



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
(908) 464-2700 ext. 2116
<https://berkeleyheights.gov/ec>

MEMO

February 15, 2021

TO: Zoning Board of Adjustment

Subject: 669 Mountain Avenue, Block 2006, Lot 28. - R-15 zone

Findings of Fact:

- Applicant proposes to install an in-ground pool in backyard.
- Groundwater recharge is apparently greater than 12 inches per year.
- Slope is apparently 3 to 8 percent.
- Property is apparently not in a flood zone, riparian zone or wetlands.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	6.9	15	Under
Existing Accessory	11.5	10	Over
Total existing lot	18.42	25	Under
Total proposed structures	6.9	15	Under
Total proposed accessory items	16.7	10	Over
Total proposed impervious	23.6	25	Under

- Trees will apparently not be removed.
- 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:

- Any stormwater drainage plan shall reduce runoff to below the maximum allowed for the proposed accessory items.
- 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 any trees greater than 8”DBH are to be removed, the applicant shall apply for a permit.

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