



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

February 7, 2022

TO: Zoning Board

Subject: 45 Maple Avenue, Block 901, Lot 1, Zone R-15

Findings of Fact:

- Applicant proposes to construct a second story and add a new covered front porch.
- Groundwater recharge is apparently between 6 and 12 inches a year.
- Site is apparently not in a flood zone.
- Site is apparently within a 50 foot buffer of forested wetlands.
- Slope is apparently between zero and 3 percent.
- There is apparently a 7.5 ft. easement parallel to the northwest property line.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	18.95	15	Over
Existing Other	16.49	10	Over
Total existing lot	33.45	25	Over
Total proposed structures	22.01	15	Over
Total proposed other items	16.49	10	Over
Total proposed impervious	38.51	25	Over

- General Construction and Design & Grounds and Landscaping Considerations are included.
- Trees are not mentioned in the application.
- On March 2, 2020 the New Jersey Department of Environmental Protection published amendments to the Stormwater Management Rules, N.J.A.C. 7:8, for purposes of replacing the existing requirements.
- DEP's new rules require green infrastructure to reduce pollution and flooding from stormwater runoff.

Recommendations:

- The total existing lot exceeds maximum coverage allowed for the zone. In light of the total proposed impervious surface, the Commission recommends the application be rejected.
- Board Should the Board decide to approve this application, the Commission recommends retaining stormwater runoff on the property with green infrastructure, including Grass Swale, (2)Green Roof, (3)Pervious Paving System, (4)Small-Scale Bioretention Basin / Rain Gardens
- Also, 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/rginfo.html.
- The use of cisterns and drywells may be allowed only where the other listed methods cannot meet the requirements for retaining stormwater runoff.

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