



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

January 9, 2023

TO: Zoning Board

Subject: 95 Oakland Street, Block 1715, Lot 34, Zone R15

Findings of Fact:

- Applicant proposes to construct a new portico with post supports over the front door of the building.
- Groundwater recharge is apparently between 6 and 12 inches a year.
- Site is apparently not in a flood zone, riparian zone or wetlands.
- Slope is apparently between 3 and 8 percent.

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)	10.3 percent	15%	20%
Existing Other coverage (Item 4/sq.ft.of lot)	8.2 percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot)	18.5 percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot)	10.3 percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot)	8.2 percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot)	18.5 percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included.
- Trees will apparently not 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.
- It appears that a downspout is connected to the street.

Recommendations:

- The Commission recommends the applicant 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.