

Trader Joe's East, Inc. ("Applicant")
457 Mt. Pleasant Avenue
West Orange, New Jersey
Block 157, Lot 5
Soil Removal Permit Application
Township of West Orange Code § 30-3.2
September 17, 2025

Applicant:

Trader Joe's East, Inc.
160 Federal Street, Floor 12
Boston, MA 02111

Owner:

Diener Mt Pleasant Associates LTD.
25 Main Street, Suite 200
Hackensack, NJ 07601

Site Description: The site is an existing shopping center with associated parking, drive aisles, and utilities. The proposed development includes repurposing the tenant space corresponding to the existing Metropolitan Plant Exchange to a proposed retail store. The existing outdoor sales area canopy will be removed, and parking will be reconfigured in order to provide pervious pavement for stormwater management and decrease impervious area on site.

A. The purpose or reason for moving the soil and whether it will be done in connection with a proposed subdivision; if so, the date of filing of the application for subdivision.

The proposed soil movement is not in connection with a proposed subdivision. The soil movement is proposed to accommodate the parking lot reconfiguration that accompanies Applicant's proposed retail tenant use. Additionally, the proposed layout will result in a decrease in impervious area on site.

B. The kind and quantity in cubic yards of soil to be moved.

It is anticipated that approximately 526 CY of soil will be moved on site.

C. In case of removal, the place to which the soil is to be removed, and the kind and quantity of soil to be removed.

It is not anticipated that soil will be removed from the property. It is anticipated that soil will be reused on site.

D. The proposed date of completion of the work.

TBD. The work is anticipated to be completed after Applicant obtains all required approvals and permits. A licensed surveyor will be present to place stakes at elevations as denoted on the proposed grading plan once approved and permitted by the Township and additional agencies as required.

Fee Calculation: $0.5 \text{ FT} \times 28,390 \text{ SF} = 14,195 \text{ CF} = 526 \text{ CY}$

$\$0.05 / \text{CY} \times 526 \text{ CY} = \$26.3 > \text{use minimum fee of } \$125.$