



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

July 11, 2022

TO: Zoning Board

Subject: 116 Washington Street, Block 105 , Lot 15, Zone R-10

Findings of Fact:

- Applicant proposes to add a foyer, a rear addition, to relocate front sidewalk, and to expand the garage.
- Groundwater recharge is apparently greater than 12 inches a year.
- Site is apparently not in flood zone, riparian zone or wetlands.
- Slope is apparently 0 to 3%.

c. <u>Lot Coverage</u> (from 5.b., Page 1)	R-15/20 Zone	Maximum Allowed	
		R-10 Zone	
Existing buildings/structures (Item 1/sq.ft. of lot) <u>22.57</u> percent		15%	20%
Existing Other coverage (Item 4/sq.ft. of lot) <u>17.10</u> percent		10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot) <u>39.68</u> percent		25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot) <u>29.48</u> percent		15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot) <u>14.51</u> percent		10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot) <u>43.99</u> percent		25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included.
- It is not noted whether trees will be removed.
- Resolution for Case Number 22-17 noted total impervious coverage at 33.67%.
- 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:

- In light of proposed total impervious coverage of 43.99%, the Commission recommends the application, as proposed, 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. 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
- 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.
- If trees are to be removed, the applicant shall apply for tree removal permits.

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