



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

November 21, 2022

TO: Zoning Board

Subject: 16 Crest Circle, Block 4903 , Lot 19 , Zone R-20

Findings of Fact:

- Applicant proposes a one-story addition to the back of the house with deck and landing to a newly expanded patio and a new second-story addition over a portion of the first floor.
- Groundwater recharge appears to be greater than 12 inches a year.
- Site does not appear to be in a flood zone, riparian zone or wetlands.
- Slope appears to be between 3 and 8 % for most of the property and between 8 and 15% for part of the western border.

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) _____ 10.58 % _____ percent	15%	20%
Existing Other coverage (Item 4/sq.ft. of lot) _____ 12.68 % _____ percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot) _____ 23.26 % _____ percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot) _____ 11.05 % _____ percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot) _____ 12.79 % _____ percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot) _____ 23.84 % _____ percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included.
- It is not noted 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:

- 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
- A pervious paving system is recommended for the new patio.
- 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 the applicants plan to remove trees, they shall apply for a tree removal permit.

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