



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

**MEMO**

**February 1, 2021**

**TO: Zoning Board of Adjustment**

**Subject: 33 Liberty Ave., Block 2004, Lot 1 - R 15 zone**

**Findings of Fact:**

- Applicant proposes to demolish existing structure and to build a new single-family home.
- Groundwater recharge is between 6 and 12 inches a year.
- Slope is 3 to 8 percent.
- Site is apparently no in a flood zone or wetlands.
- Site is apparently in a riparian zone.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	9.8	15	Under
Existing Accessory	18.8	10	Over
Total existing lot	28.6	25	Over
Total proposed structures	16.5	15	Over
Total proposed accessory items	7.9	10	Under
Total proposed impervious	24.4	25	Under

- It appears that trees may 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).
- The applicant should slope the driveway toward the lawn and allow stormwater to run into a bioswale next to the driveway.
- The applicant should plant suitable non-invasive native vegetation along the eastern side of the property to protect the riparian zone.
- If any trees greater than 8"DBH are to be removed, the applicant shall apply for a permit.

