

INTER-OFFICE MEMORANDUM

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

From: Patricia Greco
Planning Department

Date: November 6, 2023

Subject: **Board of Adjustment Case # BOA-2021-029**
Scheduling: December 4, 2023
1165 Black Oak Ridge Road, Block 3501 Lot 14
Alam, Shakiul
Bulk Variances

Delivered to your office, please find the following documents:

- Cover letter prepared by applicants, undated
- Application packet signed by Shakiul Alam, dated June 28, 2021
- Add-a-level letter signed and sealed by David J. Egarian, P.E., dated May 4, 2023
- Floor Area Ratio Calculations signed and sealed by Kenneth P. Mihalik, R.A., dated May 15, 2023
- Impervious Lot Coverage Calculations signed and sealed by Kenneth P. Mihalik, R.A. dated May 15, 2023
- Waiver Requests - Cover letter prepared by applicant and dated November 2, 2023 and Exhibits
- Architectural plans signed and sealed by Kenneth P. Mihalik, R.A. dated May 11, 2023
- Topographic Survey signed and sealed by John J. Galiano, P.L.S., dated January 3, 2022
- Site and Grading Plan signed and sealed by George Nader, P.E., dated May 4, 2023

Please review the package and provide your comments by **November 22, 2023** for distribution in Board packets.

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

See Engineer's report dated 11/28/2023

Heather Vitz-Del Rio
Name

11/28/2023
Date

township of wayne

Department of Public Works
475 Valley Road
Wayne, New Jersey 07470
www.WayneTownship.com
Phone: 973-694-1800
Fax: 973-709-1141

Heather Vitz-Del Rio P.E.
Director of Public Works
vitzdelrih@waynetownship.com
Extension 3219

November 28, 2023

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

RE: Shakiul Alam
1165 Black Oak Ridge Road (Block 3501 – Lot 14)
Bulk Variances

Dear Mr. Chairman and Commissioners:

The Engineering office has reviewed the plans titled "Site Plan and Grading Plan for the Alam Residence", prepared by DJ Egrarian & Associates Inc, dated May 4, 2023.

This application proposes an expansion of an existing two story home.

The front of the property is relatively flat, with a steeper slope at the rear of the property. The rear of the property lies within the 500 year flood zone. A Flood Hazard Area – Special flood Hazard Area Development Permit is required. An elevation certificate may be required.

The property is served by Township water and sewer.

The Impervious Coverage calculations provided are acceptable

Since the addition is larger than 500 square feet, the Environmental Protection regulations apply to this project. The Environmental Protection Calculations have not been provided.

Dry wells should be added to collect any additional run-off. All proposed dry wells must be shown on the plans and must be a minimum of 10 feet from any property line.

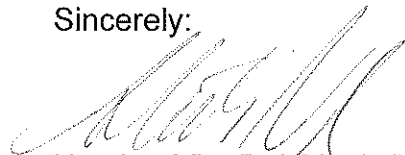
Prior to the issuance of a Building Permit or any work occurring on the site, whichever occurs first, the applicant shall:

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. Passaic County Planning Board approval (if required)
 - b. Hudson Essex Passaic Soil Conservation District (HEPSCD) soil erosion plan certification. (if required)

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.

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