

**INTER-OFFICE MEMORANDUM**

**To:** Kathleen Miesch  
Planning Coordinator

**From:** Maria Lowe  
Senior PM

**Date:** April 8, 2020

**Subject:** Planning Board Case # PB-2020-010  
**Scheduled April 27, 2020**  
41 Gates Place, Block 3200, Lot 43  
Muhammad Suhail Sardar  
EP Waiver

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Attached please find the following documents:

- Application form
- Topographic Survey
- Site Development and Partial Grading Plan signed and sealed by AWZ Engineering dated 5-22-2019 last revised 10-9-2019

Please review the package and provide your comments by **4-6-2020** for distribution in Board packets.

Reviewer's Response (*use additional sheet if necessary*):

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Attached please find the Engineering Division Report to the Planning Board dated 4/8/2020.

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Maria Lowe  
*Name*

4/8/2020  
*Date*



# township of wayne

## *Division of Engineering*

475 Valley Road  
Wayne, New Jersey 07470  
[www.WayneTownship.com](http://www.WayneTownship.com)  
Phone: 973-694-1800  
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*Maria Lowe*  
*Extension 3222*

April 8, 2020

Wayne Township Planning Board  
475 Valley Road  
Wayne, New Jersey 07470

**Re: Muhammad Suhail Sardar**  
**Block 3200– Lot 43 (41 Gates Place)**  
**E.P. Waiver**

Dear Mr. Chairman and Members of the Board:

The Engineering Division has reviewed an application for a waiver from the Environmental Protection Ordinance (E.P. Ordinance) regarding the disturbance of land with slopes of thirty percent (30%) or greater. After reviewing a plan titled "Site Development and Partial Grading Plan", one (1) sheet, prepared by AWZ Engineering, Inc., dated 5/22/2019, last revised 10/09/2019, we offer the following:

1. The applicant is proposing to disturb land with slopes of thirty percent (30%) or greater, which is not allowed by subsection 134-96.4G (2) of the Twp. Code, hence, the need for the E.P. Waiver. The amount of the disturbances with slopes of thirty percent (30%) or greater is shown in the "Slopes Table within Limit of Disturbance" on sheet 2 of 2 as 1,548.42 SF. The Engineering Division **does not object** to the granting of the requested E.P. Waiver.
2. Applicant is made aware that this review is solely an EP Waiver application review and not a Site Plan review. A Site plan review will be performed at a later date, as part of the Building Permit. The applicant is also advised that the revised site plans submitted as part of the Building Permit shall include all items in the Engineering Division's "Residential Site Plan Checklist and Review" form.


### **FINAL COMMENTS:**

Should the Board consider granting the requested E.P. Waiver, The Engineering Division recommends the following condition be attached:

**Muhammad Suhail Sardar**  
**Block 3200– Lot 43 (41 Gates Place)**  
**E.P. Waiver**

1. Prior to work occurring on the property or issuance of a Building Permit, the applicant shall:
  - A. Submit a revised plan for Engineering Division approval addressing the review comments and any other special conditions and/or notes imposed by the Board.
  - B. Have received all required State, County and Township Permits including:
    - (1) HEP Soil Conservation District Soil Erosion Control plan certification.

Prepared by:



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Maria Lowe  
Senior Project Manager

ML/ml

Cc: Christopher Kok, Township Planner