



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
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www.BH-EC.org

MEMO

February 1, 2021

TO: Zoning Board of Adjustment

Subject: 65 Sycamore Avenue, Block 2303, Lot 11- R-15 zone

Findings of Fact:

- Applicant proposes an addition to a single-family home with new paver walkway and patio.
- Groundwater recharge is more than 12” per year.
- Slope is zero to 8 %.
- Site is apparently not in a flood zone, riparian zone or wetlands.

| Coverage | % | % Allowed for zone | Over, under or = |
|--------------------------------|-------|--------------------|------------------|
| Existing Structures | 11.52 | 15 | Under |
| Existing Accessory | 12.89 | 10 | Over |
| Total existing lot | 24.41 | 25 | Under |
| Total proposed structures | 13.68 | 15 | Under |
| Total proposed accessory items | 11.52 | 10 | Over |
| Total proposed impervious | 25.22 | 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 applicant’s proposal will exceed the total impervious surface allowance, the Commission recommends that the application be denied.
- If the Zoning Board decides to approve the application, the Commission recommends that the applicant develop a stormwater management plan to retain stormwater runoff on the property. The plan shall be approved by the Township Engineer.
- 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.
- Install a rain barrel at the rear of the house to capture stormwater and use the water for the garden.
- Use pervious pavers as approved by the Township Engineer to reduce impervious surface.