

October 8, 2025
Via Overnight & TonicDM

Township of West Orange
Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

Attn: Diana Chandler-Zimmermann
Zoning Board Secretary

**RE: MPB Realty, LLC
Proposed Popeyes & IHOP Restaurant
Block 153, Lot 38
470 Eagle Rock Avenue (CR 611)
Township of West Orange
Essex County, New Jersey
DEC# 1021-99-025
CME File No. VWRZ0153.01 (60002)
CME File No. WRZ0153.V01**

Dear Ms. Chandler-Zimmermann,

On behalf of the Applicant, MPB Realty, LLC, this letter shall serve as the formal resubmission to the Township of West Orange Zoning Board of Adjustment towards issuance of Preliminary and Final Site Plan Approval for the above referenced project. Enclosed please find the following documents as requested by the Board at the September 18, 2025 meeting:

- Five (5) completed copies of the Township of West Orange Sustainability Checklist Form;
- Five (5) signed copies of the Rooftop Mechanical Equipment Memorandum, prepared by Lewis S. Goodfriend & Associates, dated 10/08/2025; and
- Five (5) signed and sealed copies of the Proposed Roof Plan, prepared by G141 Architecture, LLC, dated 6/12/2024, last revised 9/29/2025.

Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Matthew J. Bersch, PE



Danny Goncalves, PE

Enclosures

cc: Benjamin T.F. Wine, Esq. (via TonicDM)
Ed Baksh (via TonicDM)
Lawrence BenBassett (via TonicDM)
Kevin Savage, PE, PTOE (via TonicDM)
Robert A. Grimaldi, RA (via TonicDM)
Mallory Clark, PP (via TonicDM)
Michael J. Dick, INCE Bd. Cert. (via TonicDM)