



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

November 16, 2020

TO: Planning Board

Subject: 124 and 126 Washington St. , Block 105, Lots 13 and 13.01

Findings of Fact:

- Applicant seeks approval for a minor subdivision in order to build a single-family dwelling on each lot, Lot 13 and Lot 13.01.
- The lots are not in a wetlands, buffer zone, riparian corridor or flood zone.
- Groundwater recharge appears to be greater than 12 inches per year.
- Slope appears to be zero to 3%.
- Proposed principal building coverages are 22.8% for lot 13 and 21.4% for lot 13.01, which exceed the maximum allowed of 20%
- Proposed maximum other coverages are 10.1% for lot 13 and 10.5% for lot 13.01, which exceed the maximum allowed of 10%.
- Proposed total impervious coverages are 32.9% for lot 13 and 31.9%, which exceed the maximum allowed of 30%.
- DEP has adopted groundbreaking green-infrastructure rules to reduce pollution and flooding from stormwater runoff.
- General Construction and Design & Grounds and Landscaping Considerations are included.

Recommendations:

- Because total impervious coverages exceed 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 reduce the impervious coverages to the maximum allowed. For example the applicant might install pervious pavers for the patios and sidewalks. Also, the applicant should slope the driveway toward the lawn and created a swale to capture stormwater runoff from the driveway.
- In light of the new stormwater infrastructure rules, the applicant should install green infrastructure in the form of a rain garden to capture stormwater runoff. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.
- The applicant could also install a rain barrel to capture rain and use it to water plants.
- The applicant should apply for a permit to remove the large tree.

R. Lei