



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

MEMO

Date: January 4, 2020

TO: Zoning Board of Adjustment

Subject: 174 Maple Ave., Block 1501, Lot 13 -R 15 zone

Findings of Fact:

- Applicant proposes to build an above-ground swimming pool 15'x26' x 52".
- Groundwater recharge is between 6 and 12 inches a year.
- Slope is 3 to 8%.
- The site does not appear to be in a flood zone, riparian zone or wetlands.
- Existing coverage for accessory items is 15.33%, which exceeds the maximum of 10% for R15 zone.
- Coverage for the proposed accessory items increases to 17.97%
- Total existing impervious coverage is 24.04%, which is below the maximum of 25%.
- Total proposed impervious coverage is 26.68%, which exceeds the maximum.
- A tree apparently is located nearby in the backyard.
- 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 total proposed impervious coverage 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/rinfo.html.
- Locate the pool as far as possible from the tree drip line so as not to crush the roots of the tree.
- If any trees greater than 8"DBH are to be removed, the applicant shall apply for a permit.

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