

PRIME TUVEL & MICELI

ATTORNEYS AT LAW

August 12, 2024

VIA UPS GROUP

Township of West Orange
66 Main Street
West Orange, New Jersey 07052
Attn: Diana L. Chandler, Planning & Development

**RE: MPB Realty LLC (“Applicant”)
470 Eagle Rock Avenue (the “Property”)
Block 153, Lot 38
Application for Variance Relief**

Dear:

As you may be aware, this office represents the Applicant in connection with an application for variance relief at the Property referenced above. The Applicant is proposing to retrofit and renovate an existing building on the Property with an approximately 2,391 sf Popeyes restaurant with a drive-thru and a 3,797 IHOP restaurant. Please find enclosed the following documents for your review:

1. One (1) original and five (5) copies of the completed application package, inclusive of all checklist items;
2. Six (6) signed and sealed Acoustical Reports prepared by Lewis S. Goodfriend & Associates, dated 6/17/24;
3. Six (6) signed and sealed Architectural Plans prepared by G141 Architecture LLC, dated 6/12/24;
4. Six (6) signed and sealed Drainage Statements prepared by Dynamic Engineering, dated June 2024;
5. Six (6) signed and sealed Environmental Impact Statements prepared by Dynamic Engineering, dated June 2024;
6. Six (6) signed and sealed Planning Reports prepared by Dresdner Robin, dated 8/2/24;
7. Six (6) signed and sealed Site Plans prepared by Dynamic Engineering, dated 6/7/24;
8. Six (6) signed and sealed Stormwater Management Operation and Maintenance Manual prepared by Dynamic Engineering, dated June 2024;

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ADDITIONAL OFFICES

Mount Laurel, NJ | Hoboken, NJ | Jersey City, NJ | Fort Washington, PA | New York, NY

9. Six (6) signed and sealed Traffic Impact Studies prepared by Dynamic Traffic, dated 6/4/24;
10. Six (6) signed and sealed Variance & Waiver Lists prepared by Dynamic Engineering, dated 6/7/24;
11. Six (6) signed and sealed Waste Management Plans prepared by Dynamic Engineering, dated 6/7/24;
12. W-9; and the following fees;
 - a. \$1,648.14 representing the Application fee; and
 - b. \$3,250.00 representing the Escrow fee.

Kindly confirm receipt of this submission and advise whether the Application may be deemed complete and scheduled to be heard at the next available public meeting of the Zoning Board of Adjustment. If you have any questions, comments or should you require additional information or documentation, please reach out to my office. Thank you.

Sincerely,



Jason R. Tuvel, Esq.
Attorney for Applicant

JRT:scl
Enclosure