

Diana L. Chandler

From: Steve Warner <warner@centraljerseylaw.com>
Sent: Tuesday, August 05, 2025 9:49 AM
To: Benjamin Wine
Cc: sally@primelaw.com; Diana L. Chandler; Philip D. Neuer; Dochney, Christopher
Subject: FW: MPB Realty, LLC

Good Morning, Mr. Wine,

At the special meeting last week in the above matter, one of the residents brought up the following regarding drive up window use in the Township.

As per §25-11.14 .j, Any restaurant having a drive-up window must have a minimum lot area of 5 acres...

As per Mr. Dochney, Consultant Planner for this application, he opines that this would apply to the Popeyes application, and is a variance that he missed in his initial report.

We note that while this variance isn't in your notice, it would be covered by the catchall language therein so the matter need not be re-noticed and the Board continues to have jurisdiction.

Please address this additional variance when you proceed with the application .

Thank you,
Steven K. Warner, Esq., Partner

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