

INTER-OFFICE MEMORANDUM

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

From: Kathleen Miesch
Planning Coordinator

Date: January 6, 2021

Subject: Case #BOA-2020-017
Scheduled 2/1/2020
17 Cedar Place; Block 1406, Lot 28
Roberto Sanabria
Bulk Variances

Attached please find the following documents:

- Application form
- Complete set of plans prepared by Albert Martorano, R.A. Architects dated 7/22/2020
- EP Maps prepared by David E. Fantina, P.A. dated 10/21/2020
- Topographic Survey prepared by John J. Galiano dated 6/23/2020

Please review the package and provide your comments by **1/25/2021** for distribution in Board packets.

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

See Engineer's report dated January 16, 2021

Heather Vitz-Del Rio

1/16/2021

Name

Date

township of wayne

Department of Public Works
475 Valley Road
Wayne, New Jersey 07470
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Heather Vitz-Del Rio P.E.
Director of Public Works
vitzdelrih@waynetownship.com
Extension 3219

January 16, 2021

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

RE: Roberto Sanabria
17 Cedar Place (Block 1406 – Lot 28)
Bulk Variances

Dear Mr. Chairman and Commissioners:

This office has reviewed the following submissions:

1. Plans titled "Addition and Alteration Sanabria Residence 17 Cedar Place" prepared by Albert Martorano R.A., dated July 22, 2020.
2. "Topographic Survey" prepared by Galiano, Harris & Associates, LLC, dated June 23, 2020.
3. "Environmental Protection Calculation Map" prepared by David E. Fantina, P.E. dated October 21, 2020.

This application proposes for the renovation and addition to an existing home at 17 Cedar Place.

The existing lot slopes from north west to south east.

The property is served by Township water and sewer. The water curb box is shown on the plans. The sewer clean-out is not shown. If it cannot be located, one must be installed.

The Impervious Coverage calculations provided need to be corrected but the impervious coverage is within allowable limits.

The EP calculations provided need to be corrected, but are within the allowable limits. The EP calculations must be shown on the site plan.

If any trees over eight (8) inches in diameter are proposed to be removed, they must be included in the LOD and clearly marked with an "X" on the plans. If no trees are to be removed, a note to that effect shall be added to the plans. Tree replacement shall be as required by the Township Code.

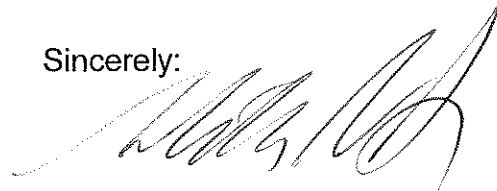
The roof leaders discharge points are not shown on the plans. To eliminate any increase in runoff from the property, I recommend the roof leaders for the addition be piped to a dry well.

Prior to the issuance of a Building Permit or any work occurring on the site, whichever occurs first, the applicant shall submit a site plan addressing the review comments and including any other special conditions and notes imposed by the Board and the following:

1. Submit revised plans for Engineering Division review and approval addressing the review comments, including any other special conditions and/or notes imposed by the Board.
2. Obtain all required State, County and Township approvals and permits, including but not limited to:
 - a. Township Street permit for installation of sewer clean-out.
3. The applicant is advised that the site plan submitted with the Building Permit application shall include all items in the Engineering Division's "Residential Site Plan Checklist and Review" form. The existing site plan is not acceptable.

Prior to the commencement of any work, the applicant shall delineate the Limits of Disturbance (LOD) on the site as approved by the Board with soil erosion silt fence, or in the absence of silt fence requirements, snow fencing. No clearing or construction work shall occur on the site until the LOD and the silt fencing are in place and approved in the field by the Township Engineer.

Sincerely:



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

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