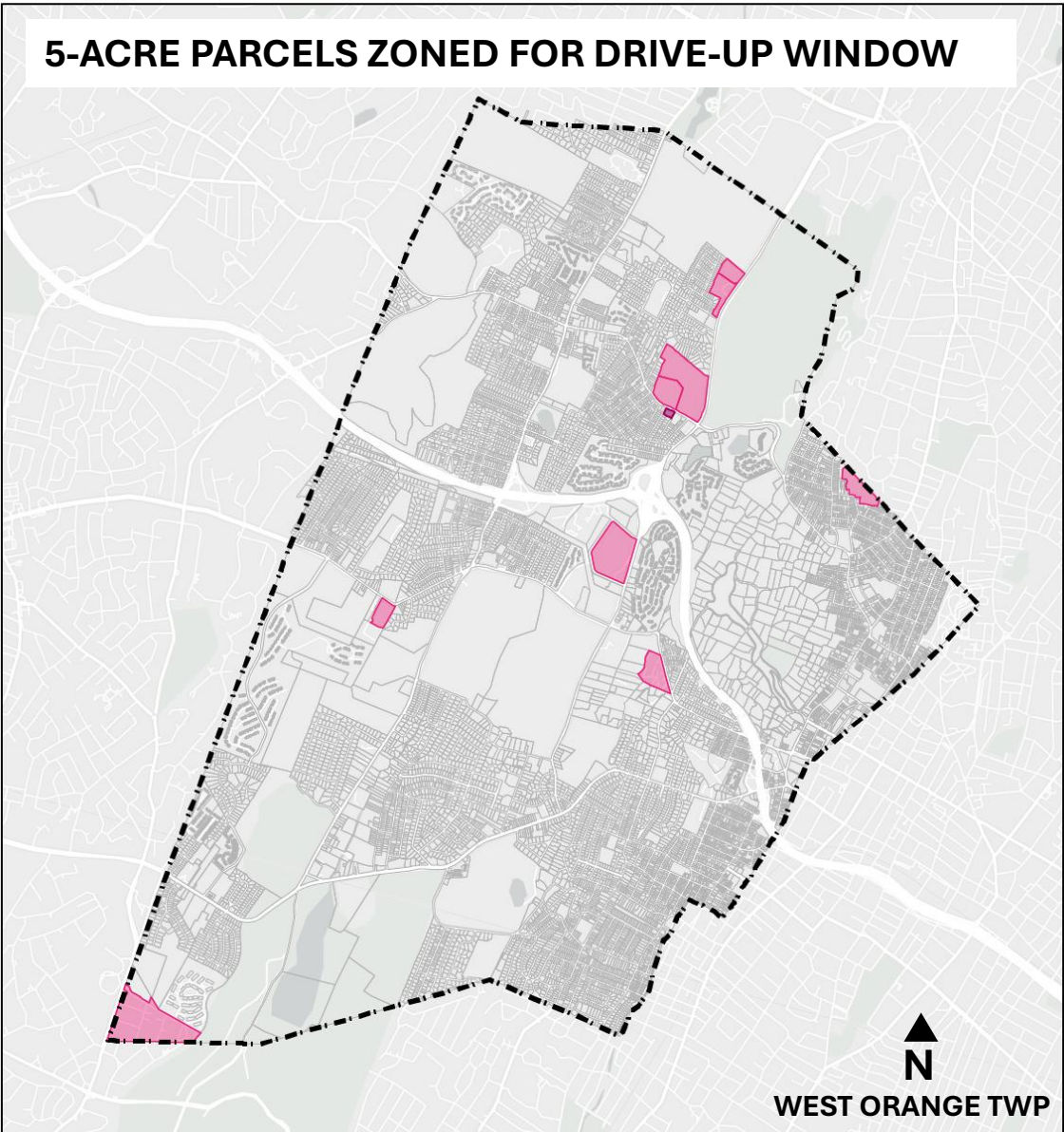
MIN. LOT AREA [DRIVE-UP WINDOWS]

JAN 22, 2026

5-ACRE PARCELS



5-ACRE PARCELS ZONED FOR DRIVE-UP WINDOW





DRIVE UP WINDOW ORDINANCE (25-11.14)

- 11 provisions, project complies with 10/11
- Deficient in min. lot area (5 acres) where 1.05 acres exists
- 10/11 provisions related to queuing/stacking
 - maintaining maneuverability and efficient circulation both internally and in relation to adjacent R.O.W.
- As proposed, project exceeds required queuing capacity (8 vehicles in designated drive-up lane where 6 req'd).
- Ability to accommodate an additional 3 cars queued in drive aisle feeding drive-up lane

TWP. WEST ORANGE EXISTING DRIVE-UP WINDOW LOCATIONS						
PARC. No.	TAX BLOCK	TAX LOT	AREA (SF)	AREA (AC)	ZONE	BUSINESS NAME
1	152.22	1422	32,748.00	0.75	B-1	Burger King
2	168	27.03	47,872.00	1.099	B-2	McDonald's
3	168	27.02	51,615.00	1.18	B-2	Dunkin'
4	155.21	40	1,463,616.00	33.60	P-C	Starbucks at Essex Green Shopping Center
5	165	18	81,892.80	1.88	R-2	PNC Bank - 3 Lanes
6	71.01	50	24,132.24	0.55	OB-1	Ascendia Bank
7	105	64.01	28,366.27	0.65	B-2	Ascendia Bank - 2 lanes
8	153.14	33	62,924.00	1.44	B-2	Providence Bank - 2 lanes
9	176.05	12, 14	51,000.00	1.17	B-1	Chase Bank - 3 lanes
10	176.05	12.02	20,032.00	0.46	B-1	Kearny Bank
11	176.05	10	35,750.00	0.82	B-1	Columbia Bank - 2 lanes
12	152.22	1412.11	33,998.58	0.78	B-2	Valley National Bank - 2 lanes
13	176.03	12, 18, 20, 21	58,666.00	1.35	B-1	TD Bank - 4 lanes
14	153.16	1	123,122.34	2.29	B-2	CVS

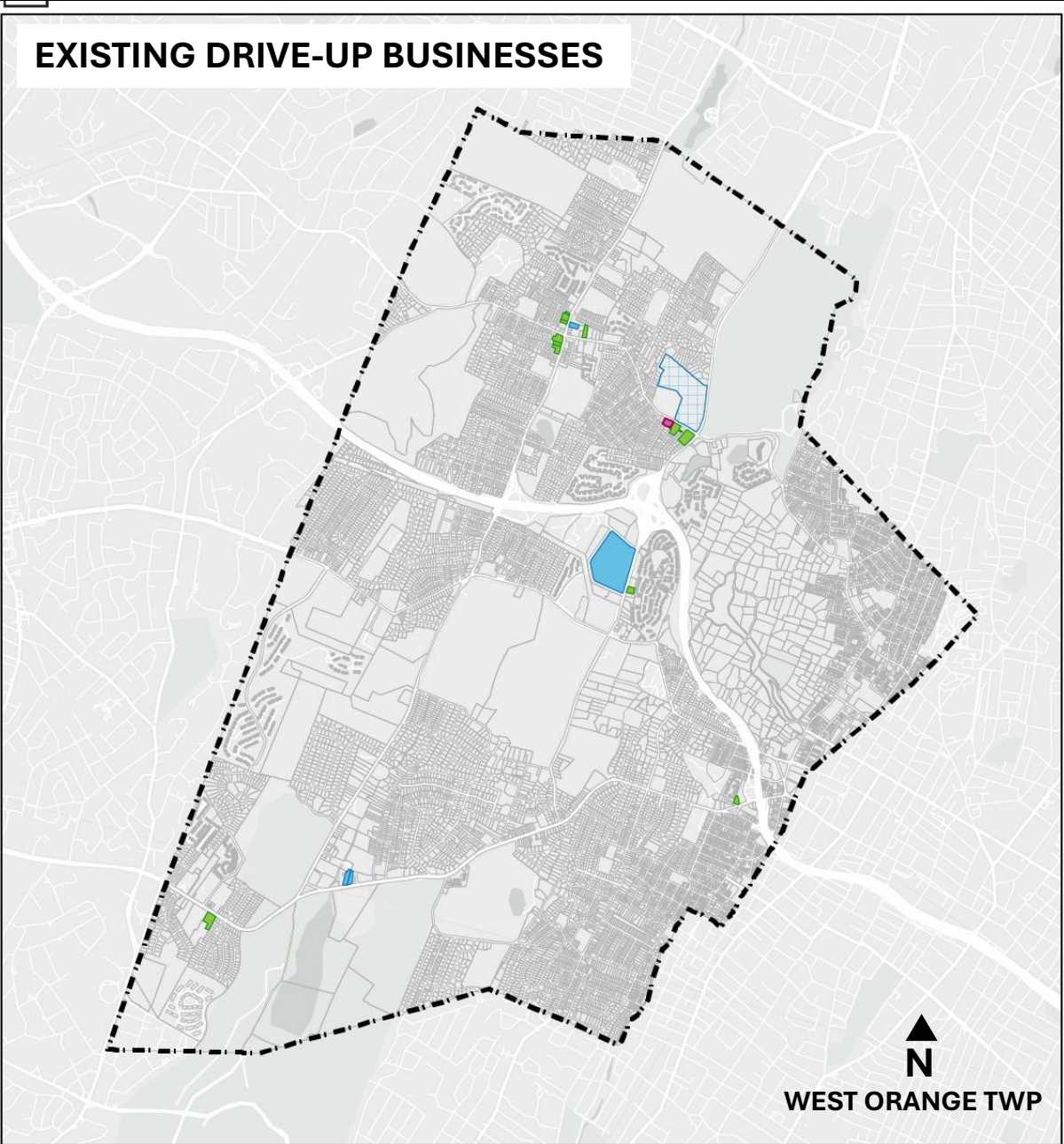
- Existing Drive-Ups that conform
- Existing non-conforming with Lesser lot size than subject property

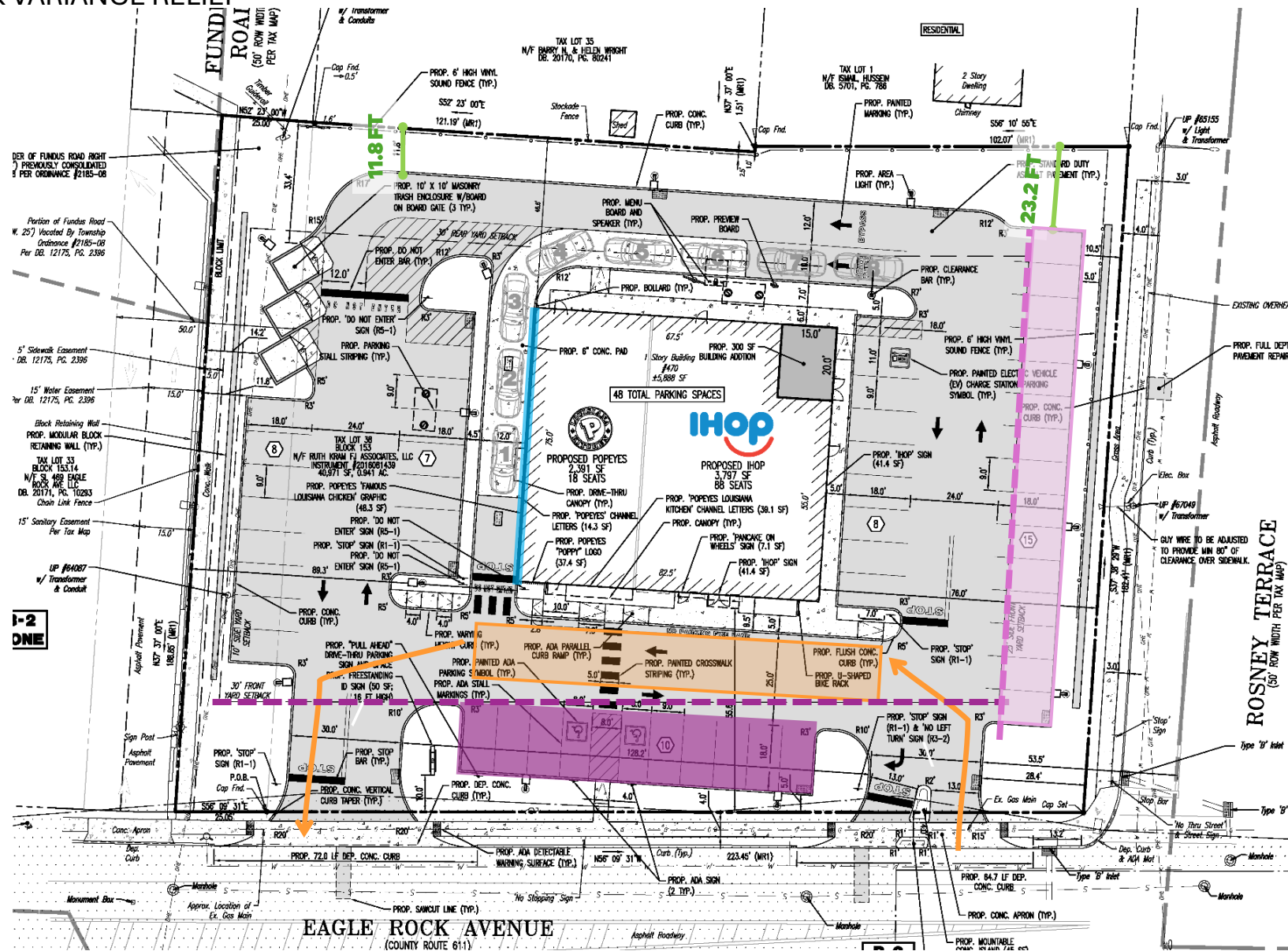


EXISTING DRIVE-UP WINDOWS

- 14 Existing drive-up businesses (17 parcels)
- Existing Starbucks (Essex Green) meets lot area req. but is in P-C zone
- 2 Approved drive-up windows at West Orange Plaza (across the street).
 - “Retail / Restaurant”
 - Bagel Shop
 - Also in P-C zone

-  Subject property
-  Exist. Fast Food (drive-up)
-  App. Fast Food (drive-up)
-  Exist. Bank/Pharmacy (drive-up)





-  FRONT YARD PARKING
-  FRONT SIDE YARD PARKING
-  CURB WITHIN 5 FT
-  LANDSCAPE BUFFER
-  PROPOSED LOADING AREA



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BULK VARIANCE RELIEF

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