



**Berkeley Heights Environmental Commission**  
**29 Park Avenue**  
**Berkeley Heights, NJ 07922**  
**(908) 464-2700 ext. 2116**  
<https://berkeleyheights.gov/ec>

**MEMO**

**March 7, 2022**

**TO: Zoning Board**

**Subject: 53 Watchung Blvd, Block 4806, Lot 17, Zone R-20**

**Findings of Fact:**

- Applicant proposes to construct a paver patio.
- Groundwater recharge appears to be greater than 12 inches a year.
- Slope ranges from zero at the front to up to 15% at the rear.
- Property does not appear to be in a flood zone, riparian zone or wetlands.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	12.29	15	Under
Existing Other	12.52	10	Over
Total existing lot	24.81	25	Under
Total proposed structures	12.29	15	Under
Total proposed other items	19.77	10	Over
Total proposed impervious	27.06	25	Over

- Trees are not shown on the plan. Applicant does not indicate what is to be done to protect trees and their roots.
- DEP has adopted new rules requiring green infrastructure 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:**

- Because total proposed impervious surface exceeds the maximum allowed, the Commission recommends that the application as proposed be denied.
- If the Board decides to approve the application, the Commission recommends the applicant install pervious pavers to be approved by the township engineer. Or the applicant should also be required to retain stormwater runoff on the property with green infrastructure to be approved by the township engineer. 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](http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html).

*RLei*