



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development Zoning Board of Adjustment

SUSAN McCARTNEY

Mayor

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DIANA L. CHANDLER

Zoning Board Secretary

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*Philip D. Neuer, Chairperson
Irv Schwarzbaum, Vice-Chairperson
William Michael Barbee
Laurence Cohen
Robin Miller
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Mark Sussman (Alt.)
Michael Dannemiller (Alt.)
Tal Ben-Zvi (Alt.)
Todd Dubovy (Alt.)*

*Geniece Gary-Adams (Director of Planning & Development/Zoning Official)
Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher PA, Board Attorneys
CME Associates, Consulting Planner
John J. Hess, PE, PP, Consulting Engineer
Zayibeth Carballo, Municipal Engineer*

AGENDA TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

June 4, 2026

8:00 P.M.

Will be held virtually

Please click the link below (or copy and paste into your browser) to join the meeting:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/85846667957?pwd=RGZhrTzSQ9Q99bmAq7iFbd7Jz2lh07.1>

Webinar ID: 858 4666 7957; Passcode: 295042

Dial in: 646 931 3860

(Draft agenda is subject to change. For those persons having technical difficulties, please call

973-325-4106, 973-325-4109 or 973-325-4133.)

A. NOTICE

Notice of this meeting was given to the Township Clerk, posted on the Township Web Site under the Current Legal Notices tab, and posted on the Township Bulletin Board in accordance with the "Senator Byron M. Baer Open Public Meetings Act" and the "Publication Reform Act."

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

E. ANNOUNCEMENTS

Future Meetings: June 18, 2026 (Regular Meeting)
July 16, 2026 (Regular Meeting)
August 20, 2026 (Regular Meeting)

F. SWEARING IN

Township Professional(s)

G. APPLICATIONS

1.) **ZB-22-13 MPB Realty (470 Eagle Rock Avenue)** (Carried from 5/28/2026)

Block: 153; Lot:38; Zone:B-2

470 Eagle Rock Avenue

Preliminary & Final Major Site Plan

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[ZB-22-13-2023-04-05-Traffic-Impact-Study---Rev-1](#)

[ZB-22-13-2023-04-06-Twp-Resubmission-Letter](#)

[ZB-22-13-Acoustal-Evaluation](#)

[ZB-22-13-Architectural-Plans---Popeyes-Sonic-West-Orange---Eagle-Rock](#)

[ZB-22-13-Combined-Site-Plan](#)

[ZB-22-13-Combined](#)

[ZB-22-13-Transmittal---00003](#)

[ZB-22-13--2023-03-Drainage-Statement](#)

[ZB-22-13-2023-04-Tree-Removal-Report](#)

[2023-06-30-Solid-Waste-Management-Plan](#)

[2023-07-06-TRAFFIC-IMPACT-STUDY](#)

[2023-07-07---Required-Regulatory-Approval-List](#)

[2023-07-07-Affidavit-of-Ownership](#)

[2023-07-07-Fast-Food-Summary](#)

[2023-07-10-Twp-Resubmission-Letter](#)

[Combined-Arch-Plans](#)

[Road-Vacation-Bk-12175-Pg-2396](#)

[Site-Plan_Rev3](#)

[Transmittal---00005](#)

[470-Eagle-Rock-Avenue-West-Orange_Revised-Planning-Report_07072023](#)

[2023-06-Drainage-Statement](#)

[2023-06-Tree-Removal-Report](#)

[2023-06-West-Orange---EIS](#)

[2023-06-28-Acoustical-Evaluation](#)

[2023-06-OM-Manual](#)

[2023-07-07---Variance--Waiver-List](#)

[470-Eagle--EIS-06-2024](#)

[470-Eagle--Filing-App-to-ZBA-8-12-24](#)

[470-Eagle--Planning-Report-8-2-24](#)

[70-Eagle--Site-Plan-6-7-24](#)

[470-Eagle--TIS-6-4-24](#)
[470-Eagle--Tree-Removal-Report-06-2024](#)
[470-Eagle--Waste-Management-Plan-6-7-24](#)
[470-Eagle--Acoustical-Report-6-17-24](#)
[470-Eagle--Arch-6-12-24](#)
[470-Eagle--Drainage-Reports-06-2024](#)
[470-Eagle--Executed-Revised-ZBA-Package](#)
[PB-97-18-Fan-and-Jade-Inc](#)
[ZB-22-13-MPB-REALTY---RESOLUTION-OF-DISMISSAL-WO-PREJUDICE-ADOPTED](#)
[24-10-29-MPB-Realty---Planning-Review-1](#)
[24-10-31---Review-1](#)
[470-Eagle--SWM-OM-06-2024](#)
[24-12-10-MPB-Realty---SPRAB-Report](#)
[2025-02-25-Township-Resubmission-Letter \(Rcd 3-6-2025\)](#)
[Rev-2-Combined \(Rcd 3-6-2025\)](#)
[S102199025SV0-24x36-Survey \(Rcd 3-6-2025\)](#)
[Transmittal---00013 \(Rcd 3-6-2025\)](#)
[2024-07-01---Affidavit-of-Ownership \(Rcd 3-6-2025\)](#)
[2024-12-11---Tax-Certification \(Rcd 3-6-2025\)](#)
[2025-01-10---Required-Regulatory-Approval-List \(Rcd 3-6-2025\)](#)
[2025-02-Drainage-Statement---Signed \(Rcd 3-6-2025\)](#)
[2025-02-Tree-Removal-Report \(Rcd 3-6-2025\)](#)
[2025-02-West-Orange---EIS-Signed \(Rcd 3-6-2025\)](#)
[2025-02-03-Acoustical-Evaluation \(Rcd 3-6-2025\)](#)
[Noticing Documents \(rcd 3-10-2025\)](#)
[CME Review 2 \(Dated and Rcd 3-11-2025\)](#)
[MPB-Realty---Planning-Review-2 \(Dated & Rcd 3-17-2025\)](#)
[Ltr-From-Hudson-Essex-Passaic-Soil-Conservation-District-re-MPB-Realty-Popeyes-and-IHOP-Restaurant-Dated-3-5-2025---Rcd-5-2-2025](#)
[2025-10-08-Acoustic-Supplemental-Memo \(rcd 10-10-2025\)](#)
[2025-10-08-Township-Resubmission-Letter \(rcd 10-10-2025\)](#)
[Sustainability-Checklist \(rcd 10-10-2025\)](#)
[23-0099-PB-2-CONCEPT-PB-RF-ss \(rcd 10-10-2025\)](#)
[ZB-22-13-MPB-Realty-470-Eagle-Rock-Avenue---SP-Mtg-10-23-2025-Noticing-rcd-10-16-25](#)
[25-10-16-Memorandum-Engineering---rcd-10-17-2025](#)
[25-10-20-MPB-Realty---Planning-Review-4 \(r'cd 10-20-2025\)](#)
[12-4-2025 Traffic Impact Study - rcd 12-8-2025](#)
[12-8- 2025 Resubmission-Letter From Dynamic Engineering \(rcd 12-8-2025\)](#)
[11-25-2025 - Site Plans \(Rev 4\) rcd 12-8-2025](#)
[12-12-2025-Engineering-Review-5 \(rcd 12-15-2025\)](#)
[12-12-25 MPB-Realty---Planning-Review-5 \(rcd 12-16-2025\)](#)
[12-17-2025 - ZB-22-13-470-Eagle-Rock-Ave - Forester Memo \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - TREE-REMOVAL-PERMIT-APPLICATION \(rcd 12-17-25\)](#)
[Attachment included with 12-17-2025 Forester Memo - TREE-REPLACEMENT-TABLE \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - Tree-Ordinance \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - ESSEX-COUNTY-NATIVE-PLANT-LIST \(rcd 12-17-2025\)](#)

[Attachment included with 12-17-2025 Forester Memo - CHECKLIST-FOR-TREE-REMOVAL---SOLAR-PANEL-Projects \(rcd 12-17-2025\)](#)
[1-9-2026-Planning-Report- \(rcd 1-12-2026\)](#)
[2-5-2026-Email-w-Forester-Memo-and-note](#)
[CHECKLIST-FOR-TREE-REMOVAL \(rcd 2-5-2026\)](#)
[470-EAGLE-ROCK-AVENUE-PROP-POPEYES-IHOP-ZB-22-13-FORESTERSMEMO \(rcd 2-5-2026\)](#)
[01-DEMOLITION-AND-TREE-REMOVAL-PLAN-EXHIBIT \(rcd 3-10-2026\)](#)
[02-LANDSCAPE-PLAN-EXHIBIT \(rcd 3-10-2026\)](#)
[2026-03-Tree-Removal-Report \(rcd 3-10-2026\)](#)
[2026-03-06-Justifications-Memo_ 470-Eagle-Rock-AvenueWO Rev4 \(rcd 3-10-2026\)](#)
[2026-03-09-Township-Resubmission-Letter \(rcd 3-10-2026\)](#)
[26-03-16-MPB-Realty---Planning-Review-6 \(rcd 3-16-2026\)](#)
[26-03-17-Consultant Engineering-Review-6 \(rcd 3-17-2026\)](#)
[ZB-22-13-FORESTERS-MEMO-rev-3-18-26 \(rcd 3-18-2026\)](#)
[20260122 470-Eagle-Rock Deck-Exhibit-A-6-rcd-3-24-2026](#)
[2026-04-03-Township-Resubmission-Letter-rcd-4-6-2026](#)
[01-DEMOLITION-AND-TREE-REMOVAL-PLAN-EXHIBIT-rcd-4-6-2026](#)
[02-LANDSCAPE-PLAN-EXHIBIT-rcd-4-6-2026](#)
[2026-04-03-Planning-Report-and-Justification-of-Variances _Rev5-rcd-4-6-2026](#)
[2026-04-Tree-Removal-Report-rcd-4-6-2026](#)
[26-04-07-MPB-Realty---Consultant Planning-Review-7 \(rcd 4-7-2026\)](#)
[470-EAGLE-ROCK-AVENUE-PROP-POPEYES-IHOP-ZB-22-13-FORESTERS-MEMO-rev-4-8-2026 \(rcd 4-8-2026\)](#)
[26-04-09-Engineering-Review-7 \(rcd 4-9-2026\)](#)
[2026-05-26-Planning-Report-and-Justification-of-Variances_ 470-Eagle-Rock-AvenueWO Rev6 \(rcd 5-26-26\)](#)
[5-26-26-email-from-Consulting-Plannerto-D-Chandler-re-no-new-review-letter-rcd-5-27-2026](#)
[5-26-26-email-from-Consulting-Engineer-to-D-Chandler-re-no-new-review-letter-rcd-5-27-2026](#)
[5-26-26-email-from-Town-Forester-to-D-Chandler-re-no-new-review-letter-rcd-5-27-2026](#)

H. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE *THURSDAY, June 18, 2026, AT 8:00 PM.*****