



**Berkeley Heights Environmental Commission**  
**29 Park Avenue**  
**Berkeley Heights, NJ 07922**  
**(908) 464-2700 ext. 2116**  
[www.BH-EC.org](http://www.BH-EC.org)

**MEMO**

**February 3, 2021**

**TO: Zoning Board of Adjustment**

**Subject: 298 Emerson Lane, Block 2901, Lot 1.27 - R- 20 zone**

**Findings of Fact:**

- Applicant proposes to expand an existing deck.
- Groundwater recharge ranges from 6 to more than 12 inches a year.
- Slope is from 3 to 15%.
- Site is apparently not in a flood zone, riparian zone or wetlands.

| Coverage                       | %     | % Allowed for zone | Over, under or = |
|--------------------------------|-------|--------------------|------------------|
| Existing Structures            | 14.2  | 15                 | Under            |
| Existing Accessory             | 8.69  | 10                 | Under            |
| Total existing lot             | 22.89 | 25                 | Under            |
| Total proposed structures      | 14.2  | 15                 | Under            |
| Total proposed accessory items | 8.69  | 10                 | Under            |
| Total proposed impervious      | 22.89 | 25                 | Under            |

- Applicant does not indicate if tree are to 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.
- 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/rinfo.html](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.