



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

MEMO

February 5, 2020

TO: Zoning Board of Adjustment

Subject: 415 Emerson Lane, Block 2702, Lot 8

Findings of Fact:

- The applicant proposes to repair and expand the asphalt driveway.
- The site does not appear to be in a flood plain, a riparian zone or a wetland.
- Recharge value is apparently greater than 12 inches per year.
- Slope of 0 to 3 percent.
- Proposed impervious coverage for accessory items increases from 8.7 percent to 14.32 percent and exceeds the maximum allowed by 4.32 percent for the R-20 zone.
- Total proposed impervious and lot coverage, at 22.09 percent, is below the maximum of 25 percent.

Recommendations:

- The Commission recommends that the application as submitted be denied.
- If the Zoning Board approves the application, the Commission recommends keeping maximum impervious coverage for accessory items at or below the maximum allowed.
- To comply with maximum coverage, require the following options:
 - install pervious pavers for the driveway, as approved by the township engineer.
 - slope the drive so that runoff flows into a bioswale on the property.
 - retain stormwater runoff on the property by disconnecting any downspouts or sump pumps from the street and connect them to rain gardens. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.