



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

MEMO

December 14, 2020

TO: Zoning Board of Adjustment

Subject: 47 Summit Road, Block 4901, Lot 3 R-20 zone

Findings of Fact:

- Applicant proposes to install a backup generator.
- Groundwater recharge ranges from 6 to greater than 12 inches a year.
- Slope is 8 to 15%.
- Site is apparently not in a flood zone, riparian zone or wetlands.
- Total proposed building coverage remains at 11.7%, which is below the maximum of 15%.
- Coverage for proposed accessory items is 11.1%, which exceeds the maximum by 1.1%
- Total proposed lot coverage is 22.9%, which is below the maximum of 25%.
- 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:

- 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.
- The applicant shall confirm that the generator complies with the Township ordinance Chapter 8.44 - NOISE CONTROL.
- If any trees greater than 8"DBH are to be removed, the applicant shall apply for a permit.

RLei