



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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MEMORANDUM

March 18, 2026

TO: Zoning Board

FROM: Walt Kipp, Township Forester

RE: ZB-22-13 – PROPOSED POPEYES/IHOP – 470 Eagle Rock Avenue

COMMENT: After review of the site and approved landscape plan, please see the below. Please note, #3 has not been received, and #'s 7 and 8 have been added.

1. ~~Sheet 4 of Plan (Tree Removal Plan) should be updated to the 43 trees referenced in Dynamic Engineering's last communication.~~
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.~~
~~Example: a 10" DBH tree requires a 10' circle around it.~~
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.
4. ~~The Landscape/Planting plan shows an incorrect amount of replacement trees with the majority being non-native as is prohibited by township ordinance.~~
5. ~~Waivers are addressed by the Board.~~
6. ~~Please see the attached checklist.~~

7. Please refer to our current Tree Ordinance, updated June 10, 2024 with regard to tree replacement and requirements. <https://westorange.org/documentcenter/view/5658>
8. A NJ Licensed Tree Contractor, registered with the Township must be used for any tree work. <https://westorange.org/DocumentCenter/View/7493>