

Planning Department Review Memo

To: Wayne Township Planning Board: Chair and Board Members

From: Christopher J Kok, PP, AICP
Township Planner

Date: June 7, 2023

Subject: **Planning Board Case # PB-2023-012**
55 Lake Drive West, Block 1730, Lot 1
Avdula Ademi
EP Waiver

The purpose of this memo is to provide the Board with guidance in its review of application PB-2023-012 submitted by Avdula Ademi, requesting EP Waiver relief at 55 Lake Drive West for disturbance that has already occurred as part of the construction of a new dwelling.

Reviewed Documents

Application packet dated April 18, 2023, signed by Avdula Ademi.

Impervious Lot Coverage calculations signed by William Darmstatter, dated May 2, 2023.

New Dwelling Site Plan signed and sealed by William J. Darmstatter, dated January 10, 2022, revised through May 1, 2023.

Neighborhood Context:

The subject property is located on Lake Drive West at the intersection with Magnolia Place in the Packanack Lake neighborhood. While the Packanack Lake neighborhood is predominantly developed with single family dwellings, this portion of the neighborhood contains a small commercial center, including the Packanack Lake Country Club, the Lakeside Restaurant and Bar, a couple of small stores and the Packanack Lake USPS.

Zoning:

R-15

Site History and Context:

The subject property was issued zoning permit ZRES-2021-1842 on October 5, 2021 to demolish the existing dwelling on-site and to construct a new dwelling in its place. Building permit BLD-22-00000690 was issued on April 12, 2022 for the construction of the new dwelling and street permit

ENG-ST-2022-0170 was issued on December 19, 2022 for a road opening to install water, sewer, and gas connections to the dwelling.

On December 13, 2022, two notices of violation were issued (EVIO-2022-0051 for failure to install soil control measures, and EVIO-2022-0052 for disturbance greater than Maximum Allowable Disturbance). Applicant pled guilty to the violations on March 7, 2023 and paid a fine.

Proposal

Since the excessive disturbance has already occurred, Applicant is requesting EP Waiver relief after the fact. Disturbance includes the entire site and extends into the right-of-way on Lake Drive West and Magnolia Place.

EP Waiver Relief Required

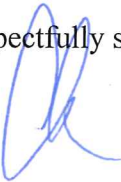
Applicant requires the following EP Waiver relief:

- Section 134-96.4: Site Disturbance
 - MAD: 8,426 sf
 - TADA: 9,913 sf

Planning Comments & Questions:

1. Given that the disturbance has already occurred, the key concern for the Board's review is to ensure that the site is sufficiently restored and stabilized.
2. Applicant shall provide testimony as to the proposed stabilization and restoration measures.
3. The Planning Department defers to the Engineering Division as to whether the Applicant's proposal is sufficient to resolve the excessive disturbance.

Respectfully submitted,



Christopher J. Kok, P.P., A.I.C.P.
Township Planner