



Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922
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MEMO

February 20, 2023

TO: Zoning Board

Subject: 51 Mercier Place, Block 3002 , Lot 14 , Zone R-15

Findings of Fact:

- Applicant proposes an addition to the north side and rear of the house, a new foyer/portico on the front, reconfigured walkway, relocated driveway.
- Groundwater recharge is apparently between 6 and 12 inches.
- The site is apparently no in a flood zone, riparian zone or wetlands.
- Slope is apparently 0 percent.
- Applicant proposes a drywell/detention basin to control stormwater.

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>9.06</u> percent	15%	20%
Existing Other coverage (Item 4/sq.ft. of lot)	<u>12.38</u> percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot)	<u>22.04</u> percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot)	<u>15.29</u> percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot)	<u>14.66</u> percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot)	<u>29.95</u> percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included.
- Mercier Place is uphill from an area that is apparently exposed to flooding.
- 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.
- The driveway is apparently not included in stormwater management.

Recommendations:

- Seeing that the total proposed lot coverage exceeds the maximum allowed for the zone, the Environmental Commission recommends that the application, as is, be denied.
- 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.
- The Commission recommends a retention basin rather than a detention basin. 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.
- Slope the driveway so water does not run into the street but into a swale parallel to the driveway.
- Pervious pavers should also be considered.
- The stormwater management plan shall be approved by the township engineer.

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