



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
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www.BH-EC.org

MEMO

June 10, 2020

TO: Zoning Board of Adjustment

Subject: 82 Forest Ave, Block 504, Lot 18

Findings of Fact:

- The applicant proposes to construct a new front porch, new one-story addition in rear, second story over first floor, deck off back porch and paver patio.
- Application shows coverage for existing accessory items at 14.66 percent, which exceeds the maximum for the zonem and total existing impervious coverage of 25.7% where 25% is allowed in R-15 zone.
- Coverage for proposed structures increases to 16.88 percent, where 15 percent is allowed.
- Coverage for proposed accessory items decreases to 12.63 percent, which still exceeds the maximum of 10 percent.
- Total proposed lot and impervious coverage increase to 29.51 percent, where 25 percent is allowed.
- Site does not appear to be in a flood zone or wetland.
- Recharge area of 6 to 12 inches a year.
- Slope of less than 3 %.
- Application includes the Green Design Checklist.

Recommendations:

- In light of the increase in coverage that exceeds the maximum allowed, the Environmental Commission recommends that the Zoning Board *not* approve this application.
- Should the Zoning Board vote to approve this application, the Environmental Commission recommends
 - In light of the new DEP green infrastructure rules and recharge value, the applicant be required to retain stormwater runoff on the property with green infrastructure. Disconnect any downspouts or sump pumps from the street and connect them to rain gardens or vegetative swales. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.
 - The applicant reduce impervious surface by using pervious pavers for the patio.

R. Hei