

March 9, 2026
Via Hand Delivery & Electronic

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 for review:

- Five (5) copies of the Justifications of Variances, prepared by Dresdner Robin, dated 2/24/2025, last revised 3/6/2026;
- Five (5) signed and sealed copies of the Tree Removal Report, prepared by our office, dated February 2025, last revised March 2026; and
- Five (5) signed and sealed copies of the Demolition and Tree Removal Plan Exhibit and the Landscape Plan Exhibit, prepared by our office, dated 3/6/2026.

The enclosed documents have been provided to address the review comments provided in the following review letters:

- Township Forester Review Letter, prepared by Walt Kipp, Township Forester, dated 2/5/2026

In order to facilitate your review, below please find an itemized response to the comments provided in the aforementioned letter:

1. Sheet 4 of Plan (Tree Removal Plan) should be updated to the 43 trees referenced in Dynamic Engineering's last communication.

Enclosed please find the Demolition and Tree Removal Plan Exhibit, which been prepared to show the 43 trees to be removed. If approved, the Site Plan drawings will be revised to match this exhibit.

2. Per Sheet 11, Tree Protection Fencing, should be changed to remove "snow fencing" and replaced with 4' high, welded wire fencing, placed at the drip-line of the trees, or every inch of trunk diameter requires one foot of fencing diameter.
 - a. Example: a 10" DBH tree requires a 10' circle around it.

Enclosed please find the Landscape Plan Exhibit which has been prepared to show the revised Tree Protection During Site Construction Detail per the provided comments. If approved, the detail on the Site Plan drawings will be revised to match.

3. A NJ State Licensed Tree Expert must provide a written report itemizing each tree by species, DBH, location (diagram) and health in order to determine replacement requirements. Once this is received, we will calculate replacement.

Enclosed please find the Tree Removal Report, Demolition and Tree Removal Plan Exhibit, and Landscape Plan Exhibit, all of which have been prepared by a licensed landscape architect. The Report and Exhibit itemizes each tree to be removed by species, DBH, location and health. If approved, the Site Plan drawings will be revised to match these exhibits.

4. The Landscape/Planting plan shows an incorrect amount of replacement trees with the majority being non-native as is prohibited by township ordinance.

Enclosed please find the Demolition and Tree Removal Plan Exhibit, which has been prepared to show the correct replacement tree calculations. The Landscape Plan Exhibit proposes the correct number of native replacement trees required by the Township Ordinance. The Tree Removal Report has been revised accordingly. If approved, the Site Plan drawings will be revised to match these exhibits.

5. Waivers are addressed by the Board.

Information. No response required.

6. Please see the attached checklist.

Information. No response required.

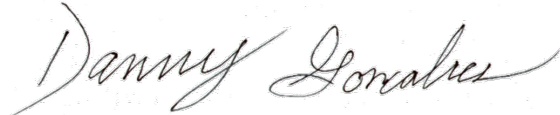
Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC



Matthew J. Bersch, PE



Danny Goncalves, PE

Enclosures

cc: Benjamin T.F. Wine, Esq. (via electronic)
Sally C. La-Zheng (via electronic)
Danielle Kinback (via electronic)
Ed Baksh (via electronic)
Lawrence BenBassett (via electronic)
Kevin Savage, PE, PTOE (via electronic)
Robert A. Grimaldi, RA (via electronic)
Mallory Clark, PP (via electronic)
Michael J. Dick, INCE Bd. Cert. (via electronic)