



**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**

**March 15, 2021**

**TO: Zoning Board of Adjustment**

**Subject: 75 Lincoln St, Block 103, Lot 1 - R-10 zone**

**Findings of Fact:**

- Applicant proposes to install patio and sidewalks in backyard.
- Groundwater recharge is apparently more than 12 inches per year.
- Slope is apparently 3 percent or less.
- Property is apparently not in a flood zone, riparian zone or wetlands.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	10.1	20	Under
Existing Accessory	17.8	10	Over
Total existing lot	27.9	30	Under
Total proposed structures	10.1	20	Under
Total proposed accessory items	19.84	10	Over
Total proposed impervious	29.9	30	Under

- Trees will apparently not be removed.
- 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:**

- 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/rinfo.html](http://water.rutgers.edu/Rain_Gardens/RGWebsite/rinfo.html).
- Install pervious pavers as approved by the township engineer to allow storm water to penetrate the soil.

*RLei*