



# Berkeley Heights Environmental Commission

29 Park Avenue, Berkeley Heights, NJ 07922  
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**MEMO**

April 17, 2023

TO: Zoning Board

Subject: 40 Greenbrook Rd, Block 2901, Lot 1.85, Zone R-20

**Findings of Fact:**

- Applicant proposes to construct a dormer on the front of the house and a two-story addition in the rear with a new covered porch, to remove an existing detached garage and to construct a new garage. The driveway is to be modified to reduce “other” coverage.
- Groundwater recharge is apparently between 6 and 12 inches a year.
- The property is apparently in a riparian zone and north of the Green Brook.
- The property is apparently not in a flood zone or wetlands, but it is uphill of a floodway.
- Slope is between 3 and 8 percent.

c. Lot Coverage (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>11.15</u> percent	15%	20%
Existing Other coverage (Item 4/sq.ft. of lot)	<u>14.90</u> percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot)	<u>26.06</u> percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot)	<u>16.04</u> percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot)	<u>12.18</u> percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot)	<u>28.22</u> percent	25%	30%

- General Construction and Design & Grounds and Landscaping Considerations are included.
- The property appears to have several trees. There is no indication if trees will 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:**

- Given that proposed buildings, other coverage and total proposed coverage exceed the maximum allowed for the zone, the Commission recommends that the application a presented be denied.
- If the Board approves the application, 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/rginfo.html](http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html).
- Rain gardens that use native plants provide habitat for wildlife and are easy to inspect. The use of cisterns and drywells may be allowed only where the other listed methods cannot meet the requirements for retaining stormwater runoff.
- Stormwater management shall be approved by the township engineer.
- It is recommended that the applicant install appropriate native plants at the rear of the property to protect the riparian zone.
- The applicant shall apply for permits for any trees to be removed.

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