



**Berkeley Heights Environmental Commission**  
**29 Park Avenue**  
**Berkeley Heights, NJ 07922**  
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[www.BH-EC.org](http://www.BH-EC.org)

**MEMO**

**October 19, 2020**

**TO: Zoning Board of Adjustment**

**Subject: 243 Lincoln St., Block 205, Lot 9**

**Findings of Fact:**

- The applicant proposes to construct a new single-family home.
- The site does not appear to be in a flood plain, a riparian zone or a wetland.
- Recharge value appears to be more 12 inches per year.
- Slope of 3 to 8 percent.
- Currently the only structure is a small shed.
- Impervious coverage for proposed structure is 22.1%, which exceeds maximum coverage of 20%.
- Total proposed lot coverage is 32.5%, which exceeds the maximum allowed of 30%.
- 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.
- No indication if trees of 8” or more DBH are to be removed.

**Recommendations:**

- Because total lot coverage exceeds the maximum allowed, the Commission recommends that the application **be denied**.
- If the Board decides to approve the application, it should require the applicant to 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](http://water.rutgers.edu/Rain_Gardens/RGWebsite/rinfo.html).
- Also, use pervious pavers for the paved walk, have the driveway slope toward the lawn and create or create a vegetative swale at the edge for stormwater runoff to drain into.
- The applicant shall apply for a permit to remove trees of 8” or more DBH.

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