

*Planning Department Review Memo*

**To:** Wayne Township Planning Board: Chair and Board Members

**From:** Christopher J Kok, PP, AICP  
Township Planner

**Date:** November 30, 2023

**Subject:** **Planning Board Case # PB-2023-053**  
**23 Parkwood Drive, Block 2611, Lot 12**  
**Alberto Alvarez**  
**EP Waiver**

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The purpose of this memo is to provide the Board with guidance in its review of application PB-2023-053 submitted by Alberto Alvarez, requesting EP Waiver relief at 23 Parkwood Drive for disturbance of slopes 30% or greater in conjunction with grading of the site.

*Reviewed Documents*

Application packet dated November 6, 2023, signed by Alberto Alvarez

EP Waiver & Grading Site Plan signed by William J. Darmstatter, P.L.S., dated August 30, 2023.

*Neighborhood Context:*

The subject property is located on the Parkwood Drive between Webster Drive and Kiwanis Drive near Toms Lake. Toms Lake is part of the Packanack Brook drainage system and is at the bottom of a valley. Land rises up both to the east and west from the lake.

*Zoning:* R-15

*Site Context:*

The subject property occupies 18,826 square feet of land and slopes from the rear of the property to the front of the property, with a high point around 298 feet at the rear left side of the property and a low point at around 270 feet at the front right side of the property. The property is developed with a two-story dwelling with a driveway extending along the left side of the property to an attached basement garage. There is a multi-tier deck on the rear of the building.

*Proposal*

Applicant is proposing the construction of two retaining walls and grading in the rear yard. As part of the grading, 943 square feet of slopes 30% or greater will be disturbed.

*EP Waiver Relief Required*

Applicant requires the following EP Waiver relief:

- Section 134-96.4.G: Disturbance of Slopes 30% or Greater
  - Area: 943 square feet

*Planning Comments & Questions:*

1. Applicant shall provide testimony as to the maximum heights of the two retaining walls and whether or not their proximity result in the retaining walls being treated as one wall in terms of a maximum 4 feet in height without structurally engineered plans.
2. The Planning Department defers to the Engineering Division as to the EP Waiver relief.

Respectfully submitted,



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