



# Berkeley Heights Environmental Commission

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## MEMO

March 6, 2023

TO: Zoning Board

Subject: 6 Maple Ave, Block 902, Lot 1.02, Zone R-15

### Findings of Fact:

- Applicant proposes to install an outdoor patio 20' x 12'.
- Groundwater recharge is apparently greater than 12" a year.
- Site is apparently not in a flood zone, riparian zone or wetlands.
- Slope is apparently 3 to 8%.

c. <u>Lot Coverage</u> (from 5.b., Page 1)	Maximum Allowed	
	R-15/20 Zone	R-10 Zone
Existing buildings/structures (Item 1/sq.ft. of lot) <u>19.07</u> percent	<u>15%</u>	20%
Existing Other coverage (Item 4/sq.ft. of lot) <u>5.89</u> percent	<u>10%</u>	10%
Total existing lot coverage (Item 7/sq. ft. of lot) <u>24.96</u> percent	<u>25%</u>	30%
Proposed buildings/structures (Item 3/sq.ft. of lot) <u>19.07</u> percent	<u>15%</u>	20%
Proposed Other coverage (Item 6/sq. ft. of lot) <u>8.72</u> percent	<u>10%</u>	10%
Total proposed lot coverage (Item 8/sq. ft. of lot) <u>27.79</u> percent	<u>25%</u>	30%

- General Construction and Grounds Considerations are included.
- Trees will apparently be removed.
- Total proposed lot coverage exceeds the maximum allowed for the R-15 zone.
- 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:

- Seeing that the total proposed lot coverage exceeds the maximum allowed for the zone and groundwater recharge apparently exceeds 12" a year, the Environmental Commission recommends that the application, as is, be denied.
- Should the Board vote to approve, the Commission recommends:
  - Replace at least half of the trees removed with native species.
  - Instead of a 12" by 15" gravel trench with PVC pipe, retain stormwater runoff from the patio 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](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.

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