

Planning Department Review Memo

To: Wayne Township Planning Board: Chair and Board Members

From: Christopher J Kok, PP, AICP
Township Planner

Date: May 7, 2020

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

The purpose of this memo is to provide the Board with guidance in its review of application PB-2020-010 submitted by Muhammad Suhail Sardar, requesting an EP Waiver at 41 Gates Place.

Reviewed Documents

Application packet dated March 10, 2020, signed by Muhammed Suhail Sardar
EP Calculations, undated and unsigned
Photo of property from NJMLS, with block wall highlighted.
Topographic Survey signed and sealed by Andrew A. Schmidt, dated May 15, 2019.
Site Development and Partial Grading Plan signed and sealed by Adnan Khan, P.E., C.M.E, dated May 22, 2019, revised through October 9, 2019

Neighborhood and Site Context:

The subject property is located on Gates Place in the R-30 district. Gates Place is located immediately to the south of Valley Road, to the east of Berdan Avenue, and to the north of Wayne Hills High School. Properties on the north side of Gates Place extend from Gates Place to Valley Road, with the Valley Road side of the property acting as the rear yard of the property.

The subject property occupies 31,930 square feet of land with significant slopes. The property ranges from approximately 385.5 feet above sea level along the northern property line to 364 feet along the southeastern corner of the property. The property is developed with a two story frame dwelling. A u-shaped driveway provides access from Gates Place and connects to an attached garage on the southern side of the building. A patio paver area, pool, and minor utilities exist to the rear of the dwelling.

Zoning:

R-30

Proposal:

Applicant proposes to construct a larger patio area around the existing in-ground pool and to construct a block wall along the north and east sides of the pool patio area. Site grading is required as a result of this work.

EP Waiver Relief Required

Applicant requires the following EP Waiver relief:

- Section 134-96.4.G(2): Disturbances of slopes 30% or greater prohibited.
 - 30% + Slope area disturbed: 1,548.42 sf

Planning Comments & Questions:

1. Applicant has not obtained a zoning permit for the proposed work. Should the Board act favorably on the application, Applicant shall obtain a zoning permit prior to beginning any work.
2. The Planning Department defers to the Engineering Department as to the granting of the waiver relief.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'CK', with a large loop on the left and a smaller loop on the right.

Christopher J. Kok, P.P., A.I.C.P.
Township Planner