



Berkeley Heights Environmental Commission
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MEMO

November 30, 2020

TO: Zoning Board of Adjustment

Subject: 307 McMane Ave., Block 4601, Lot 18. R-20 zone

Findings of Fact:

- Applicant proposes to renovate interior and exterior of existing single family dwelling, remove rear porch and add new side door entrance.
- It appears that the applicant has completed this project and is now asking for relief.
- Groundwater recharge appears to be between 6 and 12 inches a year.
- Slope appears to be between 3 and 18%.
- Property appears to be in a riparian zone next to a Zone AE.
- Existing coverages already exceed the maximum allowed for the zone.
- Total proposed building coverage is 15.98%, which is above the maximum allowed of 15% and an increase of 0.21% over current coverage.
- The proposed accessory items appear to be 15.76 %, which exceeds the maximum of 10% and is an increase of 1.16% over current coverage.
- Total proposed impervious coverage is 31.74%, which exceeds the the maximum of 25% and is an increase of 1.44% over current coverage.
- 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.
- Applications requesting variances are also requesting increases in impervious surface that exceed the maximum allowed. Unless efforts are made to retain stormwater runoff on properties, stormwater runoff can lead to increased flooding downhill.

Recommendations:

- In light of the apparent riparian zone, the increases in impervious coverage for the building, accessory items and total impervious coverage, the Commission recommends that the application be denied.
- If the Zoning Board decides to approve the application, 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. Install pervious pavers for the sidewalk. Require the applicant to slope the driveway so runoff flows into a vegetative swale. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rinfo.html.

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