



Berkeley Heights Environmental Commission
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www.BH-EC.org

MEMO

October 19, 2020

TO: Zoning Board of Adjustment

Subject: 81 Cedar Green Lane, Block 2801, Lot 52

Findings of Fact:

- The applicant proposes to expand a cement patio.
- The site does not appear to be in a flood plain, a riparian zone or a wetland.
- Recharge value appears to be between 6 and more than 12 inches per year.
- Slope of 3 to 8 percent.
- Proposed impervious coverages for accessory items increase from 11.98% to 13.64%, which exceeds maximum coverage of 10%.
- Total lot coverage increases from 17.63% to 19.3%, which is below the maximum allowed of 25%.
- DEP has adopted groundbreaking green-infrastructure rules to reduce pollution and flooding from stormwater runoff.
- Application includes General Construction and Design & Grounds and Landscaping Considerations.

Recommendations:

- In light of the new DEP green infrastructure rules and recharge value, retain stormwater runoff on the property with green infrastructure. 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.
- Also, use pervious pavers for the patio, or create a vegetative swale at the edge of the pavers for stormwater runoff to drain into.

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