



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
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BerkeleyHeights.gov/EC

MEMO

March 15, 2021

TO: Zoning Board of Adjustment

Subject: 94 Briarwood Dr. East St, Block 803, Lot 14 - R-15 zone

Findings of Fact:

- Applicant proposes to install an above ground pool.
- Groundwater recharge is apparently 6 to 12 inches per year.
- Slope is apparently 3 percent or less.
- Property is apparently not in a flood zone, riparian zone or wetlands.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	15.56	15	Over
Existing Accessory	5.8	10	Under
Total existing lot	21.44	25	Under
Total proposed structures	15.56	15	Over
Total proposed accessory items	8.98	10	Under
Total proposed impervious	24.54	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:

- 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.

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