



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

Date

TO: Zoning Board of Adjustment

Subject: 37 Janet Lane, Block 3102, Lot 23 R-20 zone

Findings of Fact:

- Applicant proposes to build a new in-ground pool, pool surround, patio, outdoor kitchen, fire pit.
- Groundwater recharge appears to be between 6 and 12 inches a year.
- Slope is apparently between 3 and 8%
- Site is apparently not in a flood zone, riparian zone or wetlands.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	14.69	15	Under
Existing Accessory	13.98	10	Over
Total existing lot	28.67	25	Over
Total proposed structures	14.69	15	Under
Total proposed accessory items	20.4	10	Over
Total proposed impervious	34.73	25	Over

- The SESC Plan notes no trees are to be removed.
- General Construction and Design & Grounds and Landscaping Considerations are not 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 total existing and proposed impervious coverage exceeding the maximum allowed for the zone, the Commission recommends 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.
 - 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.
- Any landscape plan shall be submitted for approval. At least half of all plants shall be native.

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