



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
(908) 464-2700 ext. 2116
www.BH-EC.org

MEMO

March 24, 2020

TO: Zoning Board of Adjustment

Subject: 289 Chaucer Drive, Block 1002, Lot 4

Findings of Fact:

- The applicant proposes to build a sunroom over an existing deck.
- The site does not appear to be in a flood plain or a wetland.
- The site borders on a riparian corridor at the west property line.
- Recharge value is not available for this site.
- Slope of 0 to 3 percent
- Proposed impervious coverage for structures exceeds the maximum allowed by 1.61%
- Proposed impervious coverage for accessory items exceeds the maximum allowed by 1.63 percent
- Total proposed impervious coverage exceeds maximum allowed for the R-15 zone by 3.24 percent.
- Current total impervious coverage exceeds maximum allowed for the R-15 zone by 3.24 percent.
- Application includes General Construction and Design & Grounds and Landscaping Considerations.

Recommendations:

- The Commission recommends that the applicant be required to take measures to retain stormwater runoff on site.
- Have any downspouts at the rear of the house connect to a rain garden or bioswale at the rear of the property.
- Disconnect any downspouts or sump pumps from the street and connect them to a rain garden or bioswale. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rinfo.html.

A handwritten signature in black ink, appearing to read 'R. Hei'.