

TOWNSHIP OF WEST ORANGE - ZONING STATISTICS TABLE					
ZONING DISTRICT: P-C PLANNED COMMERCIAL DISTRICT					
495 PROPOSPECT 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, RESTRAURANT, 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) 26.25 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	50.5 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) 12.6 FT* (BUILDING A TO C) 17.2 FT* (BUILDING B TO C) 0 FT* (BUILDING C TO I)	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: 2,255 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	46 SPACES	50 SPACES	C
\$25.12.1.h	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.q	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 PEDESTRAIN 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 SIGN - 2 SHOPPING CENTER SIGN 3 TOTAL*	1 FREESTANDING SIGN 2 MONUMENT SIGNS 2 SHOPPING CENTER SIGN 5 TOTAL*	V 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 / 25 FT SIDE - FREESTANDING AND MONUMENT SIGN	7.4 FT FRONT FREESTANDING AND MONUMENT SIGN*	7.4 FT FRONT FREESTANDING AND 5FT 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 - FREESTANDING SIGN 50 SF - MONUMENT SIGN 150 SF - SHOPPING CENTER SIGN	126 SF - FREESTANDING SIGN* - 236 SF - SHOPPING CENTER SIGN*	126 SF - FREESTANDING SIGN* 42 SF - MONUMENT SIGN "M" 220 SF - SHOPPING CENTER SIGN "P" 236 SF - SHOPPING CENTER SIGN "D"	V 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*	25 FT - FREESTANDING SIGN* 5 FT - MONUMENT SIGN "M" 22 FT - SHOPPING CENTER SIGN "P" 23 FT - SHOPPING CENTER SIGN "D"	V C C C
\$25-15.3.c.2.d	MAX. SIGN HEIGHT	16 FT - FREESTANDING SIGN 8 FT - MONUMENT SIGN 20 FT - SHOPPING CENTER SIGN	25 FT - FREESTANDING SIGN* - 25 FT - SHOPPING CENTER SIGN*	25 FT - FREESTANDING SIGN* 9 FT - MONUMENT SIGN "M" 22 FT - SHOPPING CENTER SIGN "P" 23 FT - SHOPPING CENTER SIGN "D"	V 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*	15 FT - FREESTANDING SIGN* 6 FT - MONUMENT SIGN "M" 12.5 FT - SHOPPING CENTER SIGN "P" 14 FT - SHOPPING CENTER SIGN "D"	V 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 FRONTS ROONEY CIRCLE.

2. NO RESIDENTIAL USES ARE LOCATED ON LOTS ADAJCENT TO BLOCK 155.21 LOT 40.

3. THE MAXIMUM BUILDING COVERAGE CALCUALTION DOES NOT INLCUDE BUILDINGS LOCATED BELOW GRADE WITH PARKING OR OTHER USES LOCATED ABOVE.

4. THE PARKING COUNT BASED ON A SEATING COUNT FOR BUILDING A: 230 SEATS, BUILDING B: 550 SEATS, BUILDING C: 210 SEATS, THEATER: 630 SEATS, BUILDING E: 285 SEATS, BUILDING G: 210 SEATS, BUILDING H: 70 SEATS FOR A TOTAL SEAT COUNT OF = 2,185 AND PROPOSED RETAIL GROSS FLOOR AREA = 387,642 SF.

5. SOME EXISTING PARKING SPACES ARE LOCATED OVER THE PROPERTY ALONG ROONEY CIRCLE, ALL PARKING SPACES ADAJCENT TO AREAS OF WORK WILL BE SHIFTED TO PROVIDE A 0 FT SETBACK FROM THE PROPERTY LINE ALONG ROONEY CIRCLE.

6. ALL EXISITNG AND PROPOSED LOADING SPACES ARE LOCATED IN OUTDOOR AREAS AND HAVE NO LIMIT FOR VERTICAL CLERANCE.

7. THE EXISTING WALL SIGNAGE TO REMAIN FOR SHOPRITE, TGIFRIDAY'S, ATLANTIC BANK AND THE LOWER LEVEL OF BUILDING B AND C ARE NOT INCLUDED IN THIS TABLE.