

December 17, 2025

VIA FEDEX PRIORITY OVERNIGHT & E-MAIL

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

**Re: PB 25-10 — 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 materials submitted herewith are in supplement to the above-referenced application for development ("Application"), and are intended to address comments from the Site Plan Review Advisory Board ("SPRAB"), comments of the Planning Board's engineer and planner, and comments of the Township Forester. Based on the planner's written comments, discussion at SPRAB, and plan revisions, Applicant has identified additional variances which the Application requires. Those variances are noted on the plans and in several of the documents referenced below.

Enclosed please find five (5) collated sets of the following materials:

1. Proposal, dated September 17, 2025, revised December 10, 2025;
2. Lists of Variances, Design Exceptions and Submission Waivers, dated September 17, 2025, revised December 10, 2025;
3. Reasons for Relief, dated September 17, 2025, revised December 10, 2025;
4. List of Plans & Exhibits, dated September 17, 2025, revised December 17, 2025;
5. Response to Technical Review Comments, prepared by Bohler Engineering, dated December 17, 2025;
6. Opinion of Probable Construction Costs prepared by Bohler Engineering, dated August 14, 2025, revised December 10, 2025;

7. Hudson-Essex-Passaic Soil Conservation District Certification, dated September 30, 2025;
8. New Jersey Department of Transportation Letter of No Interest, dated September 18, 2025;
9. Stormwater Management Report, prepared by Bohler Engineering, dated August 2025, revised December 2025;
10. Traffic Statement, prepared by Traffic Planning & Design, Inc. (TPD), dated September 19, 2025, revised December 12, 2025;
11. Site Traffic Control Plans prepared by TPD, dated December 10, 2025, consisting of the following sheets:
 - a. Traffic Control Notes (Sheet 1 of 3);
 - b. Traffic Control Plan – Stage 1 (Sheet 2 of 3);
 - c. Traffic Control Plan – Stage 2 (Sheet 3 of 3);
12. Civil Engineering Plans prepared by Bohler Engineering, dated August 14, 2025, revised December 10, 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. Truck Turning Plan SU-30 (Garbage)
 - h. Grading Plan (C-401);
 - i. Drainage Plan (C-402);
 - j. Utility Plan (C-501);
 - k. Soil Erosion and Sediment Control Plan (C-801);
 - l. Soil Erosion & Sediment Control Plan Notes & Details (C-802);
 - m. Soil Erosion & Sediment Control Plan Notes & Details (C-803);
 - n. Detail Sheet 'A' (C-901);
 - o. Detail Sheet 'B' (C-902);
 - p. Tree Removal Plan (L-101);
 - q. Landscape Plan (L-201);
 - r. Landscape Notes and Details (L-202);
 - s. Lighting Plan (L-301); and
 - t. Lighting Specifications and Details (L-302);

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13. Architectural Plans prepared by Jeffrey Taylor Architects, dated December 12, 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).

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. We look forward to presenting this application at public hearing scheduled for January 7, 2026. Please contact me if anything further is required at this time.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Howard D. Geneslaw', written in a cursive style.

Howard D. Geneslaw
Director

HDG:

Enclosures

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