

INTER-OFFICE MEMORANDUM

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

From: Kathleen Miesch
Sr. Planning Coordinator

Date: May 12, 2023

Subject: **Board of Adjustment Case #BOA-2023-011**
Scheduled June 5, 2023
465 Pines Lake Drive; Block 4302 Lot 7
Arthur Lewicki
Bulk Variance

Attached please find the following documents:

- Copy of Signed and Sealed Land Development Application
- Copy of Signed and Sealed Floor Area Ratio calculations signed and sealed by Louis Salamone, R.A.
- Copy of Signed and Sealed Impervious Lot Coverage Calculations signed and sealed by Louis Salamone, R.A.
- Printed photo copy of dwelling, unsigned and undated
- Signed copy of location survey by Stephen P. Eid of EID Associates, Inc. dated May 23, 2022
- Signed and sealed Architectural plans by Louis A. Salamone, R.A., dated December 28, 2019; revised through February 15, 2020, consisting of 6 sheets

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

See Engineer's letter dated 5/31/2023.

Heather Vitz-Del Rio

Name

5/31/2023

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

May 31, 2023

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

RE: Arthur Lewicki
465 Pines Lake Drive East (Block 4302 – Lot 7)
Bulk Variances

Dear Mr. Chairman and Commissioners:

The Engineering Division has reviewed the plans titled "465 Pines Lake Drive East" dated December 28, 2019, last revised February 15, 2020, prepared by Louis A Salamone, Architect AIA.

This application is for a variance for a third story addition over an existing home.

The existing lot is steeply sloped from the west to the east with Haycock Brook bordering on the east. The easterly portion of the property lies within the 1% flood zone, however, the area of work is outside of the flood zone area.

Property is served by Township water and sewer.

The Impervious Coverage calculations submitted are acceptable.

Since the area of the disturbance is less than 500 square feet, Environmental Protection calculations area not required.

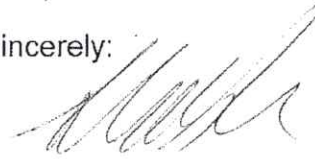
If any trees over eight (8) inches in diameter are proposed to be removed, they must be included in the LOD and clearly marked with an "X" on the plans. If no trees are to be removed, a note to that effect shall be added to the plans. Tree replacement shall be as required by the Township Code.

The 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