

Diana L. Chandler

From: Paula Sules
Sent: Thursday, February 05, 2026 12:17 PM
To: Diana L. Chandler; Walt Kipp; Jamilet Baquerizo Vite; West Orange Township - Zoning Official
Subject: RE: ZB 22-13 - Proposed Popeyes & IHOP - 470 Eagle Rock Ave
Attachments: 470 EAGLE ROCK AVENUE PROP POPEYES IHOP ZB 22-13 FORESTERS MEMO.docx; CHECKLIST FOR TREE REMOVAL.pdf

Follow Up Flag: Follow up
Due By: Friday, February 06, 2026 8:00 AM
Flag Status: Flagged

Good afternoon,

Please see the attached.

FYI: Walt does not recommend waiving any canopy and parking lot coverage due to environmental, stormwater and heat island concerns.

Additionally, aesthetically, with regard to landscape, these issues, if properly addressed, will aid in preservation, beatification and a seamless addition of the proposed site and surrounding neighborhood.

Was unsure if he could include this in his memo. Please advise.

Sincerely,

Paula

*Paula DeBellis Sules
Keyboarding Clerk I
Township of West Orange
Department of Public Works
Forestry Division
25 Lakeside Avenue
West Orange, NJ 07052
Phone/Fax (973) 325-4169*



From: Diana L. Chandler <dchandler@westorange.org>
Sent: Wednesday, February 4, 2026 8:36 AM
To: Walt Kipp <wkipp@westorange.org>; Jamilet Baquerizo Vite <jvite@westorange.org>; West Orange Township - Zoning Official <ZoningOfficial@westorange.org>
Cc: Paula Sules <psules@westorange.org>
Subject: RE: ZB 22-13 - Proposed Popeyes & IHOP - 470 Eagle Rock Ave

Good Morning!

Please see the link below.

[ZB-22-13 - MPB Realty LLC - 470 Eagle Rock Avenue](#)