



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

MEMO

April 19, 2021

TO: Zoning Board

Subject: 24 Shadow Lane, Block 504, Lot 77, Zone R-15

Findings of Fact:

- Applicant proposes to add a second story to a home, including a 5’ 2” by 15’ second story addition at rear and 5’ by 7’ 8” deck, new front porch, stairs and sidewalk
- Groundwater recharge is apparently between six and 12 inches a year.
- Slope is apparently less than three percent.
- The site is apparently not in a flood zone, riparian zone or wetlands.

Coverage	%	% Allowed for zone	Over, under or =
Existing Structures	14.6	15	Under
Existing Other	11	10	Over
Total existing lot	25.6	25	Over
Total proposed structures	15.8	15	Over
Total proposed other items	11.5	10	Over
Total proposed impervious	27.3	25	Over

- General Construction and Design & Grounds and Landscaping Considerations are included.
- Trees are indicated on the engineering drawing.
- DEP has adopted new rules requiring green infrastructure 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:

- Because total proposed impervious surface exceeds the maximum allowed, the Commission recommends that the application be denied.
- Should the Board decide to approve the application, 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. Slope the new sidewalk toward the lawn and install a vegetative swale of native plants to capture run off. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/rginfo.html.