

ZB-21-21
Daughters of Israel, Inc.
1155 Pleasant Valley Way
West Orange, New Jersey
Block 171, Lot 12

List of Variances Required

Application Form, Section D. – Type of Application
Site Plan/Subdivision Checklist #24
Revised May 20, 2022

“d” Variances

SECTION	DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
§ 25-7.1	Permitted Principal Uses	Single-family dwellings, hospital, government buildings, farm, nursery	Nursing home	Continuum of care facility including independent living, assisted living and skilled nursing components, together with accessory uses
§ 25-7.1	Maximum height	2½ stories / 35 feet	2 stories	5 stories / 57.50 feet
§ 25-8.12	Number of principal uses on a lot	1	1 (nursing home)	3 (if component uses are characterized individually)

“c” Variances

SECTION	DESCRIPTION	REQUIRED / PERMITTED	EXISTING	PROPOSED
§ 25-7.1	Maximum lot coverage	30%	38.53%	37.46%
§ 25-8.4	Maximum height of retaining wall	4’		10’
§ 25-12.1.o.	Maximum length of continuous parking row without landscaped island	20 spaces	>20 spaces	22 spaces (southeast perimeter of parking lot)
§ 25-12.2	Number of parking spaces ¹	479 (project total)	236	381 (429 with EV credit)
§ 25-12.3.a.2.	Number of loading spaces	13	2	1
§ 25-12.4.a.6.	Parking of vehicle with dual rear wheels	Not permitted	Parking of existing shuttle bus	Parking of the same or similar shuttle bus
§ 25-12.4.b.3.	Parking of commercial vehicles	In garage, or if too large, outdoors with commercial markings removed; single axle; maximum 20’ long, 7’ high and 6,000 gross vehicle weight	Parking of existing shuttle bus and several delivery vans outdoors, with commercial markings, some having a double axle and/or exceeding size limit	Parking of the same or similar shuttle bus and several delivery vans outdoors, with commercial markings, some having a double axle and/or exceeding size limit

SECTION	DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROPOSED
§ 25-14.1.c.	Light pole height	18'	>18'	25'
§ 25-14.4.a.	Number of signs per linear feet of frontage	8 (4 signs per 250'; 648' of frontage)	1	11
§ 25-15.3	Sign illumination	Illumination not expressly permitted in R-2 District	Externally illuminated with ground-mounted light fixture	Freestanding signs: Externally illuminated with ground-mounted light fixture Building signs: Reverse lit channel letters
§ 25-15.3.b.	Number of signs per lot	1	1 monument sign	5 facade signs 1 monument sign (existing) 1 freestanding identification sign (health center) 4 freestanding directional signs
§ 25-15.3.b.	Maximum sign area	1 s.f. for a nameplate 2 s.f. for a professional office	56 s.f. monument sign (variance granted under Case #ZB-11-06)	Ranges from 8.75 s.f. to 56 s.f.

SECTION	DESCRIPTION	REQUIRED / PERMITTED	EXISTING	PROPOSED
§ 25-28.8.d.; § 25-7.1-Table	Maximum effective building coverage	20%	29.64%	28.18%
§ 25-28.8.d. § 25-7.1-Table	Maximum effective impervious coverage	30%	69.35%	67.42%

¹ Applicant seeks a variance from the Township Land Use Regulations with respect to the required number of parking spaces for the skilled nursing component, and a de minimis exception from the Residential Site Improvement Standards (RSIS), pursuant to N.J.A.C. 5:21-3.1, with respect to the required number of parking spaces for the independent living and assisted living components.