

April 3, 2026
Via FedEx Overnight & 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) signed copies of the Planning Report + Justifications of Variances, prepared by Dresdner Robin, dated 2/24/2025, last revised 4/3/2026;
- Five (5) signed copies of the Tree Removal Report, prepared by our office, dated February 2025, last revised April 2, 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, last revised 4/1/2026.

The enclosed documents have been provided to address the review comments provided in the Township Forester Review Memorandum, prepared by Walt Kipp, Township Forester, dated 3/18/2026.

In order to facilitate review, below please find an itemized response to the remaining comments:

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 revised Tree Removal Report, which has been prepared by a NJ State Licensed Tree Expert. Please also find enclosed the revised Demolition and Tree Removal Plan Exhibit and Landscape Plan Exhibit per the revised report. The Report and Exhibit itemize each tree to be removed by species, DBH, location and health. If approved, the Site Plan drawings will be revised to match these exhibits.

7. Please refer to our current Tree Ordinance, updated June 10, 2024 with regard to tree replacement and requirements.

The enclosed documents have been prepared in accordance with the referenced current Tree Ordinance.

8. A NJ Licensed Tree Contract, registered with the Township must be used for any tree work.

Acknowledged.

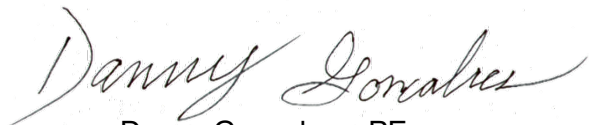
Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

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)