

**TOWNSHIP OF WAYNE  
DEPARTMENT OF PLANNING  
FLOOR AREA RATIO AND IMPERVIOUS LOT COVERAGE CALCULATIONS SHEETS**

**PART I  
FLOOR AREA RATIO CALCULATIONS**

These calculations are to demonstrate compliance with Township Floor Area Ratio Requirements pursuant to Chapter 134-32 et seq.

Applicant: ROBERTO SANABRIA Date 7.22.2020

Property Address: 17 CEDAR PL, WAYNE NJ Block 1406 Lot 28

Description of Proposed Work: 1<sup>ST</sup> FL. ENTRY, SUNRM, KIT. ADDITION / 2<sup>ND</sup> FL M.B.R. SUITE ADDITION

A. Property Size in Square Feet: 12,500.0  
 B. Applicable Maximum Floor Area Ratio (see table below) .26

Zone District	Maximum Floor Area Ratio (FAR)
R-40: 40,000 sf	.22
R-30: 30,000 sf	.24
R-15: 15,000 sf	.25
R-10: 10,000 sf	.28

For standard lots, apply the following FAR coefficients:

1. For lots 10,000 sf the applicable FAR shall be 0.28.
2. For lots less than 10,000 sf but greater than 7,500 sf, the applicable FAR shall be 0.29.
3. For lots less than or equal to 7,500 sf but greater than 6,500 sf, the applicable FAR shall be 0.31.
4. For lots 6,500 sf or less, the applicable FAR shall be 0.33.
5. For lots greater than 10,000 sf but less than the min. requirement of the zone applicable FAR shall be 0.26.

C. Permitted floor area (A x B) (sf) 3,250.0  
 D. Existing amount of floor area (sf)\* 1,443.0  
 E. Proposed amount of floor area (sf)\* 901.0  
 F. Total Post Construction Floor Area (sf) (sum of D + E)\* 2,344.0

(\*Not including areas excluded under the term "Gross Floor Area." See definitions on the next page. Garages are not included in the total square-footage calculation.)

**NOTE:** The square footage calculation in F must be less than or equal to the square footage presented in calculation C or a Use Variance Application before the Board of Adjustment will be required.

Applicant Signature [Signature]

Raised seal shall be affixed if calculations were prepared by a licensed architect or engineer.

ALBERT MARTORANO  
Name (print)

[Signature]  
Signature

7.22.2020  
DATE

[SEAL]\*