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December 10, 2024

West Orange Township – Site Plan Review Advisory Board
66 Main Street
West Orange, NJ 07052

Re: *MPB Realty LLC (Popeye's & IHOP)*
470 Eagle Rock Avenue
Block 153, Lot 38
Zone: B-2
Preliminary & Final Major Site Plan

The Site Plan Review Advisory Board (SPRAB) of West Orange Township met on Tuesday December 10, 2024 to discuss the above referenced application for preliminary and final major site plan approval along with d-3 conditional use variances.

The applicant proposes to repurpose an existing restaurant for use as a Popeye's fast food restaurant with drive-thru service on one side, and an IHOP restaurant on the other side. The existing parking lot around the building will be reconstructed, with existing circulation patterns and access driveways mostly being maintained.

Comments provided to the applicant from the panel of Township professionals included:

- With WB-50 trucks proposed to make deliveries and use the front of the site as a loading area, there is a concern that during loading the handicap access to the building may be temporarily blocked.
- Will any delivery trucks be refrigerated?
- Concerns were raised over the proximity of the garbage dumpster area to the adjacent residences, and potential impacts of noise, odor, and animals.
- There must be sufficient space in the rear of the site to allow a fire truck to maneuver around the building if vehicles are stacked in the drive-thru lane.
- A fire lane should be provided along the frontage of the building.
- Sidewalks should be provided along the Rosney Lane frontage.
- Ensure that any mechanical equipment on the rooftop is properly screened and any noise minimized.

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NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28359000

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West Orange Zoning Board
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- A detail for the proposed fence / sound wall in the rear yard area should be provided.
- The following additional information should be provided for completeness, or waivers requested:
 - Proof that taxes are current;
 - Signed and sealed survey of the property;
 - Date on property survey;
 - Affidavit of property ownership;
 - Copy of any existing or proposed easements;
 - List of required outside agency approvals and/or permits;
- The application at this time may be tentatively scheduled for the February 20, 2025 meeting of the Zoning Board.

If you have any questions about this report, please do not hesitate to reach out to our office.

Sincerely,

CME Associates

Christopher N. Dochney – PP, AICP
Zoning Board Conflict Planner

CD

cc: MPB Realty LLC – Applicant
Benjamin Wine, Esq. – Applicant's Attorney
Matthew Bersch, PE. – Applicant's Engineer
Robert A Grimaldi – Applicant's Architect
Lewis Goodfriend & Associates – Applicant's Acoustical Engineer