
Preliminary List of Variances & Waivers
February 2026

Mavis Tire Supply, LLC
Proposed Automotive Service and Retail Center
Block 105, Lot 64.01
460 Prospect Avenue
Township of West Orange, Essex County, NJ

Variances

- Schedule of Zoning Requirements §25-7.1 – Use Variance – (Office space existing, Motor Vehicle Service Station proposed) – **Use Variance relief requested**
- Schedule of Zoning Requirements §25-7.1 – Maximum Impervious Coverage (60% required, 59.9% existing, 63.4% proposed) – **Variance relief requested**
- §25-12.4.A.2 – Drive Aisle Requirements – Minimum Drive Aisle Side Yard Setback (5 FT Side Yard Setback required, 0 FT existing, 0 FT proposed) – **Existing non-conformance**
- §25-12.2.B.1 – Parking Requirements (25 spaces (including 2 ADA spaces) required, 22 spaces proposed (including 2 ADA spaces; not including 7 service bays) – **Variance relief requested**
- §25-14.3 – Lighting Requirements – Maximum illumination along non-residential property line – (0.5 FC required, 4.8 FC proposed) – **Variance relief requested**
- §25-14.3 – Lighting Requirements – Minimum illumination for parking areas – (2.0 FC required, 0.0 FC proposed) – **Variance relief requested**
- §25-14.3 – Lighting Requirements – Minimum illumination for parking areas – (0.9 FC required, 0.0 FC proposed) – **Variance relief requested**

Checklist Waivers

- Township of West Orange Site Plan Checklist Item 41 – Road and paving cross-sections and profiles.

Waiver – Limited disturbance within Prospect Avenue and Blueberry Bend.

- Township of West Orange Site Plan Checklist Item 42 – Proposed street names

Waiver – Not applicable, no streets proposed.

