



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
(908) 464-2700 ext. 2116
www.BH-EC.org

MEMO

July 20, 2020

TO: Zoning Board of Adjustment

Subject: 107 Cambridge Drive, Block 3503, Lot 25

Findings of Fact:

- The applicant is proposing to construct a patio.
- The site does not appear to be in a flood plain or wetland.
- Recharge value is between 6 and 12 inches per year.
- Slope is 3 to 8 percent.
- Coverage for existing structures is 7.5% and remains at 7.5%, which is less than the maximum allowed of 15% .
- Coverage for existing accessory items is 8.8% and increases to 12.7% for proposed accessory items, which is above the maximum of 10%.
- Total proposed coverage of 19.9%, which is below the maximum of 25%.
- The application does include General Construction and Design Considerations.
- The site is uphill from a riparian zone and brook.

Recommendations:

- In light of the recharge value of up to 12 inches and the complaints of flooding in this area of the township, the Commission recommends that the applicant keep stormwater runoff on the property by disconnecting any downspouts from the street. The applicant should capture stormwater runoff from the patio by installing a rain garden or bioswale. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.

R he