

TOWNSHIP OF WEST ORANGE
DEPARTMENT OF PUBLIC WORKS
SHADE TREE DIVISION
25 LAKESIDE AVENUE
WEST ORANGE, NEW JERSEY 07052
Phone/Fax: (973) 325-4169

Administrative Purposes

Permit Number: _____

Date: _____

Fee: \$_____

Application for a Tree Removal and Replacement Permit

No more than two (2) viable trees may be removed on any property within a 24-month period.

ALL tree removals will require a permit. Removal of non-viable trees are exempt from a permit fee, but will require a permit and are subject to the same tree replacement requirements specified in the tree replacement table included in this application.

A complete copy of the Township's Tree Protection Ordinance can be found on www.westorange.org.

ALL QUESTIONS MUST BE ANSWERED FOR APPLICATIONS TO BE CONSIDERED COMPLETE.

Application Date: 08/14/2025

APPLICANT:

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

This Application for a Tree Removal and Replacement Permit is made with reference to and the intent to comply with all applicable laws, rules and regulations, including the General Revised Ordinances of the Township of West Orange.

1. Property Owner Name: Diener Mt Pleasant Associates LTD

Street Address: 25 Main Street, Suite 200

City/State/Zip: Hackensack, NJ 07601

Home Phone: - Work/Cell Phone: 201-342-6137

Email: LBDiener@optimum.net

2. Location of Property Subject to Proposed Tree Removal Activity:

Street Address: 457 Mount Pleasant Ave, West Orange, NJ 07052

3. Status of Applicant (Check One):

Tenant ☒ Owner ☐ Contractor ☐ Purchaser ☐ Other: ☐

APPLICANT:

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

5. Has this property been the subject of an application and/or otherwise involved in a matter before the West Orange Planning Board and/or Board of Adjustment? **(IF NO SKIP TO #9):**

Yes ☒ No ☐

If yes, please state the dates and action taken or pending, identify the Township Agency who or is handling the matter, and enclose a copy of the resolution conserved by the Agency:

Planning Board action pending on the accompanying submission for site plan approval submitted herewith. See also list and copies of Previous Planning Board and Zoning Board of Adjustment Decisions, which is attached to the accompanying site plan submission to the Planning Board.

6. Has the property received a construction permit and/or is there a construction permit pending?

Yes ☐ No ☒

If yes please state the reason for and the date of application or the date of the Issuance of the permit.

A permit will be applied for upon Resolution Compliance

7. Describe or attach grading plan if more than six (6) inches of soil will be removed or added within the drip line of a tree or trees on the site:

Please refer to the Grading Plan (C-401) included in the Preliminary & Final Major Site Plan package submitted as part of this application

8. Attach a map, drawing or diagram showing proposed removal locations. List the names, address, phone number and email of the preparer of the map drawing or diagram attached.

Please refer to the Tree Removal Plan (L-101) included in the Preliminary & Final Major Site Plan package submitted as part of this application

9. List the number, species, and diameter of each tree to be removed: (Attach additional sheets if necessary): **INCLUDE A PICTURE OF THE MARKED TREES PROPOSED TO BE REMOVED**

Please refer to the Tree Removal Plan (L-101) included in the Preliminary & Final Major Site Plan package submitted as part of this application

10. State reason for removal:

Proposed parking reconfiguration. Existing trees to be removed exhibiting decline.

11. Identify the Licensed Tree Expert or Licensed Tree Care Operator who will be providing tree removal services:

Contact Name TBD upon Planning Board Approval

Business _____

Address _____

City/State/Zip _____

Work Phone: _____

Cell Phone: _____ Email: _____

12. List the Proposed date to commence tree removal: TBD

List the Proposed date to complete tree removal: TBD

13. List size and species of replacement trees in accordance with the replacement table attached below.
(ADD THIS TABLE TO THIS APPLICATION) Trees must be on the Township's list of recommended native trees (recommended list attached). Viable trees must be replaced within six (6) months after removal and non-viable trees must be replaced within 2 years after removal. Include a description or attach the planting plan. The Township Forester must maintain a written log of properties requiring replacement trees on the Township website, available for public viewing which includes date, number and species of tree. If your property is under $\frac{3}{4}$ of an acre, you may opt to donate to the Township Tree Planting Fund instead of planting on your property (please indicate below).

Please refer to the Tree Removal Plan (L-101) and Landscape Plan (L-201)
included in the Preliminary & Final Major Site Plan package submitted as part of
this application

***IF YOU CHOOSE TO CONTRIBUTE TO THE TOWNSHIP TREE PLANTING FUND, YOU MUST SUBMIT PAYMENT AT THE TIME THE PERMIT IS ISSUED.**

15. Have you received a Violation letter regarding a tree on your property?

Yes___ No ✓

Number of tree(s) being removed: Non-Viable 3 Viable 2

TREE REPLACEMENT TABLE

TREE REPLACEMENT REQUIREMENTS TABLE CATEGORY:	TREE REMOVED (DBH)	REQUIRED ACTION	AMOUNT TO TREE REPLACEMENT FUND (Prescribed by Resolution 278-24)
1	4"-6"	Replace with one 2.5" native non-pesticide/herbicide treated tree with a minimum of 6-feet tall	\$250 per 2.5-inch DBH tree
2	6"-13"	Replace with either two 4" native non-pesticide/herbicide treated trees; or four 2.5" native non-pesticide/herbicide treated trees. Each tree shall be a minimum of 6-feet tall.	\$250 per 2.5-inch DBH tree; \$500 for every 4-inch DBH tree
3	14"-22"	Replace with either three 4" native non-pesticide/herbicide treated tree; or six 2.5" native non-pesticide/herbicide treated trees. Each tree shall be a minimum of 6-feet tall.	\$250 per 2.5-inch DBH tree; \$500 for every 4-inch DBH tree
4	23"-32"	Replace with either four 4" native non-pesticide/herbicide treated tree; or eight 2.5" native non-pesticide/herbicide treated trees. Each tree shall be a minimum of 6-feet tall.	\$250 per 2.5-inch DBH tree; \$500 for every 4-inch DBH tree
5	Over 33"	Replace with either five 4" native non-pesticide/herbicide treated tree; or ten 2.5" native non-pesticide/herbicide treated trees. Each tree shall be a minimum of 6-feet tall.	\$250 per 2.5-inch DBH tree; \$500 for every 4-inch DBH tree
NON-VIABLE TREES	ANY	Replace with any native non-pesticide/herbicide treated tree at a 1:1 ratio	\$250 per tree

EXCEPTION – TREE EMERGENCY

Property owners may remove hazardous trees under emergency conditions prior to obtaining a tree removal permit.

Following the emergency removal of the tree or trees, the property owner or Agent shall complete the Tree Removal and Replacement Permit within seven (7) business days of the removal and shall provide photographic and written proof of the hazard by the Licensed Tree Expert. All tree removals require tree replacements in accordance with the tree replacement table.

COMPLIANCE WITH THE "TREE EXPERTS AND TREE CARE OPERATORS LICENSING ACT" C.45:15C-H

Every company performing tree work in New Jersey must be either a Licensed Tree Expert or Licensed Tree Care Operator registered with the New Jersey Board of Tree Experts and with the Township of West Orange. Please check the Township Website for a completed listing of registered tree removal contractors. <https://www.westorange.org/DocumentCenter/View/10326/West-Orange-Registered-Tree-Care-Professional-list>

For public safety, residents are not permitted to take down trees greater than 4 inches in diameter.

It is understood that the undersigned may be subject to statutory penalties for each violation of the terms and conditions of the West Orange Tree Preservation, Removal and Replacement Ordinance. Per the ordinance, the maximum fine for each illegal tree removal is \$2,000 per tree which applies both to the homeowner or agent and the tree removal company. Also, a tree company that does work without a permit or being registered is subject to a 90-day suspension of doing tree removal services.

The undersigned agrees to post a copy of the Tree Removal Permit on the site and to present a copy for review upon request. The Township will make public all permit requests on an on-line searchable database to be administered by the Town Forester.

TRADER JOE'S EAST, INC.

By: Andy Tobias 8/26/25
Applicant's Signature and Print Name Legibly Date
Andy Tobias, Director of Construction

QUESTIONS? Please call the Foresters office at (973) 325-4169 or forester@westorange.org

Township of West Orange Preferred Tree Planting List	
Scientific Name	Common Name
Large Shade Trees	
<i>Acer saccharum</i> "Green Mountain"	"Green Mountain" Sugar maple
<i>Celtis occidentalis</i>	Eastern hackberry
<i>Corylus cornuta</i>	Turkish filbert
<i>Eucommia ulmoides</i>	Hardy rubber tree
<i>Gleditsia triacanthos</i> "inermis"	Thornless honey-locust
<i>Metasequoia glyptostroboides</i>	Dawn-redwood
<i>Nyssa sylvatica</i>	Blackgum
<i>Quercus acutissima</i>	Sawtooth oak
<i>Quercus bicolor</i>	Swamp white oak
<i>Quercus cerris</i>	Turkey oak
<i>Quercus imbricaria</i>	Shingle oak
<i>Quercus lyrata</i>	Overcup oak
<i>Quercus macrocarpa</i>	Burr oak
<i>Betula nigra</i>	River Birch
<i>Taxodium distichum</i> "Shawnee Brave"	"Shawnee Brave" Baldcypress
<i>Tilia americana</i> "Redmond"	"Redmond" American basswood
<i>Tilia cordata</i>	Little-leaf linden
<i>Ulmus americana</i> "princeton"	Princeton elm
<i>Liquidambar orientalis</i>	Sweet Gum (seedless)
Small to Medium Trees	
<i>Acer buergerianum</i>	Trident maple
<i>Acer campestre</i>	Hedge maple
<i>Acer ginnella</i>	Amur maple
<i>Acer tataricum</i>	Tartarian maple
<i>Acer griseum</i>	Paperbark maple
<i>Cercidiphyllum japonicum</i>	Katsuratree
<i>Cladrastis kentuckea</i> "Savot Shade, Perkins Pink"	Yellowwood - cultivars
<i>Crataegus</i> spp.	Hawthorne
<i>Cornus x rutgersensis</i> , "Aurora, Stellar Pink, Cancellatum"	Hybrid Flowering dogwood
<i>Koeleretaria paniculata</i>	Goldenraintree
<i>Magnolia acuminata</i> x Elizabeth	Flowering cucumbertree
<i>Magnolia virginiana</i>	Sweetbay magnolia
<i>Malus x "Centzam"</i>	"Centzam" Flowering crabapple
<i>Malus x "Hargozam"</i>	"Hargozam" Flowering crabapple
<i>Malus x "India Magic"</i>	"India Magic" Flowering crabapple
<i>Parrotia persica</i>	Persian parrotia
<i>Syringa reticulata</i>	Japanese tree-lilac
<i>Oxydendrum arboreum</i>	Sourwood
Ornamental and Fastigate Trees	
<i>Amelanchier canadensis</i> "White Pillar"	"White Pillar" tree form Serviceberry
<i>Amelanchier x grandiflora</i> "Robin Hill"	"Robin Hill" tree form Serviceberry
<i>Acer rubrum</i> "Armstrong"	Fastigate hybrid maple
<i>Acer saccharum</i> "Columnaris, Monumentale, Goldspire"	Hybrid columnar Sugar maple
<i>Carpinus caroliniana</i>	American hornbeam
<i>Cornus mas</i>	Cornilian cherry
<i>Crataegus</i> "Winter King"	"Winter King" Hawthorn
<i>Ginkgo biloba</i> "Mager"	"Mager" Ginkgo
<i>Ginkgo biloba</i> "Princeton Sentry"	Columnar Ginkgo
<i>Halesia carolina</i>	Carolina silverbell
<i>Halesia carolina</i> "Rosea"	"Rosea" Carolina silverbell
<i>Halesia monticola</i>	Mountain silverbell
<i>Malus baccata</i> "columnaris" "Walters"	"Walters" Columnar Siberian crabapple
<i>Malus x "Red Baron"</i>	"Red Baron" Flowering crabapple
<i>Oxydendrum arboreum</i>	Sourwood
<i>Sorbus alnifolia</i>	Korean mountain-ash
<i>Stewartia koreana</i>	Korean stewartia
<i>Stewartia pseudocamellia</i>	Japanese stewartia
<i>Syrax japonicus</i>	Japanese snowbell
<i>Taxodium ascendens</i> "Nutans, Prairie Sentinel"	"Nutans, Prairie Sentinel" Pondcypress

*If you would prefer to plant at tree that is not on the list, please contact Township Forester, Walt Kipp at Wkipp@westorange.org