

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION

Full Legal Name: CLPF-ESSEX GREEN, LLC c/o CHARTER REALTY MANAGEMENT CORP.
(Last) (First)
Mailing Address: 309 GREENWICH AVENUE, GREENWICH, CONN. 06830
(Street) (City) (State) (Zip)
Telephone Number: (860) 373-2647 Email: MFAMA@CHARTERREALTY.COM

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other LIMITED LIABILITY COMPANY

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____)

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____
Address: _____
Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 495 PROSPECT AVENUE
Block Number(s): 155-21; Lot Number(s): 40
Tax Plate: _____; Zone of Property: P-C PLANNED COMMERCIAL
The location of the property is approximately 0 feet from the intersection of PROSPECT
AVENUE and ROONEY CIRCLE (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☒ Yes, Date(s): 2B-18-06 4/11/19 AND OTHERS; ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☒ Yes ☐ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☒ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☐ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.
- 9) ☒ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

SHOPPING CENTER
AMENDMENT TO SITE PLAN APPROVED 4/11/19 TO ADD BUMPSTER
PAD AND ADD/CHANGE SIGNAGE.

The property is _____ (square feet); 28.54 (acres)

Impervious Surface Coverage: Present: 88%; Proposed: 25%

Building Coverage: Present: 88%; Proposed: 25%

Is the property located:

- | | | |
|--|---|--|
| Within 200 feet of another municipality? | ☐ Yes | ☒ No |
| Adjacent to an existing or proposed county road? | ☒ Yes | ☐ No |
| Adjacent to other county land? | ☐ Yes | ☒ No |
| Adjacent to a state highway? | ☐ Yes | ☒ No |

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: FRANCIS X. REGAN DECOTIIS FITZPATRICK COLE & GIGLIN

Telephone Number: (201) 907-5280 Email: FREGAN@DECOTIISLAW.COM

Address: 61 SOUTH PARAMUS ROAD, SUITE 201, PARAMUS, NY 07652

APPLICANT'S ENGINEER: MICHAEL FOWLER, PE LANGAN ENGINEERING

Telephone Number: (973) 560-4653 Email: M.FOWLER@LANGAN.COM

Address: 300 KIMBALL DRIVE, 4TH FL, PARSIPPANY, NJ 07054-2172

APPLICANT'S ARCHITECT: DAVID NICHOLSON, AIA SBLM

Telephone Number: (212) 995-5600 Email: DNICHOLSON@SBLM.COM

Address: 545 WEST 45TH STREET, NEW YORK, NY 10036

APPLICANT'S PLANNER: SEAD MORODSKI, PP, AICP LANGAN ENGINEERING

Telephone Number: (973) 560-4557 Email: SMORODSKI@LANGAN.COM

Address: 300 KIMBALL DRIVE, 4TH FL, PARSIPPANY, NJ 07054-2172

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled **"PROPOSAL"**, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled **"REASONS FOR RELIEF"**, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
	SEE ATTACHMENT	

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: Lan M. H. Date: 7/11/22

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: Lan M. H. Date: 7/11/22

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I reside at _____
in the County of _____ and the State of _____;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 155.21;
Lot(s) 40 on the Tax Map of _____ which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: Lan M. H. Date: 7/11/22

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

Supplement to Application for CLPF – Essex Green, LLC
Block 155.21, Lot 40

G. Requirements for Variances

4A) The applicant is proposing the construction of a trash enclosure / dumpster pad in the parking area located southwest of the AMC Theater to serve the waste requirements of the AMC Theater and new restaurants which recently opened at the shopping center. The new trash enclosure will be in addition to the existing one in the loading area. In addition, the applicant is proposing to maintain the current configuration of Building B, which was had changes to the building configuration approved on April 11, 2019. Lastly, the applicant is proposing additional signage utilizing existing signage and locations. This proposal will require variances for an existing condition for minimum space between buildings (Buildings A & B at 50.5 feet) as a result of the applicant proposing to maintain the current configuration of Building B, and for signage – number, area, height and width. These variances are detailed on the zoning charts on the civil site plan and attached hereto.

4B) - Items 4C) through 4E) shall be addressed in planning testimony to be provided by Sean Moronski, PP, AICP, Langan Engineering & Environmental Services, Inc.

H. Plat Submission

Please list all maps and other exhibits accompanying this application.

1. Approved Civil Site Plan prepared and signed by Michael Fowler, PE, Langan Engineering and Environmental Services, Inc., dated 8/17/18, last revised 9/20/19.
2. Civil Site Plan prepared and signed by Michael Fowler, PE, Langan Engineering and Environmental Services, Inc., dated 8/17/18, last revised 6/30/22.
3. Architectural Plans entitled Dumpster Enclosure, prepared by Mairi Schular, AIA, AIL TIRE STUDIO, LLC, dated 8/13/21.
4. Signage Package prepared by Signal Sign Co., 105 Dorse Avenue, Livingston, NJ consisting of two (2) separate plan sets: AMC Pylon Renovation, dated 6/20/22; and South Monument, dated 5/11/22.
5. Township Zoning Board approval for the property for Application ZB-18-06 on April 11, 2019, by resolution dated May 16, 2019

TOWNSHIP OF WEST ORANGE - ZONING STATISTICS TABLE					
ZONING DISTRICT: P-C PLANNED COMMERCIAL DISTRICT					
486 PROSPECT AVENUE (BLOCK 155 21, LOT 40 (Tax Sheet Number 88)) TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY, 07052 P-C DISTRICT (PLANNED COMMERCIAL DISTRICT)					
CODE SECTION	DESCRIPTION	REQUIRED / PERMITTED	EXISTING	PROPOSED	
SECTION 25-7.1 - ZONING DISTRICT REGULATIONS					
\$25-62 B	PRINCIPAL USE	RETAIL, STORES, RESTAURANT, THEATER	RETAIL, STORES, RESTAURANT, THEATER	RETAIL, STORES, RESTAURANT, THEATER, DRIVE-THRU	V
\$25-62 B	MAX. BUILDING HEIGHT	2 1/2 STORIES AND NOT EXCEEDING 35 FT	16 FT (BUILDING A) 28 FT (BUILDING B) 44.25 FT* (BUILDING C)	40 FT (BUILDING A) 42 FT (BUILDING B) 45 FT (BUILDING C) 28.25 FT (BUILDING G) 22.33 FT (BUILDING H) 26.33 FT (BUILDING I)	#
\$25-62 B	MIN. LOT AREA	8 ACRES	28.54 ACRES	NO CHANGE	C
\$25-62 B	MIN. LOT WIDTH	NO MINIMUM	1,226.5 FT	NO CHANGE	C
\$25-62 B	MIN. FRONT YARD SETBACK (PROSPECT AVE)	300 FT	101.7 FT (FRIDAY'S)*	101.7 FT (FRIDAY'S)*	#
\$25-62 B	MIN. SIDE-FRONT YARD CORNER LOT SETBACK (ROONEY CIRCLE) (NOTE 1)	100 FT	43.4 FT (SHOPRITE)*	13.8 FT (BUILDING H)	V
\$25-62 B	MIN. SETBACK TO RESIDENTIAL (NOTE 2)	100 FT	N/A	N/A	C
\$25-62 B	MAX. BUILDING COVERAGE (NOTE 3)	20%	23%*	25%	V
\$25-62 B	MAX. LOT COVERAGE	75%	88%*	NO CHANGE	#
\$25-62 B	MIN. SPACE BETWEEN BUILDINGS	150 FT	50.3 FT* (BUILDING A TO B) 30.9 FT* (BUILDING A TO C) 50.2 FT* (BUILDING B TO C)	65.5 FT* (BUILDING A TO B) 12.6 FT* (BUILDING A TO C) 17.2 FT* (BUILDING B TO C) 0 FT* (BUILDING C TO B)	V V V V
SECTION 25-8 - WALLS AND FENCES					
\$25-8-4	MAX. WALL/FENCE HEIGHT	6 FT	9 FT*	13 FT AND 9.5 FT	V
SECTION 25-12 - PARKING AND LOADING REQUIREMENTS					
\$25-12-2	MIN. REQUIRED NUMBER OF PARKING SPACES (NOTE 4)	RETAIL - 1 SPACE / 250 SF OF GFA RESTAURANT, THEATER - 1 SPACE / 3 SEATS REQUIRED - 2,258 SPACES	1,722 SPACES*	1,538 SPACES	V
	MIN. NUMBER OF ADA SPACES	1001 AND OVER - 20 PLUS 1 FOR EVERY 100 OVER 1000 SPACES REQUIRED - 26 SPACES	48 SPACES	48 SPACES	C
\$25-12-1 b	MIN. DRIVEWAY WIDTH	TWO-WAY TRAFFIC - 24 FT	24 FT*	24 FT	C
\$25-12-1 j	MIN. PARKING SETBACK - FRONT YARD (PROSPECT AVE)	50 FT	24.4 FT*	NO CHANGE	#
\$25-12-1 i	MIN. PARKING SETBACK - SIDE YARD (ROONEY CIRCLE) (NOTE 5)	50 FT	0 FT*	NO CHANGE	#
\$25-12-1 P	TREE COUNT IN PARKING AREAS	1 TREE PER 10 SPACES REQUIRED - 154 TREES	248 TREES	250 TREES	C
\$25-12-1 g	MIN. PARKING SPACE SIZE	9 FT X 18 FT	9 FT X 18 FT	9 FT X 18 FT	C
\$25-12-3 a.1	MIN. NUMBER OF OFF-STREET LOADING SPACES	1 PER 10,000 SF REQUIRED - 40 SPACES	12 SPACES*	14 SPACES	V
\$25-12-3 b.1	MIN. LOADING SPACE SIZE	10 FT X 40 FT	10 FT X 40 FT	10 FT X 40 FT	C
\$25-12-3 b.1	MIN. LOADING SPACE CLEARANCE (NOTE 6)	14 FT	N/A	N/A	C
\$25-12-3 b.2	MIN. SIDE AND REAR LOADING SPACE SETBACK	5 FT	31.6 FT (SHOPRITE)	26.0 FT (BUILDING G)	C
SECTION 25-14 - LIGHTING					
\$25-14-2	MIN. ILLUMINATION AT PEDESTRIAN WALKWAY	10 LUX / 0.9 FOOTCANDLES	-	0.9 FOOTCANDLES	C
\$25-14-2	MIN. ILLUMINATION AT PARKING AREAS	16 LUX / 1.5 FOOTCANDLES	-	1.5 FOOTCANDLES	C
SECTION 25-15 - SIGNS					
\$25-15-3 c.2 b	MAX. # OF WALL SIGNS (NOTE 7)	1 PER UNIT OF OCCUPANCY 14 (BUILDING A) 15 (BUILDING B) 1 (BUILDING C) 5 (BUILDING G) 1 (BUILDING H) 2 (BUILDING I)	-	20 (BUILDING A) 25 (BUILDING B) 2 (BUILDING C) 18 (BUILDING G) 4 (BUILDING H) 6 (BUILDING I)	V V V V V V
\$25-15-3 c.2 b	MAX. WALL SIGN PROJECTION	12 IN		12 IN	C
\$25-15-3 c.2 b	MAX. WALL SIGN AREA	THE LESSER OF 15% OF FRONT WALL OR 120 SF	-	90 SF (BUILDING A) 275 SF (BUILDING B) 160 SF (BUILDING C) 160 SF (BUILDING G) 90 SF (BUILDING H) 140 SF (BUILDING I)	C V V V C V
\$25-15-3 c.2 d	NUMBER OF SIGNS PERMITTED	1	1 FREESTANDING SIGNS * 2 SHOPPING CENTER SIGNS 3 TOTAL*	4 MONUMENT SIGNS 2 SHOPPING CENTER SIGNS 6 TOTAL	V
\$25-15-3 c.2 d	LOCATION OF SIGNS PERMITTED	FRONT YARD ONLY 10 FT FRONT / 25 FT SIDE - FREESTANDING AND MONUMENT SIGN 50 FT FRONT / 50 FT SIDE - SHOPPING CENTER SIGN	FRONT YARD 7.4 FT FRONT FREESTANDING AND MONUMENT SIGN* 5.4 FT FRONT SHOPPING CENTER SIGN*	FRONT, SIDE/FRONT YARD	V
\$25-15-3 c.2 d	MINIMUM SIGN FRONT AND SIDE YARD SETBACK	-	-	10 FT FRONT SHOPPING CENTER SIGN "D"	V
\$25-15-3 c.2 d	MAX. SIGN AREA	50 SF - FREESTANDING SIGN 50 SF - MONUMENT SIGN 150 SF - SHOPPING CENTER SIGN	126 SF - FREESTANDING SIGN* * 236 SF - SHOPPING CENTER SIGN*	42 SF - MONUMENT SIGN "M" 192 SF - SHOPPING CENTER SIGN "P" 236 SF - SHOPPING CENTER SIGN "D"	C V V
\$25-15-3 c.2 d	MIN. SIGN HEIGHT	8 FT - FREESTANDING SIGN 2 FT - MONUMENT SIGN N/A - SHOPPING CENTER SIGN	25 FT - FREESTANDING SIGN* * 25 FT - SHOPPING CENTER SIGN*	9 FT - MONUMENT SIGN "M" 25 FT - SHOPPING CENTER SIGN "P" 25 FT - SHOPPING CENTER SIGN "D"	C C C
\$25-15-3 c.2 d	MAX. SIGN HEIGHT	18 FT - FREESTANDING SIGN 8 FT - MONUMENT SIGN 20 FT - SHOPPING CENTER SIGN	25 FT - FREESTANDING SIGN* * 25 FT - SHOPPING CENTER SIGN*	9 FT - MONUMENT SIGN "M" 25 FT - SHOPPING CENTER SIGN "P" 25 FT - SHOPPING CENTER SIGN "D"	V V V
\$25-15-3 c.2 d	MAX. SIGN WIDTH	6 FT - FREESTANDING SIGN 6 FT - MONUMENT SIGN 15 FT - SHOPPING CENTER SIGN	15 FT - FREESTANDING SIGN* * 14 FT - SHOPPING CENTER SIGN*	6 FT - MONUMENT SIGN "M" 12 FT - SHOPPING CENTER SIGN "P" 12 FT - SHOPPING CENTER SIGN "D"	C C C

C - COMPLIES
W - WAIVER
* - EXISTING NONCONFORMITY
- NO CHANGE TO EXISTING NON-CONFORMITY
V - PROPOSED VARIANCE

NOTES:
1. THE SETBACK CALCULATIONS IS BASED ON A FRONT YARD ALONG PROSPECT AVENUE AND SIDE FRONT YARDS AS THE ENTIRE REMAINDER OF THE PROPERTY FRONT'S ROONEY CIRCLE.
2. NO RESIDENTIAL USES ARE LOCATED ON LOTS ADJACENT TO BLOCK 155 21 LOT 40.
3. THE MAXIMUM BUILDING COVERAGE CALCULATION DOES NOT INCLUDE BUILDINGS LOCATED BELOW GRADE WITH PARKING OR OTHER USES LOCATED ABOVE.
4. PARKING COUNT BASED ON A SEATING COUNT FOR BUILDING A 730 SEATS, BUILDING B 550 SEATS, BUILDING C 210 SEATS, THEATER 630 SEATS, BUILDING E 785 SEATS, BUILDING G 210 SEATS, BUILDING H 70 SEATS FOR A TOTAL SEAT COUNT OF - 2,785 AND PROPOSED RETAIL GROSS FLOOR AREA - 381,642 SF.
5. SOME EXISTING PARKING SPACES ARE LOCATED OVER THE PROPERTY ALONG ROONEY CIRCLE, ALL PARKING SPACES ADJACENT TO AREAS OF WORK WILL BE SHIFTED TO PROVIDE A 0 FT SETBACK FROM THE PROPERTY LINE ALONG ROONEY CIRCLE.
6. ALL EXISTING AND PROPOSED LOADING SPACES ARE LOCATED IN OUTDOOR AREAS AND HAVE NO LIMIT FOR VERTICAL CLEARANCE.
7. THE EXISTING WALL SIGNAGE TO REMAIN FOR SHOPRITE, TOPFRIDAY'S, ATLANTIC BANK AND THE LOWER LEVEL OF BUILDING B AND C ARE NOT INCLUDED IN THIS TABLE.

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§25-62 B	MAX. BUILDING HEIGHT	2 1/2 STORIES AND NOT EXCEEDING 35 FT	16 FT (BUILDING A) 28 FT (BUILDING B) 44 25 FT* (BUILDING C)	40 FT (BUILDING A) 42 FT (BUILDING B) 45 FT (BUILDING C) 26 25 FT (BUILDING G) 22 33 FT (BUILDING H) 26 33 FT (BUILDING I)	#
§25-62 B	MIN. LOT AREA	8 ACRES	26.54 ACRES	NO CHANGE	C
§25-62 B	MIN. LOT WIDTH	NO MINIMUM	1,276.9 FT	NO CHANGE	C
§25-62 B	MIN. FRONT YARD SETBACK (PROSPECT AVE)	300 FT	101.7 FT (FRIDAY'S)*	101.7 FT (FRIDAY'S)*	*
§25-62 B	MIN. SIDE-FRONT YARD CORNER LOT SETBACK (ROONEY CIRCLE) (NOTE 1)	100 FT	43.4 FT (SHOPRITE)*	13.8 FT (BUILDING H)	V
§25-62 B	MIN. SETBACK TO RESIDENTIAL (NOTE 2)	100 FT	N/A	N/A	C
§25-62 B	MAX. BUILDING COVERAGE (NOTE 3)	20%	23%*	25%	V
§25-62 B	MAX. LOT COVERAGE	75%	88%*	NO CHANGE	#
§25-62 B	MIN. SPACE BETWEEN BUILDINGS	150 FT	50.5 FT* (BUILDING A TO B) 30.9 FT* (BUILDING A TO C) 50.2 FT* (BUILDING B TO C)	50.5 FT* (BUILDING A TO B) 17.2 FT* (BUILDING B TO C) 0 FT* (BUILDING C TO B)	V V V
SECTION 25-8 - WALLS AND FENCES					
§25-8 1	MAX. WALL/FENCE HEIGHT	8 FT	8 FT*	15 FT AND 9.5 FT	V
SECTION 25-12 - PARKING AND LOADING REQUIREMENTS					
§25-12 2	MIN. REQUIRED NUMBER OF PARKING SPACES (NOTE 4)	RETAIL - 1 SPACE / 250 SF OF GFA RESTAURANT, THEATER - 1 SPACE / 3 SEATS REQUIRED: 2,255 SPACES	1,722 SPACES*	1,538 SPACES	V
	MIN. NUMBER OF ADA SPACES	1001 AND OVER - 35 PLUS 1 FOR EVERY 100 OVER 1000 SPACES REQUIRED: 26 SPACES	48 SPACES	50 SPACES	C
§25-12 1 b	MIN. DRIVEWAY WIDTH	TWO-WAY TRAFFIC - 24 FT	24 FT*	24 FT	C
§25-12 1 i	MIN. PARKING SETBACK - FRONT YARD (PROSPECT AVE)	50 FT	24.4 FT*	NO CHANGE	*
§25-12 1 i	MIN. PARKING SETBACK - SIDE YARD (ROONEY CIRCLE) (NOTE 5)	50 FT	0 FT*	NO CHANGE	*
§25-12 1 P	TREE COUNT IN PARKING AREAS	1 TREE PER 10 SPACES REQUIRED: 154 TREES	248 TREES	250 TREES	C
§25-12 1 a	MIN. PARKING SPACE SIZE	9 FT X 18 FT	9 FT X 18 FT	9 FT X 18 FT	C
§25-12 3 a 1	MIN. NUMBER OF OFF-STREET LOADING SPACES	1 PER 10,000 SF REQUIRED: 40 SPACES	12 SPACES*	14 SPACES	V
§25-12 3 b 1	MIN. LOADING SPACE SIZE	10 FT X 40 FT	10 FT X 40 FT	10 FT X 40 FT	C
§25-12 3 b 1	MIN. LOADING SPACE CLEARANCE (NOTE 6)	14 FT	N/A	N/A	C
§25-12 3 b 2	MIN. SIDE AND REAR LOADING SPACE SETBACK	5 FT	31.6 FT (SHOPRITE)	26.0 FT (BUILDING G)	C
SECTION 25-14 - LIGHTING					
§25-14 2	MIN. ILLUMINATION AT PEDESTRIAN WALKWAY	10 LUX / 0.9 FOOTCANDLES	-	0.9 FOOTCANDLES	C
§25-14 2	MIN. ILLUMINATION AT PARKING AREAS	16 LUX / 1.5 FOOTCANDLES	-	1.5 FOOTCANDLES	C
SECTION 25-15 - SIGNS					
§25-15 3 c 2 b	MAX. # OF WALL SIGNS (NOTE 7)	1 PER UNIT OF OCCUPANCY: 14 (BUILDING A) 15 (BUILDING B) 1 (BUILDING C) 5 (BUILDING D) 1 (BUILDING H) 2 (BUILDING I)	*	20 (BUILDING A) 25 (BUILDING B) 2 (BUILDING C) 18 (BUILDING D) 4 (BUILDING H) 6 (BUILDING I)	V V V V V V
§25-15 3 c 2 b	MAX. WALL SIGN PROJECTION	12 IN	-	12 IN	C
§25-15 3 c 2 b	MAX. WALL SIGN AREA	THE LESSER OF 15% OF FRONT WALL OR 120 SF	*	90 SF (BUILDING A) 275 SF (BUILDING B) 180 SF (BUILDING C) 160 SF (BUILDING D) 90 SF (BUILDING H) 140 SF (BUILDING I)	C V V V C V
§25-15 3 c 2 d	NUMBER OF SIGNS PERMITTED	1	1 FREE-STANDING SIGN + 2 SHOPPING CENTER SIGN 3 TOTAL*	1 FREE-STANDING SIGN + 2 MONUMENT SIGNS + 2 SHOPPING CENTER SIGN 5 TOTAL*	V
§25-15 3 c 2 d	LOCATION OF SIGNS PERMITTED	FRONT YARD ONLY	FRONT YARD	FRONT, SIDE/FRONT YARD	V
§25-15 3 c 2 d	MINIMUM SIGN FRONT AND SIDE YARD SETBACK	10 FT FRONT / 75 FT SIDE - FREE-STANDING AND MONUMENT SIGN	7.4 FT FRONT FREE-STANDING AND MONUMENT SIGN*	7.4 FT FRONT 5 FT MONUMENT SIGN	V V
		50 FT FRONT / 50 FT SIDE - SHOPPING CENTER SIGN	5.4 FT FRONT SHOPPING CENTER SIGN*	10 FT FRONT SHOPPING CENTER SIGN 'P'	V
		-	-	5.4 FT FRONT SHOPPING CENTER SIGN 'D'	V
§25-15 3 c 2 d	MAX. SIGN AREA	50 SF - FREE-STANDING SIGN 50 SF - MONUMENT SIGN 150 SF - SHOPPING CENTER SIGN	125 SF - FREE-STANDING SIGN* 236 SF - SHOPPING CENTER SIGN*	125 SF - FREE-STANDING SIGN* 236 SF - MONUMENT SIGN* 236 SF - SHOPPING CENTER SIGN* 236 SF - SHOPPING CENTER SIGN 'D'	V V V V
		8 FT - FREE-STANDING SIGN 2 FT - MONUMENT SIGN N/A - SHOPPING CENTER SIGN	25 FT - FREE-STANDING SIGN* 25 FT - SHOPPING CENTER SIGN*	25 FT - FREE-STANDING SIGN* 22 FT - SHOPPING CENTER SIGN 'P' 23 FT - SHOPPING CENTER SIGN 'D'	V C C
§25-15 3 c 2 d	MIN. SIGN HEIGHT	16 FT - FREE-STANDING SIGN 8 FT - MONUMENT SIGN 20 FT - SHOPPING CENTER SIGN	25 FT - FREE-STANDING SIGN* 25 FT - SHOPPING CENTER SIGN*	25 FT - FREE-STANDING SIGN* 22 FT - MONUMENT SIGN 'P' 23 FT - SHOPPING CENTER SIGN 'P'	V V V
		8 FT - FREE-STANDING SIGN 8 FT - MONUMENT SIGN 15 FT - SHOPPING CENTER SIGN	15 FT - FREE-STANDING SIGN* 14 FT - SHOPPING CENTER SIGN*	15 FT - FREE-STANDING SIGN* 14 FT - MONUMENT SIGN 'P' 14 FT - SHOPPING CENTER SIGN 'P'	V C C
§25-15 3 c 2 d	MAX. SIGN WIDTH	8 FT - FREE-STANDING SIGN 8 FT - MONUMENT SIGN 15 FT - SHOPPING CENTER SIGN	15 FT - FREE-STANDING SIGN* 14 FT - SHOPPING CENTER SIGN*	15 FT - FREE-STANDING SIGN* 14 FT - MONUMENT SIGN 'P' 14 FT - SHOPPING CENTER SIGN 'P'	V C C

C - COMPLIES
 W - WAIVER
 * - EXISTING NONCONFORMITY
 # - NO CHANGE TO EXISTING NON-CONFORMITY
 V - PROPOSED VARIANCE

NOTES:

- THE SETBACK CALCULATIONS IS BASED ON A FRONT YARD ALONG PROSPECT AVENUE AND SIDE FRONT YARDS AS THE ENTIRE REMAINDER OF THE PROPERTY FRONTS ROONEY CIRCLE
- NO RESIDENTIAL USES ARE LOCATED ON LOTS ADJACENT TO BLOCK 155 21 LOT 40
- THE MAXIMUM BUILDING COVERAGE CALCULATION DOES NOT INCLUDE BUILDINGS LOCATED BELOW GRADE WITH PARKING OR OTHER USES LOCATED ABOVE
- PARKING COUNT BASED ON A SEATING COUNT FOR BUILDING A 732 SEATS, BUILDING B 180 SEATS, BUILDING C 710 SEATS, THEATER 632 SEATS, BUILDING F 185 SEATS, BUILDING G 710 SEATS, BUILDING H 70 SEATS FOR A TOTAL SEATING COUNT OF 2,185 AND PROPOSED MAX. COVERS 1,000 AREA = 38 / 542 SF
- SOME EXISTING PARKING SPACES ARE LOCATED OVER THE PROPERTY ALONG ROONEY CIRCLE, ALL PARKING SPACES ADJACENT TO AREAS OF WORK WILL BE SHIFTED TO PROVIDE A 6 FT SETBACK FROM THE PROPERTY LINE ALONG ROONEY CIRCLE
- ALL EXISTING AND PROPOSED LOADING SPACES ARE LOCATED IN OUTDOOR AREAS AND HAVE NO LIMIT FOR VERTICAL CLEARANCE
- THE EXISTING WALL SIGNAGE TO REMAIN FOR SHOPRITE, TOPFRIDAY'S, ATLANTIC BANK AND THE LOWER LEVEL OF BUILDING B AND C ARE NOT INCLUDED IN THIS TABLE

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan	General Development Plan	Subdivision Preliminary	Subdivision Final	Site Plan Preliminary			
1. PROJECT-PLAN INFORMATION											
1. Item:	Name, address of owner and applicant.	X	X	X	X		X	X	X		
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X		X	X	X		
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X		X	X	X		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X	X	X	X		X	X	X		
Comment: Describes setting; may be less detailed in pre-application-concept plan and GDP stages.											
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X		X	X	X		
Comment: Schedule may be less detailed in pre-application-concept plan stages.											
6. Item:	North arrow and scale.	X	X	X	X		X	X	X		
7. Item:	Proof that taxes are current.		X	X	X		X	X	X		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X		X	X	X		
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X				X	X			X
10. Item:	Monumentation as specified by Map Filing Law.		X								X
Comment: Monumentation required only for final subdivision.											
11. Item:	Date of current property survey.										
Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.											
			X	X	X		X	X	X		X

**ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL**

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL													
Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		Major Application	COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final				
23. Item:	List of required regulatory approvals or permits. Comment: Basic planning information. €		X	X	X		X		X		N/A		K
24. Item:	List of variances required or requested. € Comment: Basic planning information.		X	X			X	X	X		X		
25. Item:	Requested or obtained design waivers or exceptions. € Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X				X	X		N/A		X
26. Item:	Payment of application fees. Comment: Fee not imposed for pre-application conference.	X	X	X	X		X	X	X		X		
27. Item:	Property owners and lines of all parcels within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.			X	X		X	X	X		X		
28. Item:	All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.	X		X	X		X	X	X		X		
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).										X		
30. Item:	Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.	X		X	X		X	X	X		N/A		X

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED		
Item Number	Description				General Development Plan	Subdivision		Site Plan							
						Subdivision	Site Plan	Preliminary	Final	Preliminary				Final	
31.	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.														X
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X	X										X
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.														X
34.	Item: Drainage Area Map. Comment: Necessary for major application; Inapplicable at GDP stage.														X
35.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X											X
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X											X
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.														X

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.												
Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
38. Item: Soil Erosion and Sediment Control Plan. Comment: Required for soil disturbance over 5,000 sq. ft.				X		X		X	X	N/A		X
39. Item: Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comment: Not required for minor subdivision because not involving construction of buildings.				X	X	X		X	X	N/A		X
40. Item: Construction details as required by ordinance. Comment: Such level of detail necessary only for major applications.						X		X	X	X		
41. Item: Road and paving cross-sections and profiles. Comment: See Item 40.						X		X	X	N/A		X
42. Item: Proposed street names. Comment: Applicable only when new road is proposed.						X		X	X	N/A		X
43. Item: New block and lot numbers confirmed with local assessor or municipal designee. Comment: Needed whenever a new lot is created.			X					X		N/A		X
44. Item: Lighting plan & details. Comment: Not applicable for minor subdivision because just creating lots.				X		X		X	X	N/A		X
45. Item: Landscape plan & details prepared by a professional landscape architect Comment: Required for site plans because of magnitude of required landscaping.				X				X	X	N/A		X
46. Item: Solid waste management plan. Comment: Site plan consideration only; see Item 44.				X				X	X	N/A		X
47. Item: Site identification signs, traffic control signs, and directional signs. Comment: See Item 44.				X		X		X	X	N/A		X

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan							
48.	Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.		X	X					X		X
49.	Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.	X		X	X				X		X
50.	Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.			X					X		
51.	Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X				X		X
52.	Item: Plans and legal documents for compliance with West Orange COAH Ordinances.		X	X	X				X		X

€ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 ø Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/30/05 NW

F:\Forms & Awards\PB-ZBAPP.FRM\CHECKLIST\CHECKLIST.FRM

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT - PRINT OR TYPE - ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:	<i>N/A Submitted with Approved Application</i>	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		
List of green and recycled building materials in new construction, renovation, and maintenance:		
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000:		
Use of any water efficient landscaping:		
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect		
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching		
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

As of April 2, 2015

Francis X. Regan

From: Connie Mauriello <CMauriello@westorange.org>
Sent: Wednesday, May 11, 2022 1:16 PM
To: Francis X. Regan
Subject: 200 foot property list
Attachments: 372f9296-941f-47f8-8cd3-660272e0ce02.pdf

Caution: External (cmauriello@westorange.org)

First-Time Sender [Details](#)

[Report This Email](#) [FAQ](#) [Skout Email Protection](#)

THIS EMAIL WAS SENT FROM A SOURCE OUTSIDE THE COMPANY.

See attached list...



Connie Mauriello

Keyboarding Clerk
Office of the Tax Assessor: Kevin J. Dillon, CTA
Township of West Orange
66 Main Street
West Orange, NJ 07052
Phone (973) 325-4060
Fax (973) 669-4859
Taxassessor@westorange.org
www.westorange.org



Please consider the environment before you print this email
[America, Land of the Free, Because of the Brave!](#)

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Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	155.21	40		PROSPECT AVENUE	CLPF ESSEX GREEN LLC,%LEVIN MANAGME	PO BOX 326	PLAINFIELD, NJ	07061

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (16)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	84.01	55		478 PROSPECT AVENUE	LLEWELLYN-EDISON SAV. & LOAN ASSN.	474 PROSPECT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	84.01	60		470 PROSPECT AVENUE	470 PROSPECT AVENUE LLC	P.O. BOX 1287	MONTCLAIR NJ	07042
West Orange Township	84.01	63		466 PROSPECT AVENUE	466 PROSPECT AVENUE REALTY, LLC.	420 BLOOMFIELD AVENUE	VERONA, NJ	07044
West Orange Township	105	1		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE NJ	07052
West Orange Township	105	2		456 PROSPECT AVENUE	RKS PROPERTIES LLC	456 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	105	3		454 PROSPECT AVENUE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	105	8		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	105	64.01		460 PROSPECT AVENUE	460 PROSPECT STREET LLC	1625 STATE RTE 10	MORRIS PLAINS, NJ	07950
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	155	26.02		475 PROSPECT AVE	AMPC REAL ESTATE LLC % M. HALFACRE	1240 HDQRS PLZ 8TH FL EA	MORRISTOWN, NJ	07960
West Orange Township	155	26.03		471 PROSPECT AVENUE	REALTY INCOME PROPERTIES 29, LLC	3161 MICHELSON DR, #600	IRVINE, CA	92612
West Orange Township	155	40.01		8 ROONEY CIRCLE	APPLE NINE HOSPITALITY OWNERSHIP IN	PO BOX 980	ELLWOOD CITY, PA	16117
West Orange Township	155	40.02		100 EXECUTIVE DRIVE	GREEN ESSEX PARTNERS URBAN RENEW	16 MICROLAB RD, STE A	LIVINGSTON NJ	07039

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	155	40.03		ROONEY CIRCLE	CLPF ESSEX GREEN LLC,	230 PARK AVE.	NEW YORK,NY	10169
West Orange Township	155	40.04		12 ROONEY CIRCLE	CS HOTEL WO,%SUN DEVELOPMENT	5701 PROGRESS ROAD	INDIANAPOLIS INDIANA	16241
West Orange Township	155.21	40		PROSPECT AVENUE	CLPF ESSEX GREEN LLC,%LEVIN MANAGME	PO BOX 326	PLAINFIELD, NJ	07061

Buffer Report - Map





NEW JERSEY
NEW YORK

61 SOUTH PARAMUS ROAD
PARAMUS, NEW JERSEY 07652

FRANCIS X. REGAN, ESQ.
FREGAN@DECOTIISLAW.COM
201.907.5280

TELEPHONE: (201) 928-1100
TELEFAX: (201) 928-0588
WWW.DECOTIISLAW.COM

May 25, 2022

VIA E-MAIL AND REGULAR MAIL

Township of West Orange
66 Main Street
West Orange, NJ 07052
Attn: Tax Collector

Re: Certification of Taxes Paid

Dear Sir/Madam:

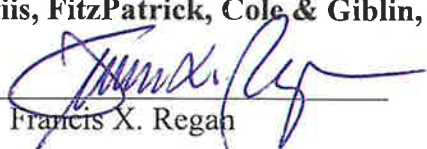
This firm represents CLPF Essex Green, LLC who will be filing an application with the Zoning Board of Adjustment for the property known as Block 155.21, Lot 40, located on Prospect Avenue and Rooney Circle.

As part of the submission, we require a certification of taxes paid for the above referenced property. Please provide such certification at your earliest convenience by email or mail.

If you have any questions, please feel free to contact me. Thank you.

Very truly yours,
DeCotiis, FitzPatrick, Cole & Giblin, LLP

By: _____


Francis X. Regan