



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
(908) 464-2700 ext. 2116
BerkeleyHeights.gov/EC

MEMO

March 15, 2021

TO: Zoning Board of Adjustment

Subject: 18 Magnum Court, Block 601, Lot 1.03 - R-15 zone

Findings of Fact:

- Applicant proposes to install remove existing pool surround and sidewalk leading to driveway and reconstruct both.
- Groundwater recharge is apparently between 6 and 12 inches.
- Slope is apparently zero to 3%.
- Property is apparently not in a flood zone, riparian zone or wetlands.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	15.8	15	Over
Existing Accessory	29.7	10	Over
Total existing lot	45.6	25	Over
Total proposed structures	15.8	15	Over
Total proposed accessory items	27.5	10	Over
Total proposed impervious	43.3	25	Over

- 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.
- Previous approvals apparently did not include remediation for stormwater runoff.

Recommendations:

- The Commission strongly 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.
- Use pervious pavers for the patio and sidewalk as approved by the township engineer. Also slope the sidewalk and surround toward the lawn and install a bioswale to capture stormwater runoff.
- Any plan for controlling stormwater runoff shall be subject to approval by the township engineer.