



TOWNSHIP OF WEST ORANGE

**25 LAKESIDE AVENUE
WEST ORANGE, N.J. 07052**

DEPARTMENT OF PUBLIC WORKS

SUSAN MC CARTNEY
Mayor

WALT KIPP
Township Forester

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January 28, 2026

MEMORANDUM

TO: Planning Board

FROM: Walt Kipp, Township Forester

RE: PB 25-10 Trader Joe's (457 Mt. Pleasant Ave.)

COMMENT: After review of the plans, recommendations are as follows:

- 4 dead trees along the north side of the building in the rear lot need to be removed. Needs to be located on plan with the size and X on tree removal plan. Not addressed.
- 2 dead trees on the northeast side of the building along the parking close to Mount Pleasant Place exit need to be removed. Needs to be located on plan with the size and X on tree removal plan. Not addressed.
- Per Township ordinance 28-4e.8, the 50% required canopy coverage for parking lots does not appear to be met on the replanting plan. I don't see the canopy coverage calculations. Not addressed
- All removals must be marked with X on-site before starting removals and I have to be on-site when removals are performed.

- I do see the trees in parking lot in front on plan.
- See marked up plan for further instructions.
- Must use native trees and other plants. Pennsylvania Sedge (*Carex pensylvanica*) or [Plantainleaf Sedge](#) (*C. plantaginea*) are a good replacement for Liriope. [Kentucky Coffeetree](#), [Ironwood \(Hophornbeam\)](#), [Slippery Elm](#), [American Hornbeam](#), or [Black Gum \(Tupelo\)](#) is a good replacement for Zelcova.
 - My office is available for guidance in satisfying the tree ordinance with island and perimeter plantings.