



Berkeley Heights Environmental Commission
29 Park Avenue
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www.BH-EC.org

MEMO

January 4, 2021

TO: Zoning Board of Adjustment

Subject: 36 Hampton Drive, Block 3204, Lot 13, R-20 zone

Findings of Fact:

- Applicant proposes to build a sunporch over an existing deck
- Groundwater recharge appears to be zero inches per year.
- Slope is 3 to 8%
- Site does not appear to be in a flood zone, riparian zone or wetlands.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	14.5	15	Under
Existing Accessory	10	10	=
Total existing lot	24.5	25	Under
Total proposed structures	16.63	15	Over
Total proposed accessory items	10	10	=
Total proposed impervious	26.63	25	Over

- General Construction and Design & Grounds and Landscaping Considerations are included.
- DEP has adopted groundbreaking green-infrastructure rules to reduce pollution and flooding from stormwater runoff.
- Applications requesting variances are also requesting increases in impervious surface that exceed the maximum allowed. Unless efforts are made to retain stormwater runoff on properties, stormwater runoff can lead to increased flooding downhill.

Recommendations:

- Because the total proposed impervious surface exceeds the maximum allowed, the Commission recommends that the application be denied.
- If the Zoning Board decides to approve the application, the Commission recommends retaining 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/rginfo.html.

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