



# Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922  
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## MEMO

May 3, 2021

TO: Zoning Board of Adjustment

Subject: 161 Chaucer, Block 1002, Lot 25, R-15 zone

### Findings of Fact:

- Applicant proposes additions to an existing single-family dwelling
- Groundwater recharge appears to be zero inches a year.
- Slope is zero to three percent.
- The site appears to be in riparian zone with a stream at the rear of the property and in the 50-foot buffer zone to the stream.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	14.2	15	Under
Existing Accessory	10.2	10	Over
Total existing lot	24.4	25	Under
Total proposed structures	15.83	15	Over
Total proposed accessory items	11.32	10	Over
Total proposed impervious	27.15	25	Over

- It appears trees will 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.

### Recommendations:

- Because total proposed impervious surface exceeds the maximum allowed, the Commission recommends that the application be denied.
- Should the Board decide to approve the application, the Commission recommends the applicant verify the recharge capability of the soil and present a stormwater management plan for the Township Engineer to approve. 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).
- The applicant should reduce any lawn that is within the buffer to the riparian zone and install appropriate native plants.

*RLei*