



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

June 21, 2021

TO: Zoning Board of Adjustment

Subject: 20 Old Farm Rd., Block 28.01, Lot 64.02 -R 20 zone

Findings of Fact:

- Applicant proposes an in-ground pool, water feature, deck and retaining wall
- Groundwater recharge is apparently between 6 and 12 inches a year
- Slope is apparently 3 to 8 percent.
- Site does not appear to be in a flood zone, riparian zone or wetlands.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	13.13	15	Under
Existing Accessory	6.9	10	Under
Total existing lot	20.03	25	Under
Total proposed structures	13.13	15	Under
Total proposed accessory items	12.56	10	Over
Total proposed impervious	25.69	25	Over

- There are no notes on whether trees will 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:

- In light of proposed total impervious coverage of 25.69%, the Commission recommends the application be denied.
- Should the Board decide to approve the application, the Commission recommends retaining stormwater runoff on the property with green infrastructure.
 - The applicant should be required to submit a comprehensive stormwater plan to be approved by the Township Engineer.
 - Disconnect any downspouts or sump pumps from the street. Retain stormwater runoff on the property with green infrastructure, including (1)Grass Swale, (2)Green Roof, (3)Pervious Paving System, (4)Small-Scale Bioretention Basin / Rain Gardens. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.
 - The use of seepage tanks and drywells may be allowed only where the other listed methods cannot meet the requirements for retaining stormwater runoff.
- If any trees greater than 8”DBH are to be removed, the applicant shall apply for a permit.

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