

INTER-OFFICE MEMORANDUM

To: Heather Vitz-Del Rio, P.E.
Director of Public Works

From: Kathleen Miesch
Planning Coordinator

Date: September 8, 2020

Subject: Board of Adjustment Case # BOA-2020-012
Scheduled 10/05/2020
37 Briarwood Road; Block 3603, Lot 4
Joanne Paduch
FAR and Bulk Variances

Attached please find the following documents:

- Application form
- Letter from Evans Architects AIA dated June 19, 2020 signed and sealed by Matthew Evans, RA
- Site plan signed and sealed by Matthew G. Evans, dated 4/15/2020

Please review the package and provide your comments by
09/25/2020 for distribution in Board packets.

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

See Engineer's report dated 9/24/2020

Heather Vitz-Del Rio

9/24/2020

Name

Date

township of wayne

Department of Public Works
475 Valley Road
Wayne, New Jersey 07470
www.WayneTownship.com
Phone: 973-694-1800
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Heather Vitz-Del Rio P.E.
Director of Public Works
vitzdelrih@waynetownship.com
Extension 3219

September 24, 2020

Wayne Township Board of Adjustment
475 Valley Road
Wayne, New Jersey 07470

RE: Joanne Paduch
37 Briarwood Road (Block 3603– Lot 4)
Bulk Variances

Dear Mr. Chairman and Commissioners:

This office has reviewed the plans titled "Proposed Add-a-Level for Joanne Paduch 37 Briarwood Road, Wayne NJ" prepared by Evans Architects AIA, dated April 15, 2020.

There is a second kitchen shown in the basement. Second kitchens are not permitted without a deed restriction and Township Council approval.

A survey was not provided with the application. The survey information shown on the site plan shows the rear fence and the existing shed encroaching onto the adjacent property. These encroachments must be removed. There also appears to be a portico or roof over part of the rear deck. This is not shown on the plans.

The Impervious Coverage calculations are not acceptable. The area of the shed is not shown. If the shed is moved to be fully on the property or removed, this will impact the calculations. The paver areas and the deck should be shown under Section H. With the corrections, the Impervious Coverage is over the maximum permitted allowance.

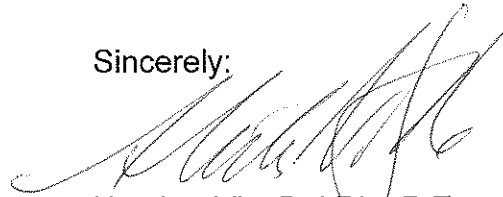
There are no trees shown to be removed.

Since the footprint of the building will not be changed, the Environmental Protection regulations do not apply.

The applicant is cautioned that even though the Environmental Protection regulations are not applicable due to the small size of the improvement, the Grading Standards under section 84-10 of the Township Code must still be followed. The work should be performed so that a minimum area is disturbed.

Paved areas should be used for site access and material storage and soil from the site cannot be tracked onto the roadway.

Sincerely:

A handwritten signature in black ink, appearing to read 'Heather Vitz-Del Rio', written in a cursive style.

Heather Vitz-Del Rio, P.E.
Director of Public Works

Cc: Christopher Kok, Township Planner
Fernando Zapata, Township Engineer