

December 8, 2025
Via Hand Delivery & 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
Application No. ZB-22-13
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 October 23, 2025 meeting:

- Five (5) signed and sealed copies of the Traffic Impact Study, prepared by Dynamic Traffic LLC, dated 10/21/2022, last revised 12/4/2025; and
- Five (5) signed and sealed copies of the Preliminary and Final Site Plan Drawings, prepared by our office, dated 6/7/2024, last revised 11/25/2025.

The enclosed documents have been revised to provide the following:

- Shifted the drive-thru lane along the rear of the property in order to increase the rear yard buffer by 3 FT.
- Increased the density of the landscaped buffer along the rear yard with the use of staggered plantings, and a mixture of evergreen and deciduous trees.

- Shifted the proposed light poles along the rear to be further from the rear property line.
- Provided an analysis of the intersection of Eagle Rock Avenue and Woodhull Avenue (Whole Foods shopping center) as well as the intersection of Eagle Rock Avenue and Prospect Avenue.
- Provided an analysis of the crash data within the project area from the past three (3) years.
- Provided an Operational Characteristics Study of existing operational Popeyes facilities.

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)
Sally C. La-Zheng (via TonicDM)
Danielle Kinback (via Tonic DM)
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)