



**Berkeley Heights Environmental Commission**  
**29 Park Avenue**  
**Berkeley Heights, NJ 07922**  
**(908) 464-2700 ext. 2116**  
[www.BH-EC.org](http://www.BH-EC.org)

**MEMO**

**November 2, 2020**

**TO: Zoning Board of Adjustment**

**Subject: 154 Princeton Ave., Block 1708, Lot 1**

**Findings of Fact:**

- Applicant proposes to construct an in-ground swimming pool with patio.
- Groundwater recharge is between 6 and 12 inches a year.
- Slope is between 3 and 8 percent.
- Property is not in a flood zone, riparian zone or wetlands.
- Total proposed building coverage is 9.7%, which is below the maximum allowed of 25%.
- The proposed accessory items appear to be 16.78%, which exceeds the maximum of 10% allowed for R-15 zone.
- Total proposed impervious coverage is 25%, the maximum allowed.
- Apparently a portion of the pool surround and pool equipment are in a 20-foot wide drainage easement.
- The area near the pool appears to be wooded.
- General Construction and Design & Grounds and Landscaping Considerations are included.
- DEP has adopted groundbreaking green-infrastructure rules to reduce pollution and flooding from stormwater runoff.

**Recommendations:**

- The Commission recommends retaining 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](http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html).
- If any trees greater than 8"DBH are to be removed, the applicant shall apply for a permit.

*R. Lei*