

WAYNE TOWNSHIP DEPARTMENT OF PLANNING
LAND DEVELOPMENT APPLICATION FOR
RESIDENTIAL BULK, ACCESS, AND/OR FLOOR AREA RATIO STANDARDS

Form 1

The undersigned, as Applicant/Owner of the subject property listed below hereby makes application to the Township of Wayne Board of Adjustment for relief from residential zone requirements relating to lot area, setback or impervious coverage requirements of the Township Zoning Ordinance pursuant to N.J.S.A. 40:55D-70c(1) or c(2) and/or N.J.S.A. 40:55D-70d(4) Use Variance for floor area ratio, and/or access pursuant to N.J.S.A. 40:55D-35, and applicable laws of the Township of Wayne.

1. APPLICANT INFORMATION

Name: Neha Patel

Mailing Address:

Daytime Telephone:

Applicant is a: (check applicable status)

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

Relationship of applicant to property (check applicable status):

☒ Owner ☐ Contract purchaser ☐ Lessee ☐ Other _____
(please specify)

If applicant is represented by an attorney:

Attorney's Name: A. Michael Rubin, Esq.

Law Offices of A. Michael Rubin

Mailing Address: 1330 Hamburg Turnpike, Wayne, NJ 07470

Telephone: 973-694-4222 E-mail: amrubinlaw@verizon.net

2. SUBJECT PROPERTY INFORMATION

Subject Property Owner's Name: Neha Patel

Wayne Street address of the subject property: 43 Wheeler Road

Tax Map Block(s): 2406 Lot (s): 40 Zone District: R-15

3. NATURE OF APPLICATION: This is an application for a variance from the strict application of the Township of Wayne Zoning Ordinance for a use permitted in the Zone in which the property is located. The proposed construction is contrary to the following provisions of Chapter 134 (the Zoning Officer should be consulted to determine the appropriate sections). You may attach additional sheets if needed.

Project Description:

Applicant proposes a one-story sunroom addition on the footprint of an existing raised patio and a new wood deck over an existing concrete paver patio.

Relief Requested, include bulk standards, use (FAR) and EP relief:

<u>Ord Section</u>	<u>Item</u>	<u>Required</u>	<u>Proposed</u>
<u>134-34.2D3</u>	<u>Rear Yard Setback</u>	<u>50'</u>	<u>38'</u>
<u>134-34.2G1</u>	<u>F.A.R.</u>	<u>.25</u>	<u>.296</u>

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 Land Use Board and its staff to conduct a site visit of the premises that are the subject of this application.

Neha Patel Neha Patel 2/18/2026
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.

Neha Patel Neha Patel 2/18/2026
Applicant's Name (PRINTED) Applicant's Signature Date

Sworn and Subscribed before me

18th day of February 2026
Month Year

Kathy C. Heck
(Notary)

KATHY C. HECK
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 26, 2028