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## **Solid Waste Management Plan**

**MPB Realty, LLC  
Proposed Popeye's & IHOP Restaurant  
470 Eagle Rock Avenue (CR 611)  
Block 153, Lot 38  
Township of West Orange  
Essex County, NJ  
DEC #1021-99-025  
June 7, 2024**

The proposed development consists of retrofitting the existing building for the occupancy of a 2,391 SF Popeyes restaurant with a drive-thru and a 3,797 SF IHOP restaurant. The subject property is located on Block 153, Lot 38, known as 470 Eagle Rock Avenue, consisting of 45,713 SF (1.05 AC). The property is located within the B-2 General Business Zone within the Township of West Orange, Essex County, NJ.

Additional proposed site amenities will include parking, landscaping, lighting and a trash enclosure. The project will result in a total disturbance of 45,852 SF (1.05 AC) due to additional improvements within the Rosney Terrace and Eagle Rock Avenue rights-of-way.

This Solid Waste Management Plan has been prepared as requested in supplement to the above referenced application to establish the method for the collection, storage and disposal of solid waste generated from the proposed uses.

### **Proposed Trash Enclosure**

- One (1) 10 FT x 25 FT masonry trash enclosure is proposed to be used by both the Popeyes and the IHOP restaurants.
- Masonry to match proposed building façade
- Board on board gate
- Six (6) cubic yard dumpsters proposed
  - 6 FT wide, 5 FT deep, 6 FT high
- Three (3) dumpsters proposed within the trash enclosure
  - Two (2) dumpsters for solid waste
  - One (1) dumpster for recycling cardboard
- Dumpsters are picked up by private hauler with a front-loading trash truck

Proposed Pick-Up Schedule

- Trash pickup is anticipated to occur three (3) times a week during daytime, off-peak hours
- Cardboard pickup is anticipated to occur two (2) times a week during daytime, off-peak hours
- Additional pickups may be scheduled as needed

Proposed Screening

- Six (6) FT high masonry walls and board on board gate for screening of dumpsters
- Six (6) FT high board-on-board fence along rear property line
- Existing mature trees along adjacent residential property to remain
- Additional plantings proposed along perimeter of trash enclosure for screening, including two additional shade trees.

Sincerely,



Matthew J. Bersch, PE  
License No. 54522

**Dynamic Engineering Consultants, PC**