



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

July 11, 2022

TO: Zoning Board

Subject: 148 Springfield Ave., Block 804 , Lot 3, Zone R-15

Findings of Fact:

- Applicant proposes a second story and new portico over the front porche on a single-family dwelling
- Groundwater recharge is apparently between 6 and 12 inches a year.
- Site is apparently zone AE (100 year flood zone),
- The site apparently is not in a riparian zone or wetlands.
- Slope is apparently 0 to 3%.

c. <u>Lot Coverage</u> (from 5.b., Page 1)		<u>Maximum Allowed</u>	
		<u>R-15/20 Zone</u>	<u>R-10 Zone</u>
Existing buildings/structures (Item 1/sq.ft. of lot)	<u>15.11</u> percent	15%	20%
Existing Other coverage (Item 4/sq.ft.of lot)	<u>12.28</u> percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot)	<u>27.39</u> percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot)	<u>19.31</u> percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot)	<u>12.28</u> percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot)	<u>27.59</u> percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included.
- The application does not mention whether trees are to be removed.
- 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 27.59%, 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. 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/rinfo.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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