

Planning Department Review Memo

To: Wayne Township Planning Board: Chair and Board Members

From: Christopher J Kok, PP, AICP
Township Planner

Date: August 3, 2020

Subject: **Planning Board Case # PB-2020-023**
28 Borzotta Boulevard, Block 1103, Lot 21
Astrit Zaku
EP Waiver

The purpose of this memo is to provide the Board with guidance in its review of application PB-2020-023 submitted by Astrit Zaku, requesting an EP Waiver at 28 Borzotta Boulevard.

Reviewed Documents

Application packet dated July 16, 2020, signed by Astrit Zaku

Impervious Lot Coverage Calculations, signed and sealed by William J. Darmstatter, P.E., P.L.S., dated July 16, 2020.

EP Waiver/Grading Site Plan signed and sealed by William J. Darmstatter, P.E., P.L.S., dated July 16, 2020, revised through July 22, 2020.

Neighborhood and Site Context:

The subject property is located on Borzotta Boulevard between Boonstra Drive and Adams Road. Borzotta Drive is accessed from Preakness Avenue, east of Oldham Road. The subject neighborhood is composed of single family residential dwellings.

The subject property is developed with a two-story frame dwelling located on the northern half of the property. A driveway connects an attached garage to Borzotta Boulevard. A deck is located to the rear of the dwelling, and a shed is located at the rear of the property.

Zoning:

R-15

Proposal:

Applicant has removed and is in process of replacing the existing driveway. Applicant has also installed approximately 2 inches of top soil over the majority of the property and is in process of re-seeding the lawn. Applicant also proposes to remove the deck and install a patio area with fire pit at the rear of the dwelling. Applicant is requesting EP Waiver relief to continue this work.

EP Waiver Relief Required

Applicant requires the following EP Waiver relief:

- Section 134-96.4: TADA exceeds MAD
 - MAD: 12,752 SF
 - TADA: 14,187 SF

Planning Comments & Questions:

1. No zoning permit is required for the proposed work.
2. The Planning Department defers to the Engineering Department as to the granting of the EP Waiver relief.

Respectfully submitted,



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