

*INTER-OFFICE MEMORANDUM*

**To:** Kathleen Miesch  
Sr. Planning Coordinator

**From:** Maria Lowe  
Principal Engineer

**Date:** May 24, 2023

**Subject:** **Plan Board Case #PB-2023-012**  
**Scheduled June 26, 2023**  
**55 Lake Drive West; Block 1730, Lot 1**  
**Ademi, Avdula**  
**EP Waiver**

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Attached please find the following documents:

- EP Waiver application including impervious lot calculations
- Site Plan prepared by Darmstatter, Inc. dated January 10, 2022; last revised May 1, 2023

Please review the package and provide your comments by **May 25, 2023** for distribution in Board packets.

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

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Attached is the Engineering Report to the Planning Board dated 5/24/2023

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Maria Lowe, P.E.  
*Name*

5/24/2023  
*Date*



*Division of Engineering*

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Wayne, New Jersey 07470  
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*Maria Lowe, PE  
Extension 3222*

May 24, 2023

Wayne Township Planning Board  
475 Valley Road  
Wayne, New Jersey 07470

**Re: Avdula Ademi  
Block 1730 – Lot 1 (55 Lake Drive West)  
E.P. Waiver**

Dear Mr. Chairman and Members of the Board:

The Engineering Division has reviewed an application for a waiver from the Environmental Protection Ordinance regarding Maximum Allowable Disturbance (MAD) area. After reviewing a plan titled "New Dwelling Site Plan for Twins Investment, LLC", one (1) sheet, prepared by Darmstatter, Inc., dated 1/10/2022, last revised 5/1/2023, we offer the following:

1. The subject property is a residential lot. On 6/07/2022, the Engineering Division approved a Site Plan with a Total Adjusted Disturbance Area (TADA) of 7,470 SF which was 956 SF (11.35%) under the lot MAD. The property owner exceeded the approved LOD and on 4/03/2023 the Engineering Division issued a summons
2. The applicant has disturbed 100 % of the lot. As the damaged has been done the Board should focus on establishing requirements for restoring the areas outside the previously approved LOD
3. The Environmental Protection Calculations Table shall be revised as follow: the box "No" shall be checked instead of the box "Yes"
4. Applicant is made aware that this review is solely an EP Waiver application review and not a Site Plan review. A Site Plan review will be performed at a later date, as part of the Building Permit. The applicant is also advised that the revised site plans submitted as part of the Building Permit shall include all items in the Engineering Division's "Building Permit Site Plan Checklist" form.

**Wayne Township Planning Board**  
**Avdula Ademi**  
**Block 1730 – Lot 1 (55 Lake Drive West)**

Future submissions of revised plan(s) shall be accompanied by a cover letter indicating how the outstanding items have been addressed. **Plan(s) submitted without a cover letter will be returned without review or comment.**

**FINAL COMMENTS:**

Should the Board consider granting the requested E.P. Waiver, the Engineering Division recommends the following conditions be attached:

1. Submit a revised plan for Engineering Division approval addressing the review comments and any other special conditions and/or notes imposed by the Board.

Prepared by:



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Maria Lowe, P.E.  
Principal Engineer

ML/ml

Cc: Christopher Kok, Township Planner  
Fernando Zapata, P.E., Township Engineer