

ENVIRONMENTAL PROTECTION
(EP) WAIVER

Note: Please submit one (1) original package and nineteen (19) collated additional packages. The packages are to include the application form, an approved zoning permit (if required for proposed work), and the sealed EP plans, and other supporting documents. The submission shall be accompanied by the appropriate fees in two separate checks (made payable to the Township of Wayne):

Fee: X \$500 for residential \$1,000 for nonresidential

Escrow: X \$500 for residential \$375 for nonresidential

The undersigned, as Applicant/Owner of the subject property listed below hereby makes application for relief from Township of Wayne Environmental Protection Ordinance (§ 134-91) in order to: (describe proposal)

1. APPLICANT INFORMATION

Name:	RAMI RATEL	
-------	------------	--

Mailing Address: [REDACTED]

WAYNE, NJ 07470

Telephone: [REDACTED] E-mail: [REDACTED]

Applicant is a: (check applicable status)

☐ Corporation
 ☐ Partnership
 ☒ Individual (s)
 ☐ Other _____
 (please specify)

If applicant is a corporation, partnership, LLC, etc., and the site is to be used for commercial purposes, pursuant to N.J.S.A. 40:55D-48.1 and 48.2, please list the names and addresses of persons having a 10% interest or more in the corporation or partnership:

Corporate/LLC/Partnership, etc.: List all persons owning 10% or more of the stock in the corporation in compliance with N.J.S.A. 40:55D-48.2

Name	Address	% Interest
1. N/A		
2.		
3.		
4.		

Relationship of applicant to property (check applicable status):

☒ Owner ☐ Purchaser under contract ☐ Lessee ☐ Other _____
(please specify):

If applicant is represented by an attorney:

Attorney's Name: _____

Mailing Address: _____

Telephone: _____ E-mail: _____

2. PROPERTY INFORMATION

Wayne Street address of subject property: 18 RONNIE ROAD

Tax Map Block(s) 1301 Lot (s) 63 Zone District R-15

Please list prior applications or municipal actions regarding this property:

NONE

2. NATURE OF APPLICATION:

Attach site plan detailing proposed disturbance. The plan must show all existing structures, pools, patios, decks, etc., the proposed development and the approximate limit of disturbance required for said proposed development. The plan must include any grading necessary to accomplish proposed development and be included in the disturbance calculation.

Cite the section (s) of the Environmental Protection Ordinance from which a waiver is being sought:

§134-96.4G(2) - EXCEEDING MORE THAN 500 SQUARE FEET OF SLOPES GREATER THAN 30%

Reason (s) for Waiver Request (s)

PROJECT PROPOSES TO RECONSTRUCTION EXISTING WALL IN REAR YARD WHICH HAS COLLAPSED

CREATING A DANGEROUS CONDITION. WALL LIMITS IN REAR WILL NOT BE CHANGED HOWEVER TIER

CONFIGURATION ON THE SOUTHERN LIMIT WILL BE RECONFIGURED. WALL IN FRONT YARD WILL BE

RECONFIGURED TO PROVIDE A MORE UNIFORM ALIGNMENT AND PROVIDE ONLY ONE TYPE OF WALL IN THE FRONT YARD.

4. VERIFICATION AND AUTHORIZATION

Owner's Statement: I, the undersigned, being the owner of the property described in this application, hereby consent to the making of this application and the approval of the plans submitted. I hereby authorize members of the Zoning Board of Adjustment and its staff to conduct a site visit of the premises that are the subject of this application.

RAMI RATEL	<i>Rami Ratel</i>	2-9-26
Property Owner's Name (PRINTED)	Property Owner's Signature	Date

Applicant's Statement: I hereby certify that the above statements made by me and the statements and information contained in the papers submitted in connection with this application are, to the best of my knowledge, true and accurate.

RAMI RATEL	<i>Rami Ratel</i>	2-9-26
Applicant's Name (PRINTED)	Applicant's Signature	Date

Sworn and Subscribed before me

9 day of FEBRUARY, 2026 (Year)

[Signature]
(Notary)

Updated March 25, 2025

