



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

MEMO

Date November 30, 2020

TO: Zoning Board of Adjustment

Subject: 20 Rosegate Court, Block 3201, Lot 47.02, R-15 zone

Findings of Fact:

- Applicant proposes to construct a roof over a portion of a rear deck.
- Groundwater recharge is apparently greater than 12 inches a year.
- Slope is 8 to 15%.
- Property is apparently not in a flood zone, riparian zone or wetlands.
- Total proposed building coverage is 15.16%, which exceeds the maximum of 15%.
- Coverage for the proposed accessory items is 19.96, which exceeds the maximum of 10%.
- Total proposed impervious coverage is 35.12%, which exceeds the maximum of 25%.
- 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:

- In light of total proposed impervious coverage, the Commission recommends that the application be denied.
- Should the Zoning Board decide 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.
- If pervious pavers are to be permitted, they shall be approved by the township engineer.