

October 7, 2025

VIA HAND DELIVERY & E-MAIL

Township of West Orange Planning Board
Attn: Jamilet Baquerizo Vite
66 Main Street
West Orange, New Jersey 07052

**Re: Trader Joe's East Inc.
 Block 157, Lot 5
 457 Mt. Pleasant Avenue
 Application for Preliminary & Final Major Site Plan Approval, Tree
 Removal and Replacement Approval, Soil Removal Approval and
 "c" Variances**

Dear Ms. Baquerizo Vite:

We represent Trader Joe's East, Inc. ("Applicant"), which is a tenant at the above-referenced property (the "Property"). The Property is located within the B-2 zoning district is currently improved with an approximately 29,187 square foot one-story commercial building previously occupied by multiple retail tenants ("Main Building") and an approximately 3,254 square foot one-story commercial building occupied by one retail tenant, as well as existing parking area and landscaping improvements. Retail stores and multiple principal uses are permitted in the B-2 zoning district.

Applicant proposes to refit and occupy approximately 18,767 square feet of commercial space within the Main Building for conversion into a Trader Joe's Retail Store. In connection therewith, Applicant proposes the addition of twenty-two (22) new parking spaces to be situated on the western portion of the site in replacement of the greenhouse outdoor sales area used by previous tenant Metropolitan Plant Exchange. Ancillary improvements such as curbing, paving, landscaping and lighting are also proposed. In connection with the above-referenced application (the "Application") to the Township of West Orange Planning Board (the "Board"), these improvements require preliminary and final major site plan approval, together with Tree Removal and Replacement approval, Soil Removal approval and "c" bulk variances.

The accompanying application for development consists of an *original* and four (4) sets of the following materials:

1. Township of West Orange Application Form for the Planning Board, executed by owner and applicant on July 31, 2025;
2. Fees & Escrow Computation dated September 17, 2025, together with the following checks, payable to the "Township of West Orange":

- a. Site Plan & Variance Application Fee, amount of \$3,689.89;
 - b. Site Plan & Variance Escrow Deposit, amount of \$5,000.00;
 - c. Soil Removal Permit Fee, amount of \$125.00;
 - d. Tree Removal and Replacement Permit Fee, amount of \$1,000.00
3. Form W-9, executed by the applicant;
4. Corporate Disclosure Statement dated July 31, 2025;
5. Owner's Consent Affidavit, executed by owner on July 31, 2025;
6. Previous Planning Board and Zoning Board of Adjustment Decisions, dated August 14, 2025;
7. Proposal, dated September 17, 2025;
8. Lists of Variances, Design Exceptions and Submission Waivers, dated September 17, 2025;
9. Reasons for Relief, dated September 17, 2025;
10. List of Plans & Exhibits, dated September 17, 2025;
11. Site Plan and Variance Submission Checklists;
12. Sustainability Checklist;
13. Tax Payment Certification, dated August 8, 2025;
14. List of Required Regulatory Approvals;
15. Certified Property Owners and Utilities List, dated July 7, 2025;
16. Existing and Proposed Deed Restrictions and Covenants, dated August 14, 2025;
17. Existing and Proposed Easements or Land Reserved for or Dedicated to Public Use, dated August 14, 2025;
18. Application for Soil Removal Permit;
19. Application for Tree Removal and Replacement Permit dated August 15, 2025, signed August 26, 2025;

20. Traffic Statement, prepared by Traffic Planning & Design, Inc. (TPD), dated September 19, 2025;
21. Stormwater Management Report, prepared by Bohler Engineering, dated August 2025;
22. Stormwater Management Facilities Operations & Maintenance Manual, prepared by Bohler Engineering, dated August 2025;
23. Civil Engineering Plans prepared by Bohler Engineering, dated August 14, 2025, revised September 17, 2025, consisting of the following sheets:
 - a. Cover Sheet (C-101);
 - b. General Notes (C-102);
 - c. General Legend (C-103);
 - d. Existing Conditions/Demolition Plan (C-201);
 - e. Site Plan (C-301);
 - f. Truck Turning Plan WB-67 (Title 39) (C-302);
 - g. Grading Plan (C-401);
 - h. Drainage Plan (C-402);
 - i. Utility Plan (C-501);
 - j. Soil Erosion and Sediment Control Plan (C-801);
 - k. Soil Erosion & Sediment Control Plan Notes & Details (C-802);
 - l. Soil Erosion & Sediment Control Plan Notes & Details (C-803);
 - m. Detail Sheet 'A' (C-901);
 - n. Detail Sheet 'B' (C-902);
 - o. Tree Removal Plan (L-101);
 - p. Landscape Plan (L-201);
 - q. Landscape Notes and Details (L-202);
 - r. Lighting Plan (L-301); and
 - s. Lighting Specifications and Details (L-302);
24. ALTA/NSPS Land Title Survey for "Block 157, Lot 5, 457 Mount Pleasant Avenue, Township of West Orange, Essex County, New Jersey" prepared by James D. Sens, P.L.S. dated November 20, 2023, last revised August 5, 2025; and
25. Architectural Plans prepared by Jeffrey Taylor Architects, dated September 9, 2025, consisting of the following sheets:
 - a. Proposed Floor Plan (Sheet A-101.00);
 - b. Proposed Mezzanine Plan (Sheet A-102.00);
 - c. Proposed Elevations (Sheet A-103.00);
 - d. Proposed Elevations (Sheet A-104.00); and
 - e. Proposed Signage Details (Sheet A-105.00).

GIBBONS P.C.

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I will transmit to you via e-mail a link that will enable you to download a digital copy of each of the above items (other than the IRS Form W-9 and the checks). Please contact me if anything further is required at this time for a completeness determination and a meeting date with the Site Plan Review Advisory Board.

Very truly yours,

A handwritten signature in black ink, appearing to read "Howard D. Geneslaw". The signature is fluid and cursive, with the first name "Howard" being more prominent and the last name "Geneslaw" following in a similar style.

Howard D. Geneslaw
Director

HDG:

Enclosures

cc: Applicant
Bohler Engineering
Jeffrey Taylor Architects
TPD, Inc.
Township Forester's Office